



STAFF REPORT ACTION REQUIRED

Approval of Community Improvement By-laws and Plans: Commercial Façade Improvement Program

Date:	March 2, 2007
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	1, 14, 18, 19, 20, 27, 28, 31, 41, 42.
Reference Number:	Pg070015

SUMMARY

Section 28(7) of the Planning Act authorizes the municipality to make grants to registered or assessed owners of buildings or tenants within a Community Improvement Project Area (CIPA) in conformity with a related Community Improvement Plan (CIP). The Commercial Façade Improvement Program, implemented by CIPs, provides such grants to commercial property owners and tenants to improve the appearance of their storefronts.

In order to offer such grants, Council must first designate an area as CIPA and adopt a CIP. This report recommends the adoption of by-laws either to designate CIPAs and adopt related CIPs, or to amend existing CIPA designations for the purpose of implementing the Commercial Façade Improvement Program in 11 areas of the City.

The Planning Act requires the City to notify the affected owners and hold a statutory public meeting and to consult with the Ministry of Municipal Affairs and Housing before adopting these designations, amendments and plans.

RECOMMENDATIONS

It is recommended that:

- (1) Council approve the by-laws in Attachment 1 designating new Community Improvement Project Areas and adopting Community Improvement Plans pursuant to Section 28 of the Planning Act to facilitate further implementation of the City's Commercial Façade Improvement Program;

- (2) Council approve the by-laws in Attachment 2 to this report, amending the boundaries of existing Community Improvement Project Area designations and related Community Improvement Plans to the extent that the attached mapping may be effected, pursuant to Section 28 of the Planning Act, to facilitate further implementation of the City's Commercial Façade Improvement Program;
- (3) this report be forwarded to the Economic Development Committee for information;
- (4) Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws and plans as may be required before introducing necessary bills to Council for enactment; and
- (5) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

There are no financial implications contained in this report.

Decision History

This report implements recommendations approved by Council at its meeting of March 5 to 7th, 2007. Council directed that the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division and the General Manager of Economic Development, Culture and Tourism prepare by-laws and plans for 6 new CIPA's and amendments to 5 existing CIPA's.

Issue Background

The Commercial Façade Improvement Program provides grants to commercial property owners and tenants to improve the appearance of their storefronts. Since amalgamation and prior to 2006, twenty-two Business Improvement Areas (BIAs) were eligible for commercial façade improvement grants either through an earlier program carried forward from the former municipalities, or through the Economic Development Division's Employment Revitalization (ER) Program.

At its meeting on July 19, 20, and 21, 2005, City Council adopted a report regarding modifications to the ER Program (Clause 3, Report 7 of the Economic Development and Parks Committee). In so doing, Council directed that the ER Program focus solely on Employment districts as set out in the City's Official Plan and that Façade Improvement Program funding, previously available to ER areas be made available to Business Improvement Areas (BIAs).

Section 28(7) of the Planning Act authorizes the municipality to make grants to registered or assessed owners or tenants of buildings within a CIPA. In order to offer such grants, Council must first designate an area as CIPA and adopt a CIP that outlines the envisioned grant program. Grants may then be provided only in conformity with the CIP.

Staff report for action on CIP Plans and By-laws Approval

At its meeting of September 28, 29 and 30, 2005 (Economic Development and Parks Committee Report 8, Clause 8), Council approved the new Commercial Façade Improvement Program guidelines and implementation schedule and directed that the necessary documentation and reports be brought forward to initiate a process leading to designation of CIPAs that coincide with all of the City's then existing 54 BIAs.

At its meeting of January 31, February 1 and 2, 2006, (Planning & Transportation Report 1, Clause 1), Council adopted bills to implement the Commercial Façade Improvement Program in the 44 BIAs that were not then benefiting from an existing façade related community improvement plan.

At its meeting of March 5th to 7th, 2007, Council directed that by-laws to designate new CIPAs, adopt related CIPs, and amend existing CIPAs (and maps attached to existing CIPs), be prepared to allow the program to be delivered in 6 new BIAs and to reflect the changes in boundaries to 5 BIAs.

Staff of the Economic Development, City Planning, and Legal Services Divisions have been reviewing the status of pertinent CIPAs and CIPs to determine the extent and nature of the required designations and amendments and this report presents the necessary documentation for consideration by City Council.

COMMENTS

Façade Improvement grants are permitted under the City of Toronto Act, 2006 only within areas designated as CIPAs, pursuant to Section 28 of the Planning Act. This means that in order to offer such grants, Council must have designated the area as a CIPA and adopted a CIP that outlines a grant program, to be applicable to that area. The applicable legislation also requires that the City consult with the Ministry of Municipal Affairs and Housing prior to Council adopting a CIP providing for grants. This consultation process is now complete.

A community improvement project area is defined in the Planning Act as follows:

“a municipality or an area within a municipality, the community improvement of which, in the opinion of the council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environment, social or community economic development reason”

The Official Plan for the City of Toronto contains provisions related to Community Improvement which are required in order to utilize the mechanism provided for in Section 28 of the Planning Act related to Community Improvement Areas.

Further, Section 5.2.2 of the Official Plan for the City of Toronto states that “Community Improvement Project Areas will be designated by by-law and Community Improvement Plans will be prepared to promote the maintenance, rehabilitation, revitalization and/or

Staff report for action on CIP Plans and By-laws Approval

conservation of selected lands, buildings, and communities facing challenges of transition, deficiency or deterioration or for any other environmental, social or community economic development reason.

The Official Plan also states that Community Improvement Plans will be prepared to provide direction regarding municipal investment to complement projects of a Business Improvement Area and economic growth.

The areas that coincide with the BIAs are areas which are considered appropriate to implement initiatives to enhance the visual attractiveness, architectural character and general business climate by encouraging redesign, renovation and restoration of commercial facades.

Program Purpose

City Council has made improving the City's business climate and making Toronto a clean and beautiful city two of its top priorities. In both regards, BIAs are key contributors.

There are 60 BIAs in the City of Toronto, most of which are located in older mainstreet commercial areas. BIAs are an integral part of the economic and social well-being of the communities in which they are located. They provide shopping and other services within close walking distance, are focal points for neighbourhood activity, and offer opportunities for local entrepreneurship and employment. BIAs contribute approximately \$350 million in tax revenue to the City each year and employ over 150,000 people.

Many BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general decline in building stock. These factors threaten the longer term economic vitality and viability of the City's main street retail areas. It is important from a planning and economic development point of view to ensure vital and viable retail strips in the City as they contribute to a healthy tax base, provide local entrepreneurship and employment opportunities, and ensure that portions of the population, which may not be as mobile, have access to near-by shopping and other services

A Commercial Façade Improvement Program is a proven, cost-effective way to improve local conditions as it stimulates private investment in improving the building stock and it compliments the significant private contributions toward neighbourhood improvement already made by BIAs. The Commercial Façade Improvement Program coupled with the City's Capital Cost Share Program, which provides matching funding for streetscape improvements in BIAs, will have a significant impact on the cleanliness and attractiveness of local shopping areas, a key factor in the economic vitality and viability of these areas.

It is estimated that for every dollar the City contributes toward building improvements, an additional \$9.00 is spent by the owners.

Implementation

Of the present 60 existing BIAs, 54 BIAs have been designated and have CIPs in place. This report deals with 6 new BIAs that have never been designated and have no CIPs. In addition, 5 previously designated CIPAs/CIPs now must be amended to reflect changes to the boundaries of the related BIAs. This effort will provide for façade improvement grants within these areas. In certain cases, CIPs that have expired are being repealed.

This process will not take away any existing rights of property owners. Commercial Property owners outside BIAs and who currently receive façade improvement grants under the Employment Revitalization Program will continue to receive funding to a maximum of 5 years. Similarly, where a BIA is currently eligible for benefits pursuant to an existing plan, these amendments will not affect their ability to participate. The current Commercial Façade Improvement Program initiative, however, only be implemented with existing BIAs.

Community Improvement Plans or amendments to existing Community Improvement Plans implementing the façade program have been prepared for 6 new BIAs and 5 existing BIAs in the City. The King-Parliament and Kensington Plans (Attachment 2) are being amended in order to accommodate the Old Queen St. and Chinatown designations and plans respectively. There were small areas of overlap between designations in these areas that had to be adjusted in order to implement the Façade Program in 2007. The draft bills and CIPs are appended to this report. The substance of either the Community Improvement Plans or the amendments to the existing plans will provide the ability for consistent participation in all areas.

Façade Improvement Program Details

The approved Commercial Façade Improvement Program provides grants to commercial property owners and tenants within eligible BIAs to improve the appearance of their building façade. The City will provide grants to a maximum of 50% of eligible construction costs with a maximum of \$10,000 (\$12,500 for corner properties). The minimum grant provided under this program is \$2,500. In accordance with Council's direction, new funding in 2007 will be targeted to those BIAs that have not been eligible for façade improvement grants in the past and meet Council's program eligibility criteria. Beginning in 2008, all BIAs that meet Council's program eligibility criteria will become eligible for funding.

Prospective grant applicants must meet the applicant eligibility criteria as approved by Council. Applications will be considered and approved on a 'first come, first served' basis up to a predetermined deadline date. If at the deadline, there are more applications than funds remaining; priority will be given to applicants that best meet the program priorities approved by Council.

Since amalgamation and prior to 2006, 22 of the City's then existing 54 BIAs have been eligible for façade improvement grants either through an earlier program carried forward from one of the former municipalities, or through the City's Employment Revitalization (ER) Program. In 2006 21 BIAs that had never received the façade program in their areas met eligibility requirements and benefited from the Commercial Façade Improvement Program.

Conclusions

New Community Improvement Plans and amendments to existing Community Improvement Plans have been prepared for adoption by Council pursuant to Section 28 of the Planning Act in order to facilitate implementation of the Commercial Façade Improvement Program within the City's existing Business Improvement Areas. The proposed Plans, amendments to existing plans and new designations are appended to this report.

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SIGNATURE

Ted Tyndorf
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

List of Attachments:

Attachment 1 - By laws and plans in these areas are new and cover locations which have not previously been designated as Community Improvement Project Areas

- a) Danforth Village BIA
- b) Sheppard East - Agincourt BIA
- c) Chinatown BIA
- d) Albion - Islington BIA
- e) Dundas West BIA
- f) Old Queen Street BIA

Attachment 2 - These By-laws amend existing designations by expanding / reducing the boundaries so as to include parts of a BIA not previously included

- 2.a) St. Lawrence Market Neighbourhood BIA
- 2.b) Bloor-Yorkville BIA
- 2.c) Little Italy BIA
- 2.d) Roncesvalles Village BIA
- 2.e) Rosedale - Summerhill BIA
- 2.f) King Parliament
- 2.g) Kensington

Attachment a)

Authority: Planning & Growth Management Committee Item No. __ as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Danforth Village area as a community improvement project area and to adopt a community improvement plan for the Danforth Village Community Improvement Project Area

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designation of certain lands hereinafter described as a community improvement project area which is to be known as the Danforth Village Community Improvement Project Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The area outlined by heavy lines shown on Map “1” of Schedule “A”, attached to and forming part of this by-law is designated as a Community Improvement Project Area within the meaning of section 28 of the *Planning Act*.
2. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Danforth Village Community Improvement Project Area.

3. The community improvement plan attached to and forming part of this by-law at Schedule “A” is hereby adopted as the Danforth Village Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Danforth Village area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

Danforth Village, located on Danforth Avenue from just west of Westlake Avenue to Victoria Park Avenue, is best described as a transition zone between traditional retail main street built form (two-storey; retail at grade and residential apartments above) and larger formal retail uses. The area is home to Canadian Tire, Main Square and Shopper’s World Plaza, and a wide array of businesses from popular department, houseware and food stores, to small boutique shops, restaurants and personal services.

While the area enjoys wide sidewalks and convenient to access by car and public transit, it lacks pedestrian amenities, a distinctive brand or image, and is demonstrating visible signs of decline, especially in terms of the condition of existing retail store facades.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Project Area coincide with the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock.

Staff report for action on CIP Plans and By-laws Approval

These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Project Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs.

The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

5.4 Program Administration and Implementation

A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make

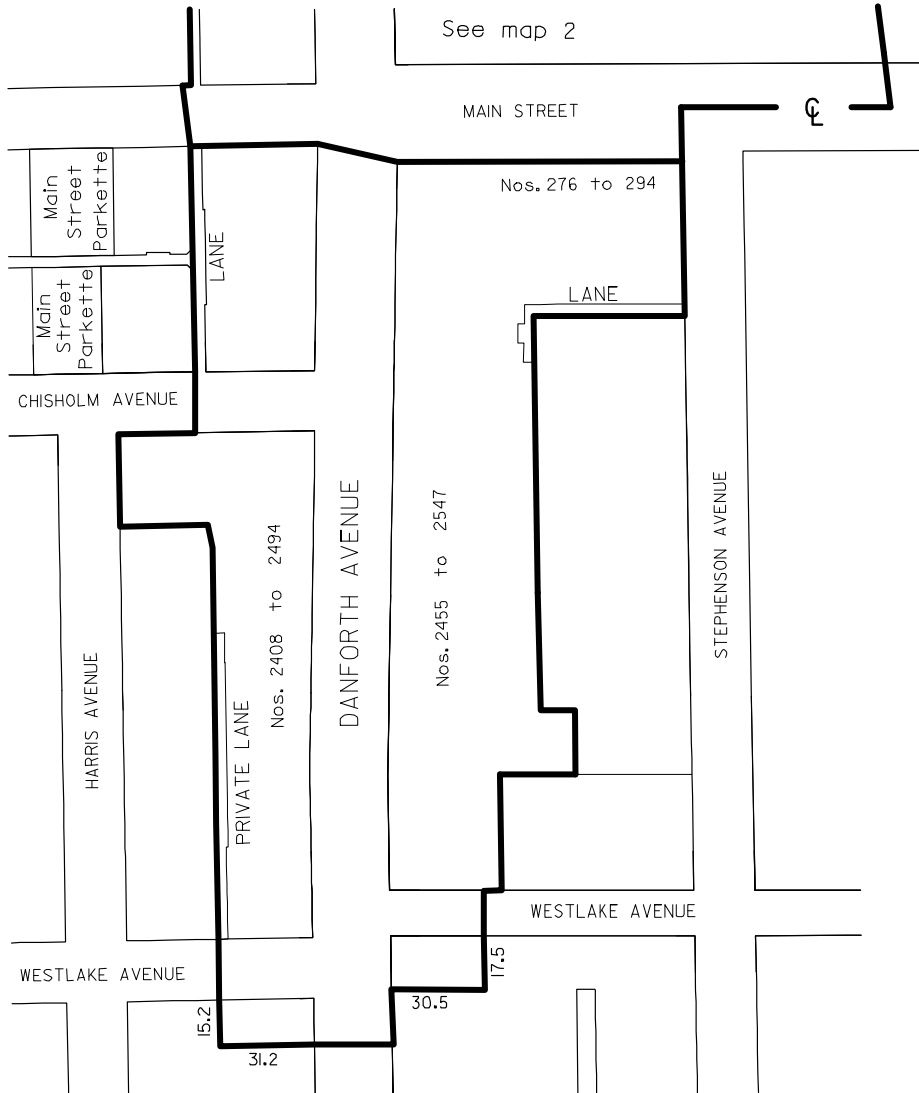
recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.

MAP 1

IMAGE 1 of 4



 DANFORTH VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA

 CENTRE LINE

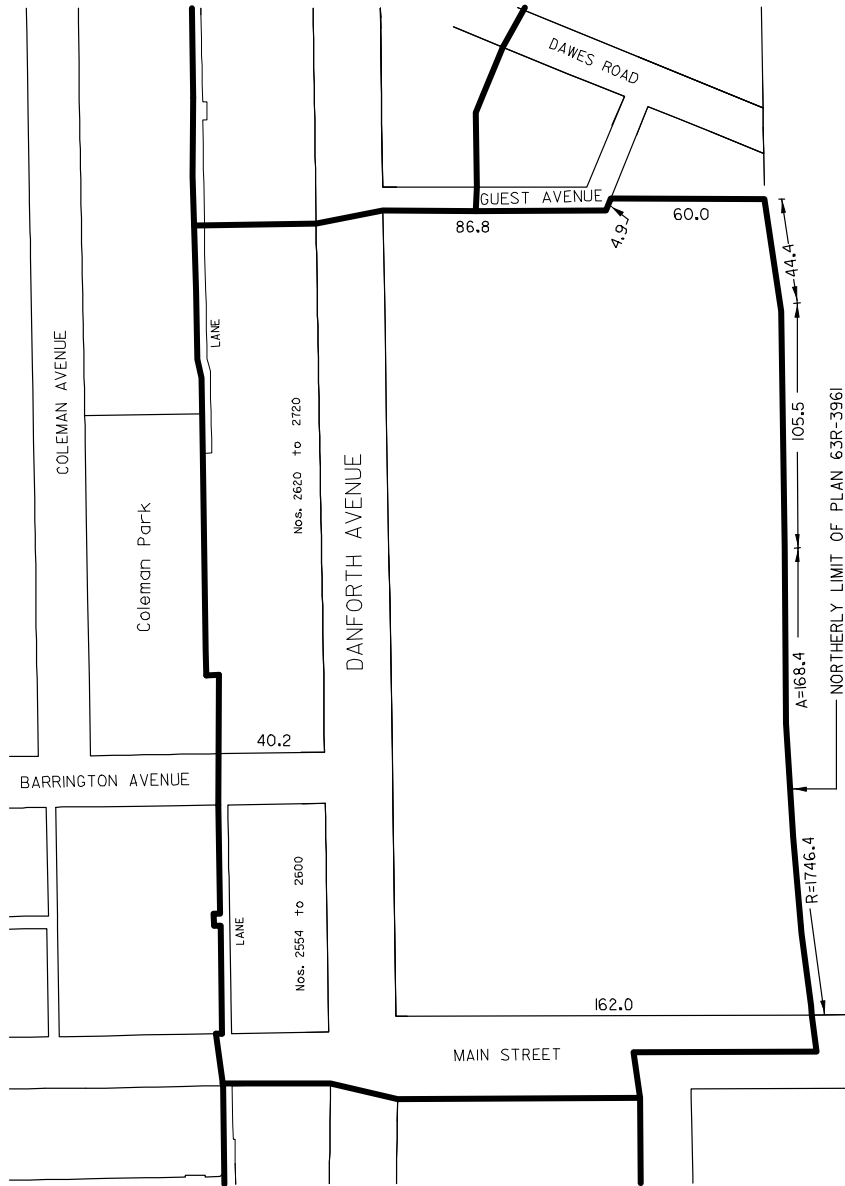


TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2006
CIP06/DANF-VILLAGE_CIP1.DGN
FILE: D0410-DANFORTH AV 54JII
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MAP 1

IMAGE 2 of 4

See map 3



See map 1

 DANFORTH VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



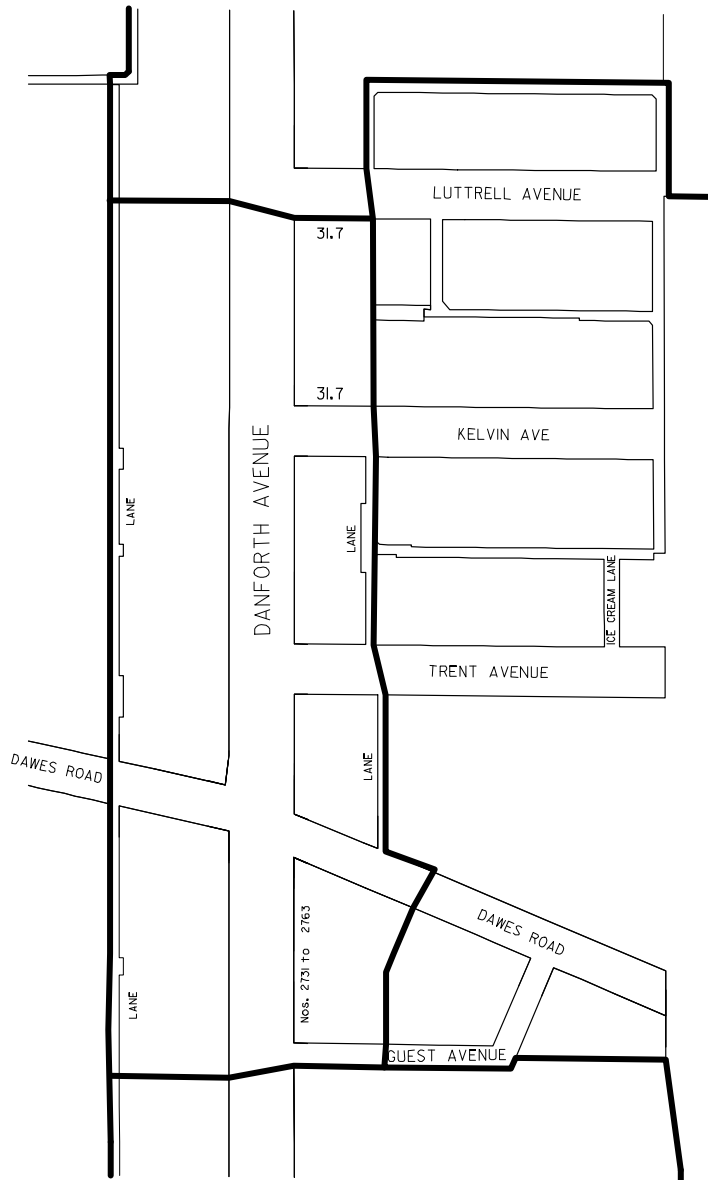
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SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2006
CIP06/DANF-VILLAGE_CIP2.DGN
FILE: D0410-DANFORTH AV 54JJI

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MAP 1

IMAGE 3 of 4

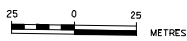
See map 4



See map 2



DANFORTH VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



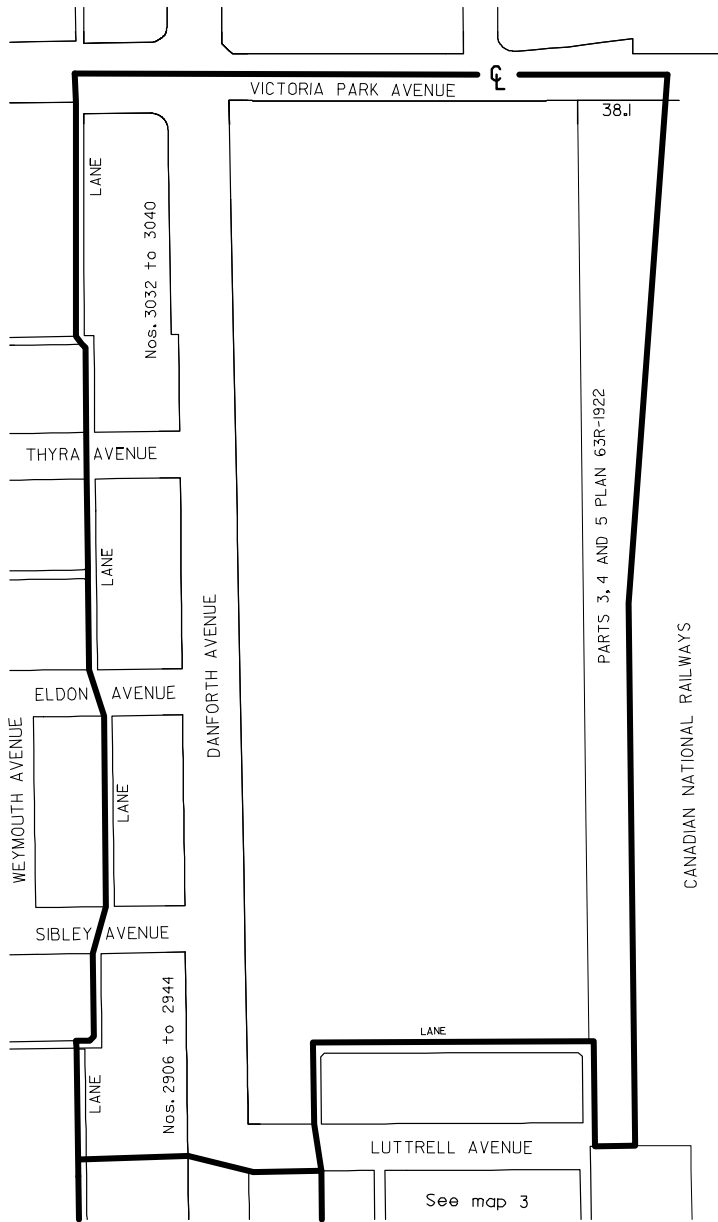
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SURVEY AND MAPPING SERVICES
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CIP06/DANF-VILLAGE_CIP3.DGN
FILE: D0410-DANFORTH AV 54JII

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Staff report for action on CIP Plans and By-laws Approval

MAP 1

IMAGE 4 of 4



 DANFORTH VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA

 CENTRE LINE



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2006
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Staff report for action on CIP Plans and By-laws Approval

Attachment b)

Authority: Planning & Growth Management Committee Item No. ___, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Sheppard East–Agincourt area as a community improvement project area and to adopt a community improvement plan for the Sheppard East–Agincourt Community Improvement Project Area

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by by-law designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain lands hereinafter described as a community improvement project area which is to be known as the Sheppard East–Agincourt Community Improvement Project Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

2. The area outlined by heavy lines shown on Map “1” of Schedule “A”, attached to and forming part of this by-law, is designated as a Community Improvement Project Area within the meaning of section 28 of the *Planning Act*.
2. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Sheppard East–Agincourt Community Improvement Project Area.

3. The community improvement plan, attached and forming part of this by-law as Schedule “A”, is hereby adopted as the Sheppard East–Agincourt Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Sheppard East–Agincourt area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

A commercial area along Sheppard Avenue East from Midland Avenue to Markham Road, Sheppard East – Agincourt is characterized by a broad range of retail and commercial uses and built forms. The area is home to small, independent shops and personal services, large-format retail outlets, office buildings and strip malls. There are also several auto dealerships and service centres.

The area reflects the ethnic diversity of the surrounding residential communities and can be considered both a local and regional shopping destination. However, the area lacks a distinctive brand, and uniform, consistent streetscape elements that would assist creating a vibrant, commercial centre.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Facade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Project Area coincide with the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only

mainstreet retail areas but also the City as a whole. The Project Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs. The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

5.4 Program Administration and Implementation

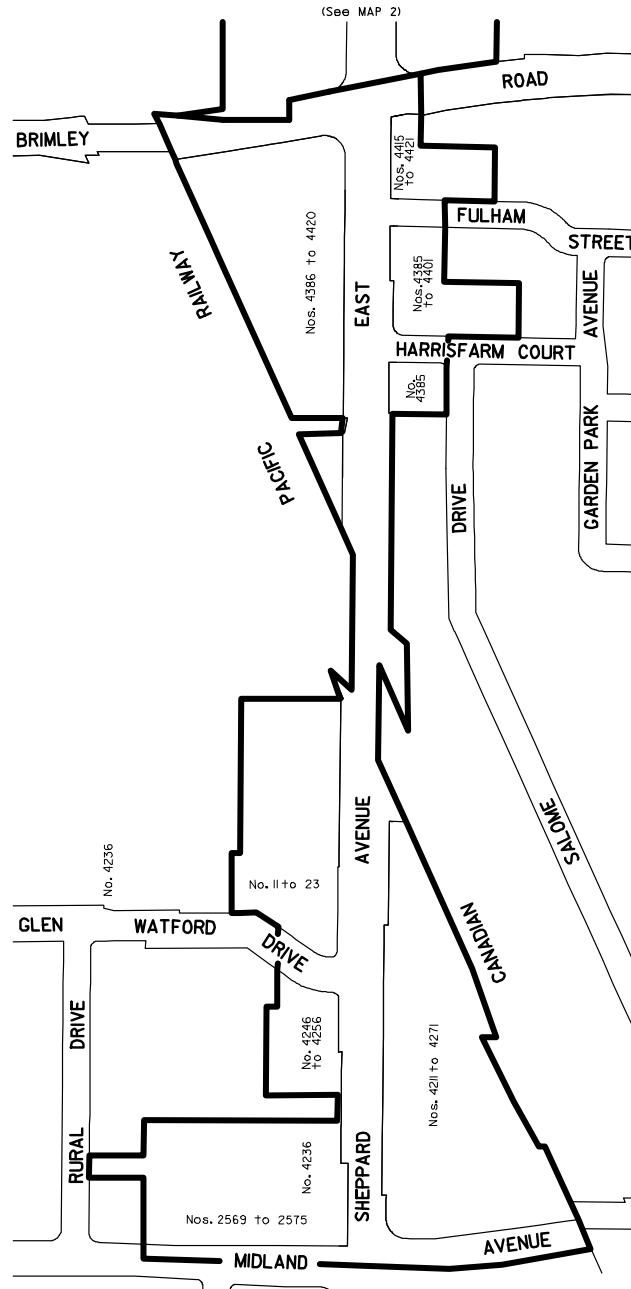
A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.

MAP 1

IMAGE 1 of 4



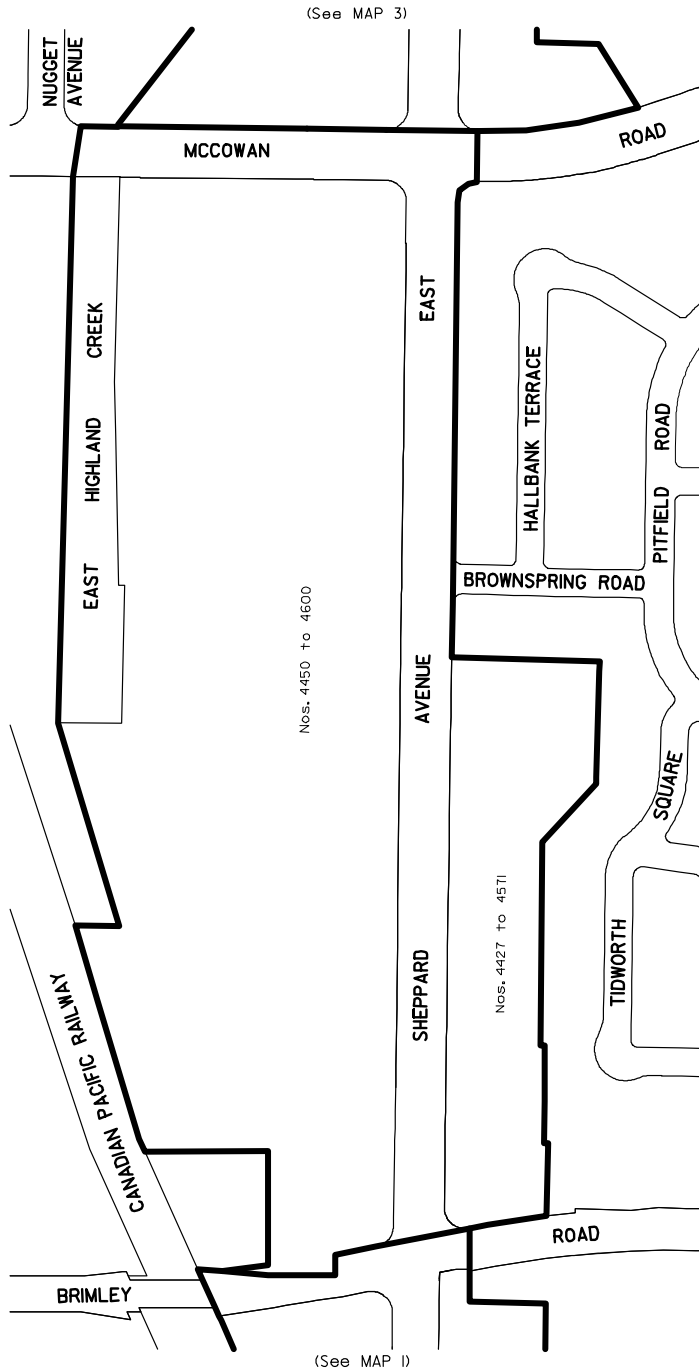
 SHEPPARD EAST - AGINCOURT VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
C:\P06\SHEPEAST_CIP1.DGN
FILE: 2402_53
MAP No. 56P-23, 56P-13
57N-21, 22&23
57P-11, 12&13

MAP 1

IMAGE 2 of 4



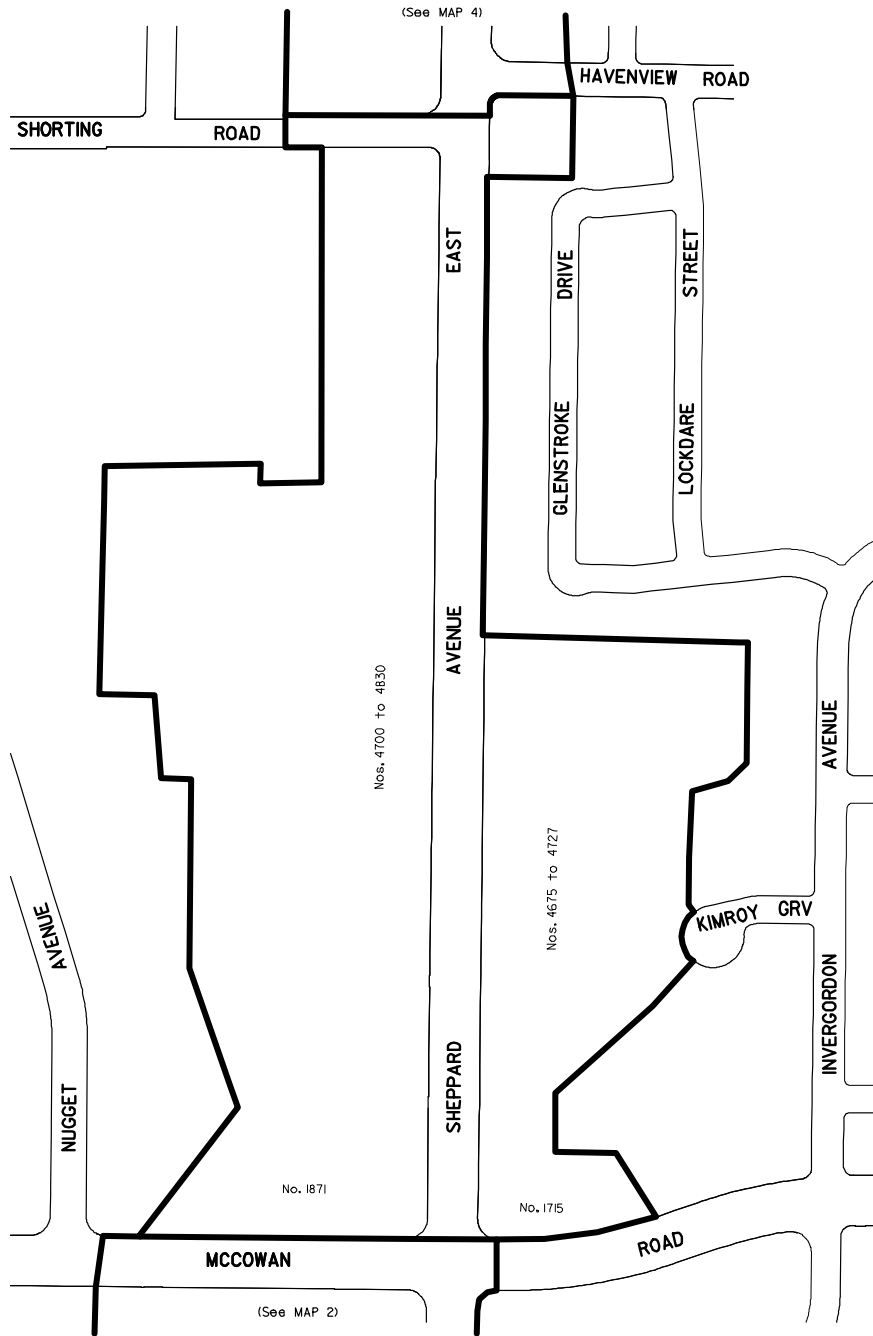
 SHEPPARD EAST - AGINCOURT VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
 NOVEMBER 2006 DRAWN: WS
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 MAP No. 56n-23, 56P-13
 57N-21, 22&23
 57P-11, 12&13

MAP 1

IMAGE 3 of 4



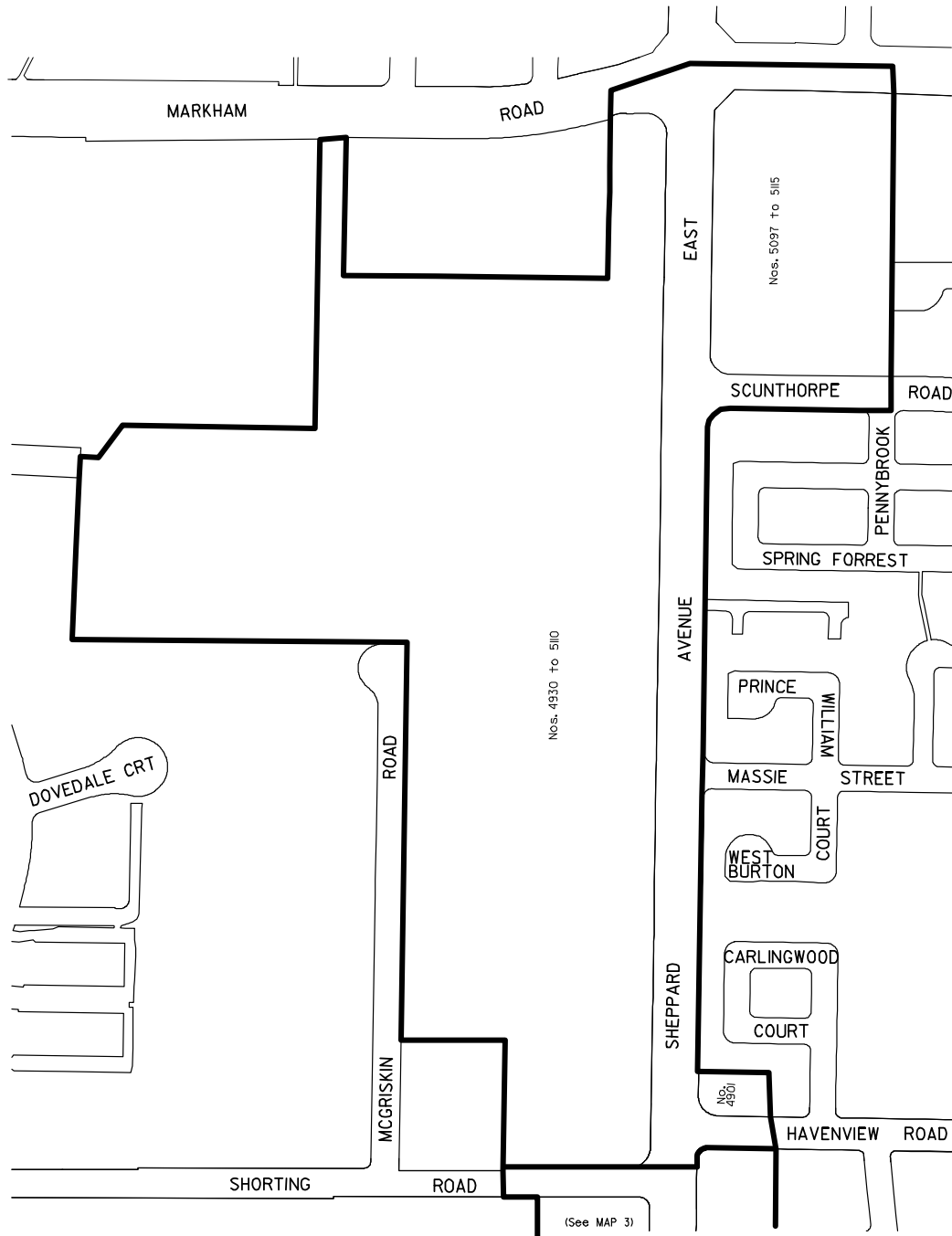
SHEPPARD EAST - AGINCOURT VILLAGE
BUSINESS IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
CIP06/SHEPEAST_CIP3.DGN
FILE: 2402.53
MAP No. 56n-23, 56P-13
57N-21, 22&23
57P-11, 12&13

MAP 1

IMAGE 4 of 4



 SHEPPARD EAST - AGINCOURT VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
CIP06/SHEPEAST_C1P4.DGN
FILE: 2402_53
MAP No. 56n-23, 56P-13
57N-21, 22&23
57P-11, 12&13

Attachment c)

Authority: Planning & Growth Management Committee Item No. __ , as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Chinatown area as a community improvement project area, to adopt a community improvement plan for the Chinatown Community Improvement Project Area, and to repeal former City of Toronto By-laws 21964, 350-71, and 287-78

WHEREAS the Council of the former City of Toronto enacted By-law 21964, as amended by former City of Toronto By-laws 350-71 and 287-78, to designate and amend the boundaries of the Alexandra Park Redevelopment Area;

WHEREAS programs contemplated for the Alexandra Park Redevelopment Area have been successfully completed;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the official plan of the City of Toronto contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain lands hereinafter described as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Former City of Toronto By-law 21964 is hereby repealed.

2. Former City of Toronto By-law 350-71 is hereby repealed.
3. Former City of Toronto By-law 287-78 is hereby repealed.
4. The area outlined by heavy lines shown on Map “1” of Schedule “A” attached to and forming part of this by-law is designated as a Community Improvement Project Area within the meaning of section 28 of the Planning Act
5. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Chinatown Community Improvement Project Area.
6. The community improvement plan attached and forming part of this by-law as Schedule “A” is hereby adopted as the Chinatown Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Chinatown Community Improvement Project Area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

Chinatown is a vibrant neighbourhood in the centre of Toronto's downtown and a major tourist destination. Home to ethnic Chinese immigrants from Hong Kong, China, Taiwan, Vietnam and elsewhere, the intersection of Dundas and Spadina is the focal point of this dynamic community. Chinatown offers a wealth of oriental shops and a vast selection of authentic Chinese restaurants.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The Project Area coincide falls within the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Project Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

Staff report for action on CIP Plans and By-laws Approval

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs. The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements

are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

5.4 Program Administration and Implementation

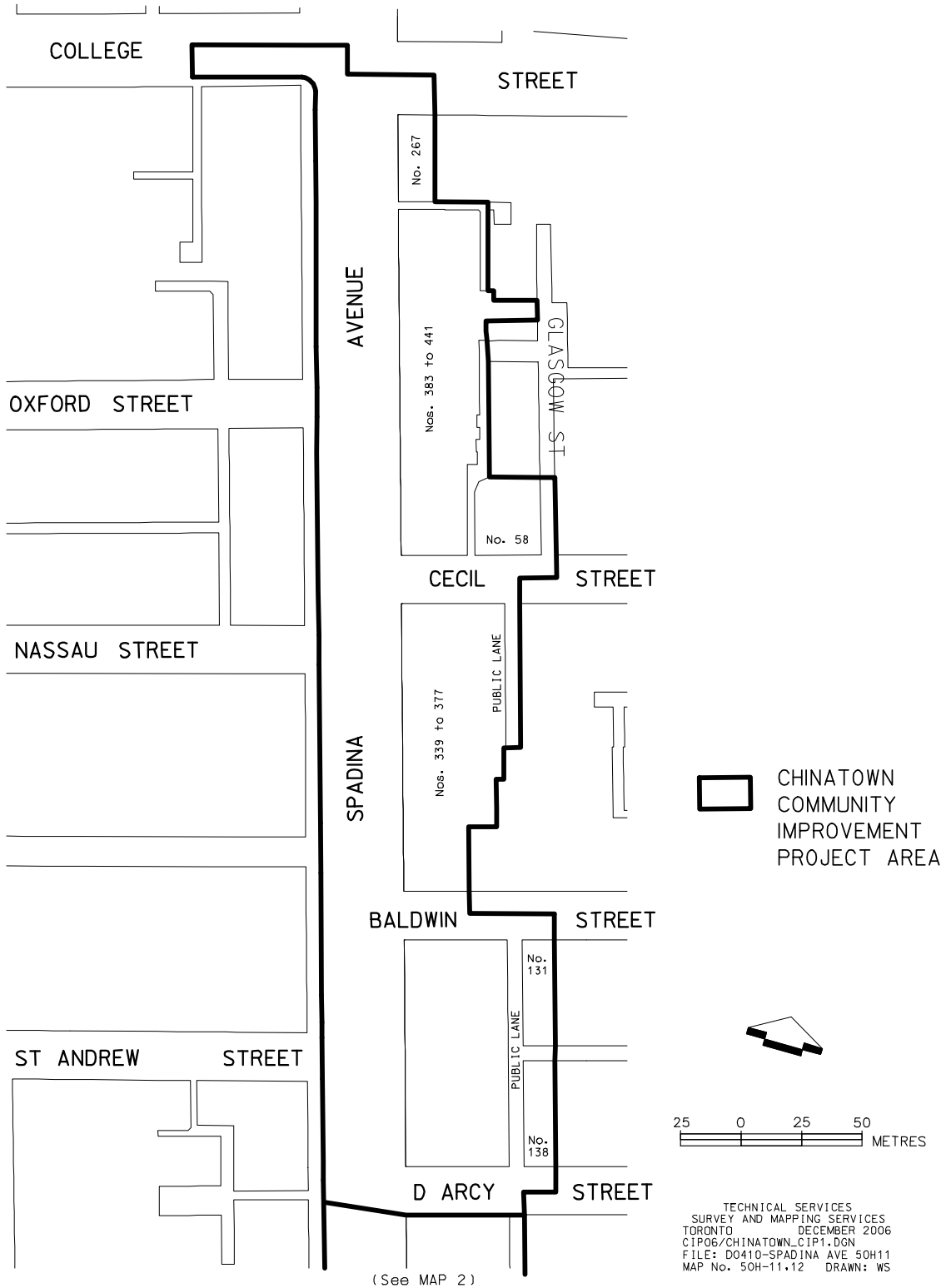
A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.

MAP 1

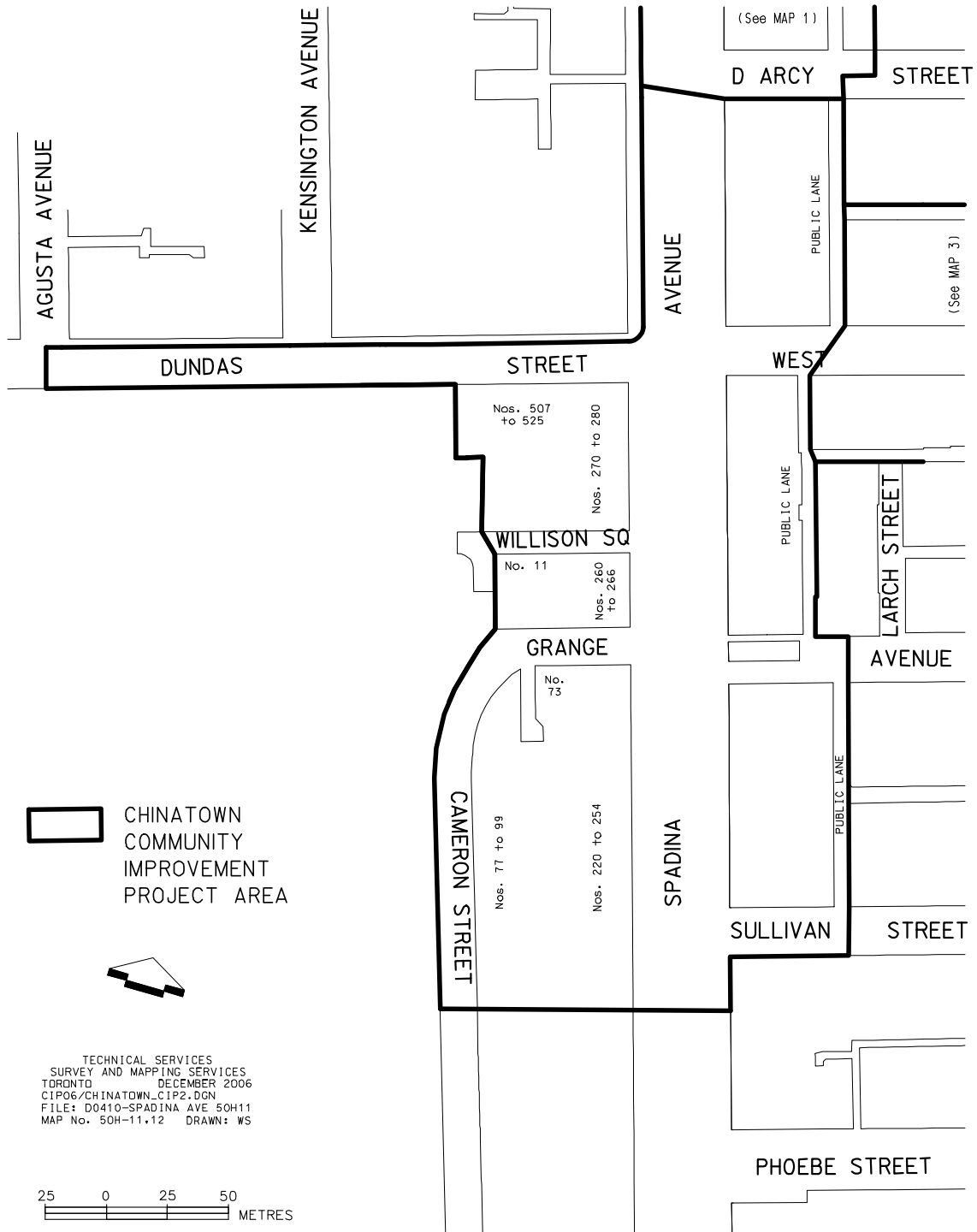
IMAGE 1 of 3

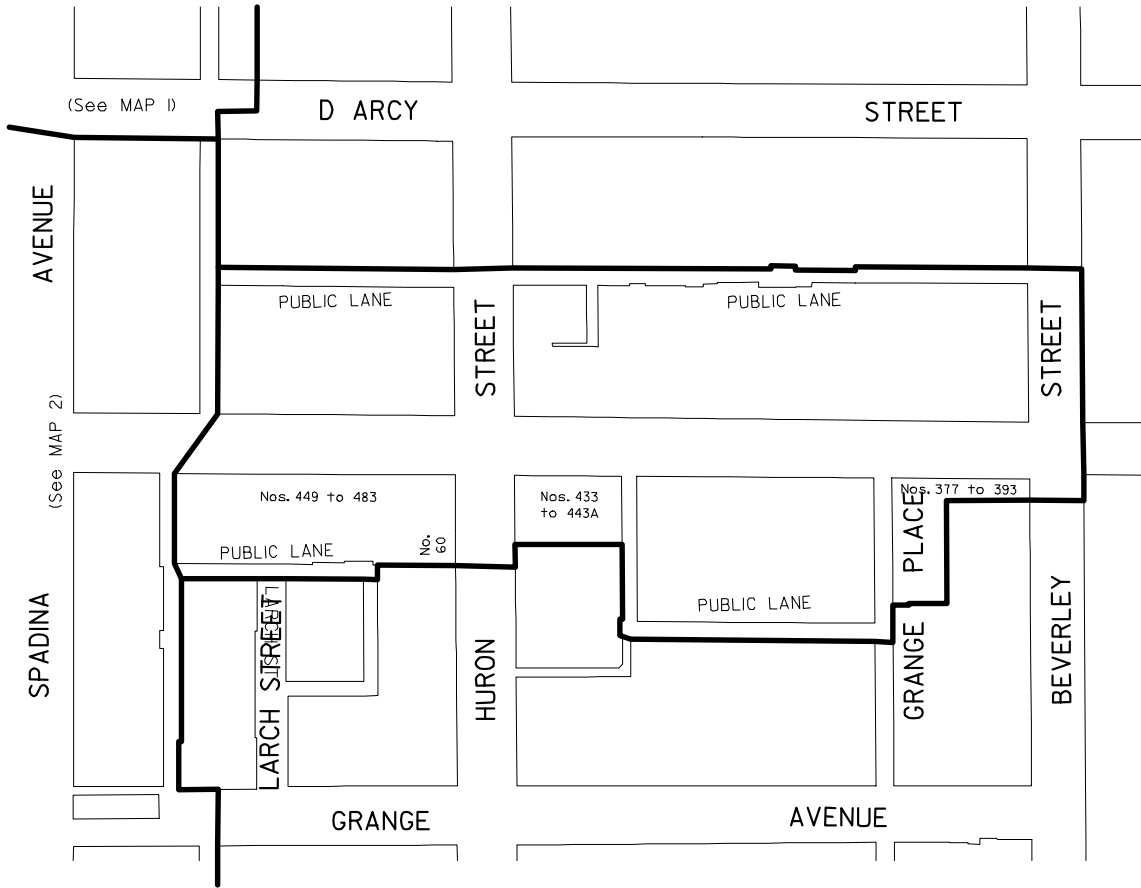


(See MAP 2)

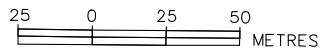
MAP 1

IMAGE 2 of 3





 CHINATOWN
COMMUNITY IMPROVEMENT PROJECT AREA



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2006
CIP06/CHINATOWN_CIP3.DGN
FILE: D0410-SPADINA AVE 50H11
MAP No. 50H-11.12 DRAWN: WS

Attachment d)

Authority: Planning & Growth Management Committee Report Item No. ___ as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Albion–Islington area as a community improvement project area and to adopt a community improvement plan for the Albion–Islington Community Improvement Project Area

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain lands hereinafter described as a community improvement project area;

The Council of the City of Toronto HEREBY ENACTS as follows:

3. The area outlined by heavy lines shown on Map “1” of Schedule “A” attached to and forming part of this by-law is designated as a Community Improvement Project Area within the meaning of section 28 of the Planning Act.
2. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Albion–Islington Community Improvement Project Area.

3. The community improvement plan attached and forming part of this by-law as Schedule “A” is hereby adopted as the Albion–Islington Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Albion Islington area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

Albion/ Islington is a unique shopping district, showcasing a mix of retail shops that specialize in jewellery, textiles, grocery stores and restaurants from South Asia and the West Indies. This vibrant commercial area is located along Albion Road from Lund Avenue to west of John Grubb Court and Islington Avenue, north of Sandhill Drive and south of Wardlaw Crescent. The boundaries of the Albion/Islington CIP area coincide with those of the Albion/Islington Business Improvement Area (BIA)

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Project Area coincide with the boundaries of the local Business Improvement Area (BIA) previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only main street retail areas but also the City as a whole. The Project Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs. The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

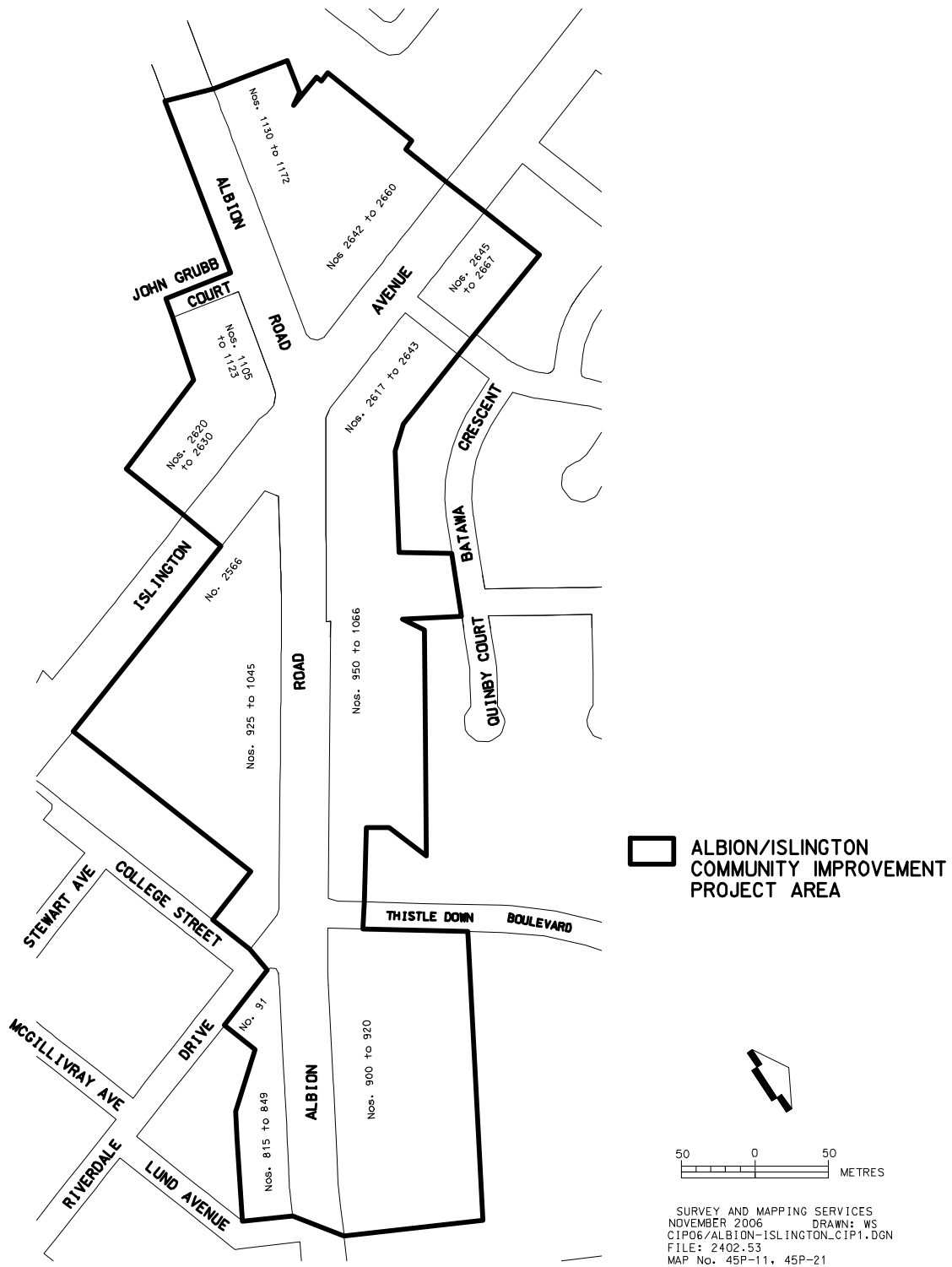
5.4 Program Administration and Implementation

A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships;

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.

MAP 1



Attachment e)

Authority: Planning & Growth Management Committee Item No. __, as adopted by City of Toronto Council at its meeting of *****, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Dundas West area as a community improvement project area, to adopt a community improvement plan for the Dundas West Community Improvement Project Area and to repeal former City of Toronto By-laws 774-80, 18-81, 584-90 and 638-91, as amended

WHEREAS Council of the former City of Toronto by By-law 584-90 designated, in accordance with the *Planning Act*, a community improvement project area known as the Bloor Junction Community Improvement Project Area;

WHEREAS Council by By-law 638-91, amended by by-law 598-92, adopted a community improvement plan for the Bloor Junction Community Improvement Project Area, in accordance with the *Planning Act*, which plan is known the Bloor Junction Community Improvement Plan;

WHEREAS the programs contemplated in the Bloor Junction Community Improvement Plan have been successfully completed;

WHEREAS Council of the former City of Toronto by By-law 774-80, amended by 486-82, designated, in accordance with the *Planning Act*, a redevelopment area known as the Dundas-Dufferin Redevelopment Area;

WHEREAS Council by By-law 18-81, amended by by-law 7-83, adopted a community improvement plan for the Dundas-Dufferin Redevelopment Area, in accordance with the *Planning Act*, which plan is known the Dundas-Dufferin Redevelopment Plan;

WHEREAS the programs contemplated in the Dundas Dufferin Redevelopment Plan have been successfully completed;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain lands hereinafter described as a community improvement project area;

The Council of the City of Toronto HEREBY ENACTS as follows:

4. Former City of Toronto By-law 584-90 is hereby repealed.
5. Former City of Toronto By-law 638-91 is hereby repealed.
6. Former City of Toronto By-law 598-92 is hereby repealed.
7. Former City of Toronto By-law 774-80 is hereby repealed
8. Former City of Toronto By-law 486-82 is hereby repealed.
9. Former City of Toronto By-law 18-81 is hereby repealed.
10. Former City of Toronto By-law 7-83 is hereby repealed.
11. The area outlined by heavy lines shown on Map “1” of Schedule “A” attached to and forming part of this by-law is designated as a Community Improvement Project Area within the meaning of section 28 of the Planning Act.
2. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Dundas West Community Improvement Project Area.
3. The community improvement plan attached and forming part of this by-law as Schedule “A” is hereby adopted as the Dundas West Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Staff report for action on CIP Plans and By-laws Approval

SCHEDULE “A”

The Dundas West Area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

The Dundas West BIA is situated along Dundas Street West in the former Village of Brockton. It covers the area from the CNR tracks just west of Lansdowne Avenue to Rusholme Road to the east and consists primarily of small businesses. The BIA, formed in 2006, was driven by a very dedicated and active steering committee consisting of retailers, artists, designers and a landscape architect. This group quickly initiated area improvements, the most notable being a revitalization of the Dundas - St. Clarens parkette. Plans are underway for streetscape improvements to develop the area into a more competitive and vital business area in a way that acknowledges the historic Village of Brockton and the more recent contribution of the Portuguese community.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Facade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Project Area coincide with the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Project Area is an integral part of

the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment. From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs. The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is

\$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

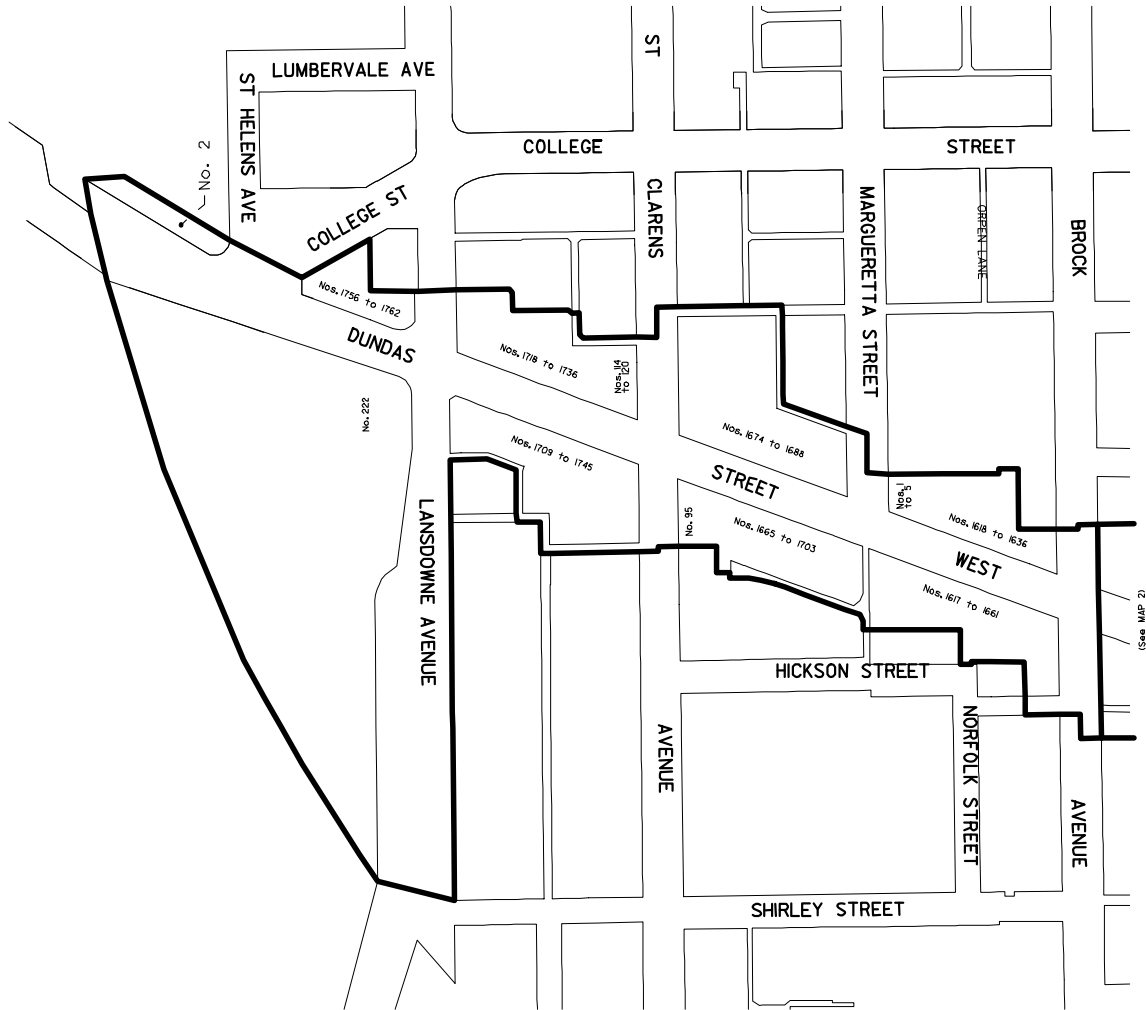
5.4 Program Administration and Implementation

A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building.

Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.



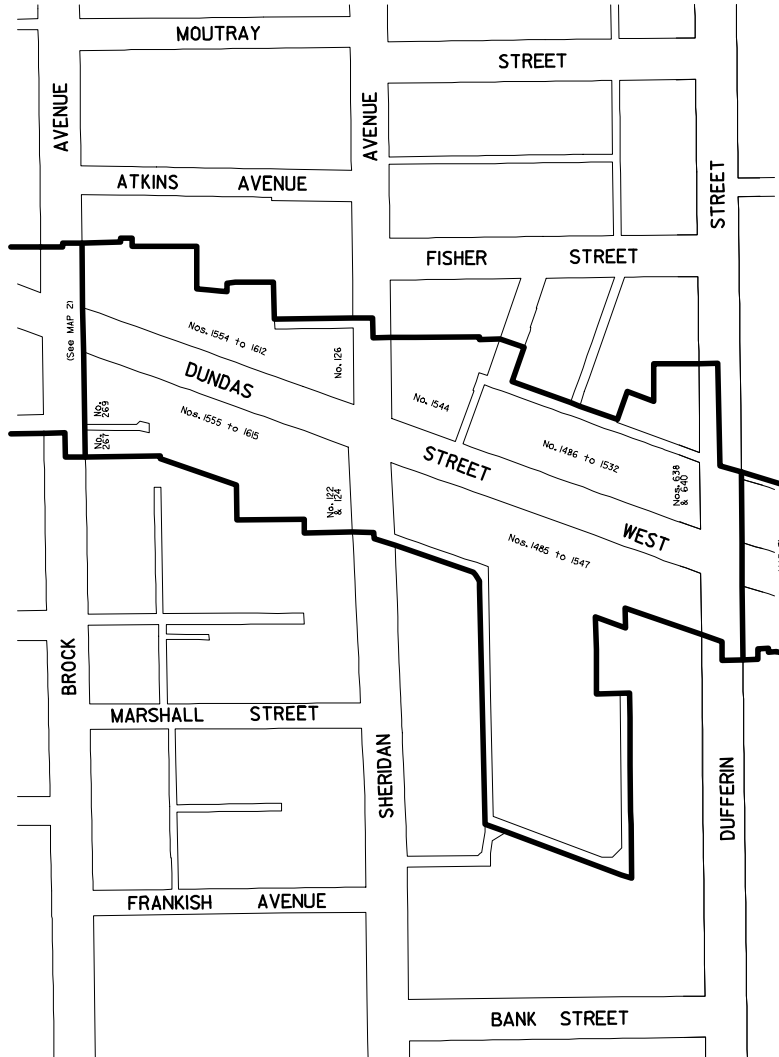
 DUNDAS WEST
COMMUNITY IMPROVEMENT PROJECT AREA



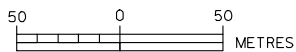
SURVEY AND MAPPING SERVICES
DECEMBER 2006 DRAWN: WS
CIPO6/DUNDAS-WEST_CIP1.DGN
FILE:
MAP No. 48H-13 & 23, 49H-11

MAP 1

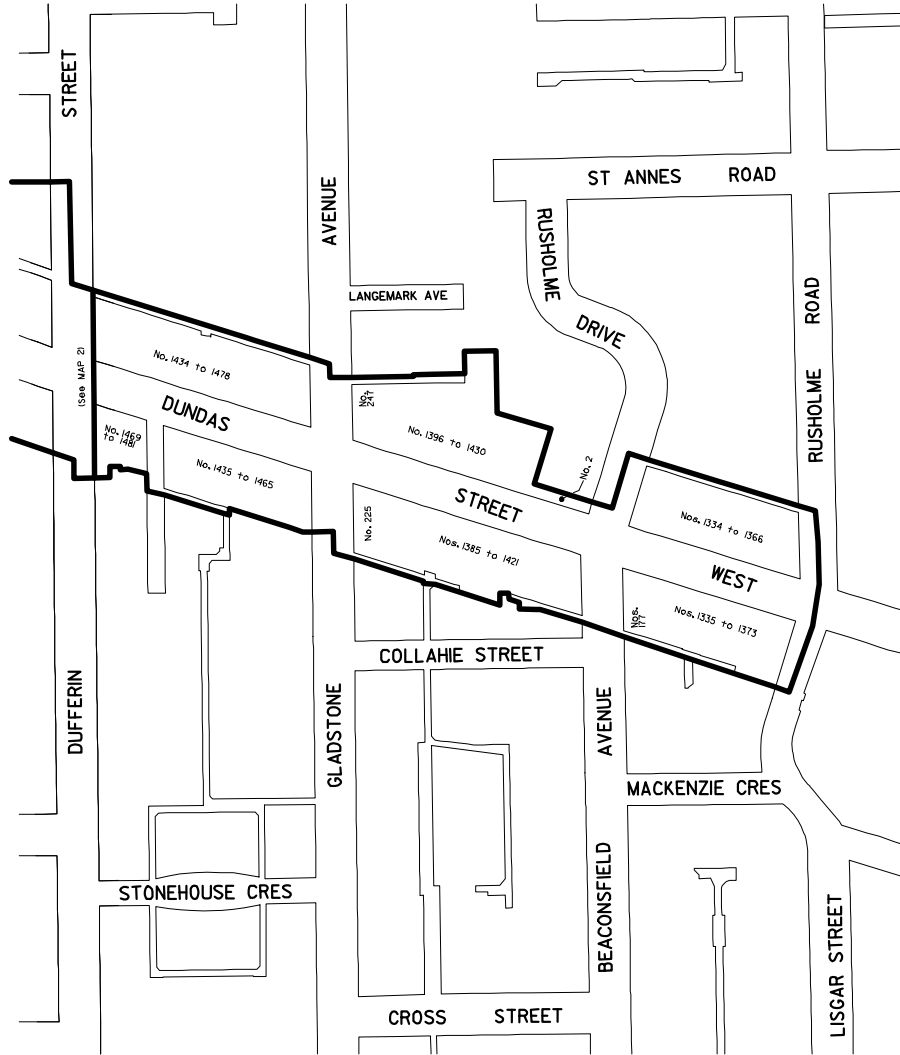
IMAGE 2 OF 3



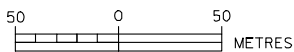
 DUNDAS WEST
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
DECEMBER 2006 DRAWN: WS
CIP06/DUNDAS-WEST_CIP2.DGN
FILE:
MAP No. 48H-13 & 23, 49H-11



 DUNDAS WEST
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
DECEMBER 2006 DRAWN: WS
CIP06/DUNDAS-WEST_CIP3.DGN
FILE:
MAP No. 48H-13 & 23, 49H-11

Attachment f)

Authority: Planning & Growth Management Committee Item No. ____, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

To designate certain lands in the Old Queen Street area as a community improvement project area, to adopt a community improvement plan for the Old Queen Street Community Improvement Project Area and to repeal former City of Toronto By-law 22827

WHEREAS Council of the former City of Toronto enacted By-law 22827 to designate the Trefann Court Redevelopment Area and the programs contemplated for this area have been completed;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council of the City of Toronto has determined it appropriate to authorize designations of certain lands hereinafter described as a community improvement project area;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the designated area;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law 22827 is hereby repealed.
2. The area outlined by heavy lines shown on Map "1" of Schedule "A", attached to and forming part of this by-law, is designated as a Community Improvement Project Area within the meaning of section 28 of the *Planning Act*.

3. The community improvement project area shown on Map “1” of Schedule “A” shall be known as the Old Queen Street Community Improvement Project Area.
4. The community improvement plan attached and forming part of this by-law as Schedule “A” is hereby adopted as the Old Queen Street Community Improvement Plan.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Old Queen Street area Community Improvement Plan

1.0 Context

1.1 Project Area

This Community Improvement Plan applies to the designated Community Improvement Project Area outlined in heavy lines on Map 1 attached (the “Project Area”).

1.2 Description

The Old Queen Street BIA is well known for its many historic sites such as the Metropolitan United Church, Dominion Square, the Queen Richmond Centre and St. Paul’s Basilica which are wonderful examples of 19th century architecture. This vibrant, multicultural area contains a wide range of boutiques and restaurants capable of satisfying the most discerning palate. The Dominion Hotel is one of the oldest remaining hotels in the City. Old Queen Street is a great place to live, work and play.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Project Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Project Area coincide with the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Project Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Project Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Project Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Project Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Project Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs. The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements

are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Project Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City's Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Project Area:

- must be the owner of a property within the Project Area which is used for commercial purposes at street level or a commercial tenant within the Project Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

5.4 Program Administration and Implementation

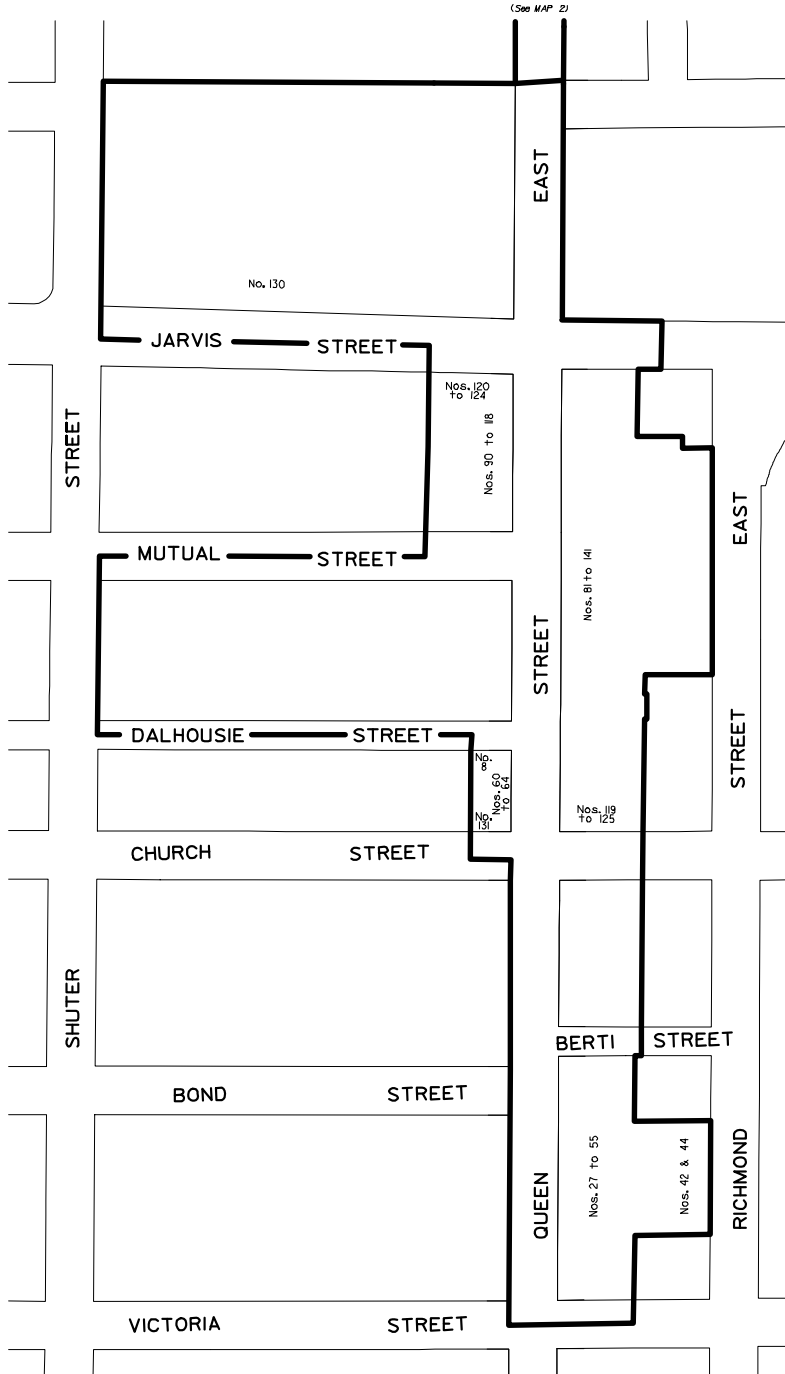
A Review Committee consisting of representatives of business and other local interests within the Project Area will be established to review applications and will make recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:

- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

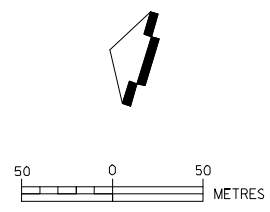
Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.

MAP 1

IMAGE 1 of 3



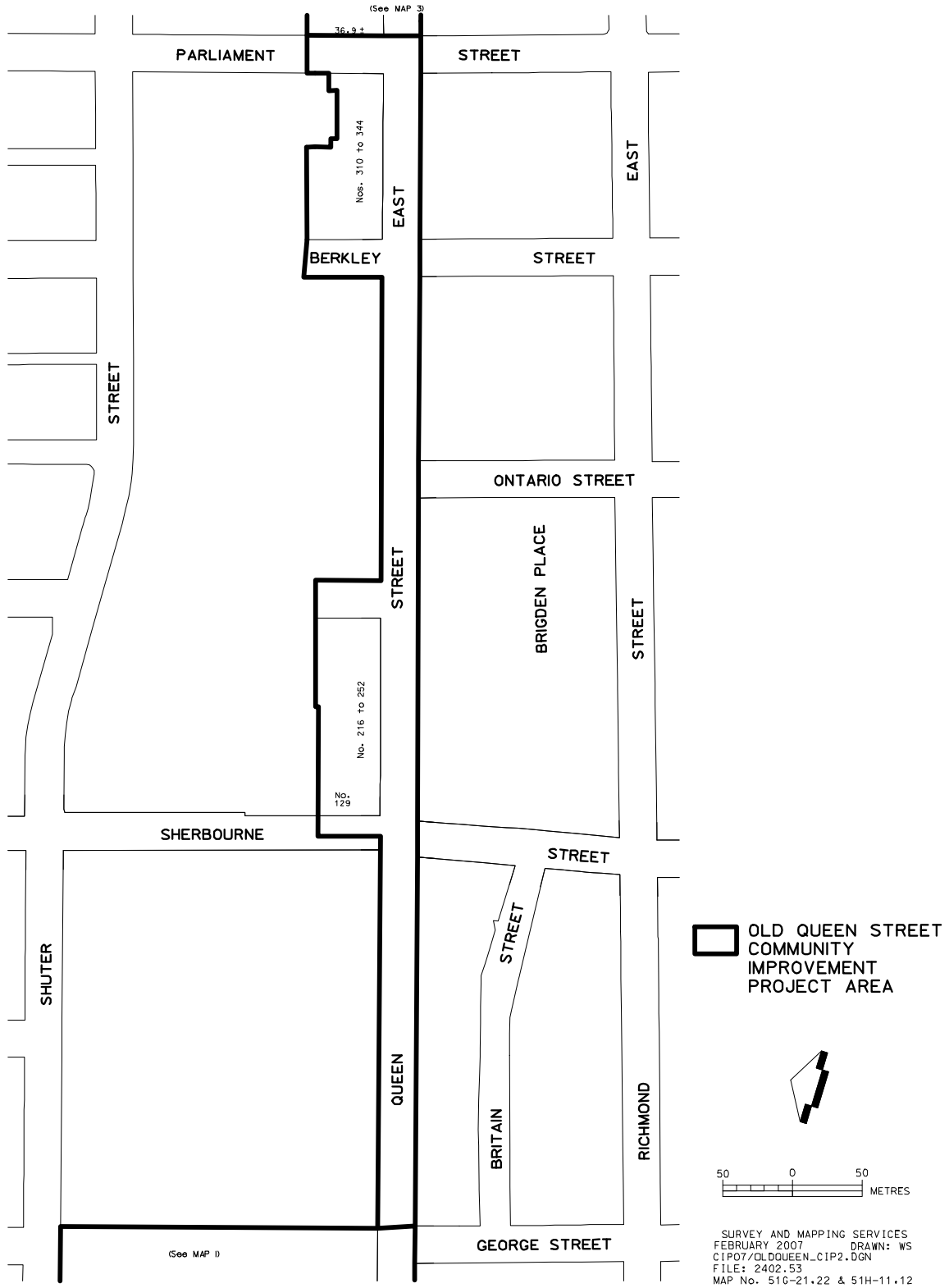
 OLD QUEEN STREET
COMMUNITY
IMPROVEMENT
PROJECT AREA



SURVEY AND MAPPING SERVICES
FEBRUARY 2007 DRAWN: WS
CIP07/OLDQUEEN_CIP1.DGN
FILE: 2402.53
MAP No. 51G-21 & 51H-11

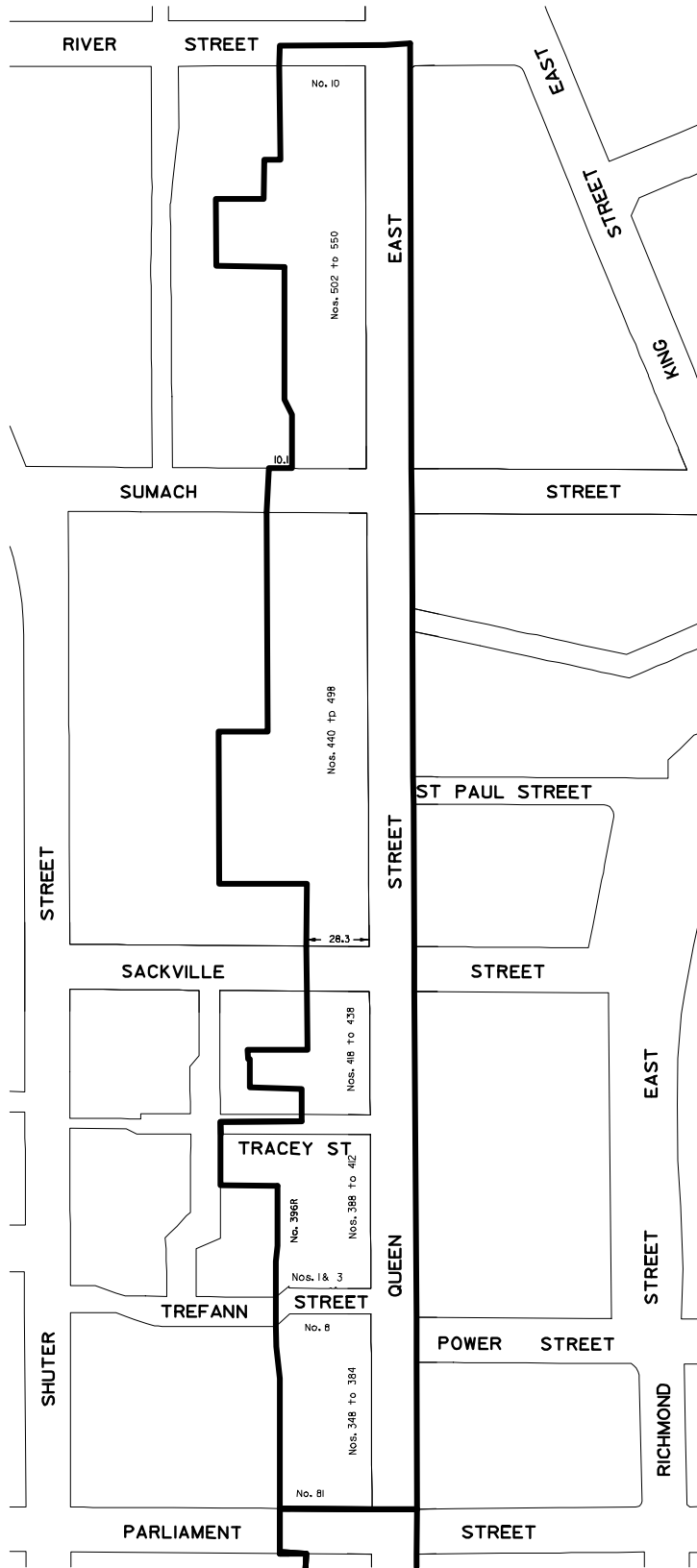
MAP 1

IMAGE 2 of 3

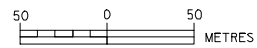


MAP 1

IMAGE 3 of 3



 OLD QUEEN STREET
COMMUNITY
IMPROVEMENT
PROJECT AREA



SURVEY AND MAPPING SERVICES
FEBRUARY, 2007 DRAWN: WS
CIP07/OLDQUEEN_CIP3.DGN
FILE: 2402.53
MAP No. 51G-21.22 & 51H-11.12

Staff report for action on CIP Plans and By-laws Approval (See MAP 2)

Attachment 2.a)

Authority: Planning & Growth Management Committee Item No. __, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. ____-2007

To repeal former City of Toronto By-law 643-2000, as amended, and to amend By-law 125-2006 to amend the boundaries of the St. Lawrence Community Improvement Project Area

WHEREAS Council of the former City of Toronto by By-law 643-2000 designated, in accordance with the *Planning Act*, a community improvement project area known as the St. Lawrence Neighbourhood Community Improvement Project Area;

WHEREAS no community improvement plan was adopted for the purpose of the St. Lawrence Neighbourhood Community Improvement Project Area;

WHEREAS Council by By-law 125-2006 designated the St. Lawrence Community Improvement Project Area and adopted a Community Improvement Plan for the purpose of that area;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council has determined it appropriate to amend the boundaries of the St. Lawrence Community Improvement Project Area; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Former City of Toronto By-law 643-2000 is hereby repealed.
2. City of Toronto By-law 125-2006 is amended to delete Map "1" of Schedule "A" and replace it with Map "1", attached hereto.

3. City of Toronto By-law 125-2006 is hereby further amended to delete Section 1.2 of Schedule “A” and replace it with the following:

“The St. Lawrence Market retail area is located in the heart of the City’s historic St. Lawrence community. A local and regional shopping and entertainment district, and popular tourist destination, this area depends upon the on-going maintenance, restoration and promotion of its “old town” architecture and atmosphere. The areas 234 businesses employ approximately 2200 people.”

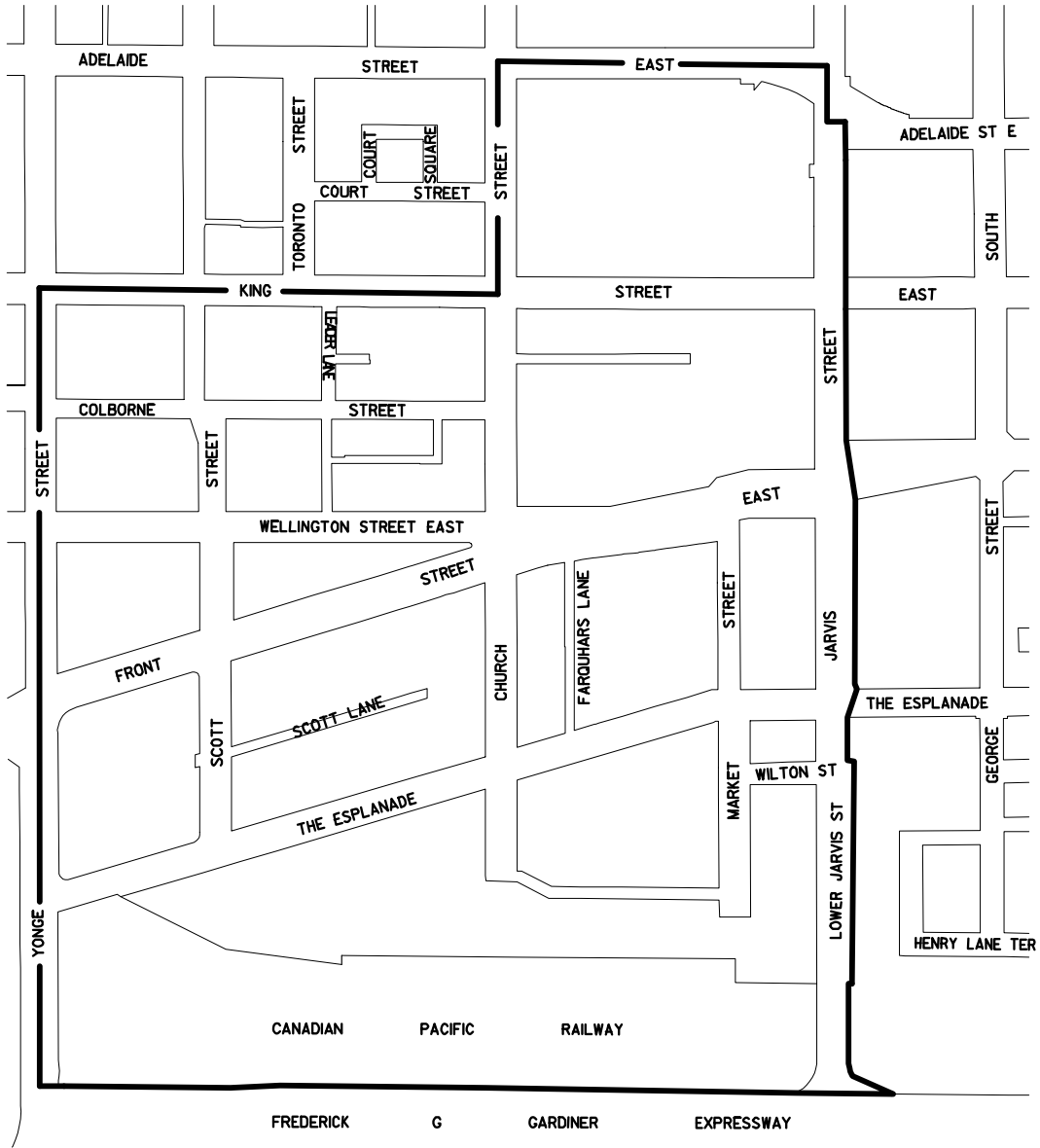
ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

MAP 1



 ST. LAWRENCE NEIGHBOURHOOD
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY 2007
CIP07/STLAWRENCE_CIP1.DGN
FILES: M61-IMP1, 1304
MAP No. 516-321 DRAWN: WS

Attachment 2.b)

Authority: Planning & Growth Management Committee Item No. as adopted by City of Toronto Council at its meeting of *****, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. ____-2007

To repeal former City of Toronto By-laws 766-86 and 300-88, as amended, and to amend By-law 105-2006 to amend the boundaries of the Bloor-Yorkville Community Improvement Project Area

WHEREAS Council of the former City of Toronto by By-law 766-86 designated, in accordance with the *Planning Act*, a community improvement project area known as the Bloor-Yorkville Community Improvement Project Area;

WHEREAS Council by By-law 300-88 adopted a community improvement plan for the Bloor-Yorkville Community Improvement Project Area, in accordance with the *Planning Act*, which plan is known the Bloor-Yorkville Community Improvement Plan;

WHEREAS the programs contemplated in the Bloor-Yorkville Community Improvement Plan as adopted by By-law 300-88 have been successfully completed;

WHEREAS Council by By-law 105-2006 designated the Bloor-Yorkville Community Improvement Project Area and adopted a Community Improvement Plan for the purpose of that area;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council has determined it appropriate to amend the boundaries of the Bloor-Yorkville Community Improvement Project Area; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

4. Former City of Toronto By-law 766-86 is hereby repealed.
5. Former City of Toronto By-law 300-88 is hereby repealed.
6. City of Toronto By-law 105-2006 is amended to delete Map “1” of Schedule “A” and replace it with Map “1”, attached hereto.

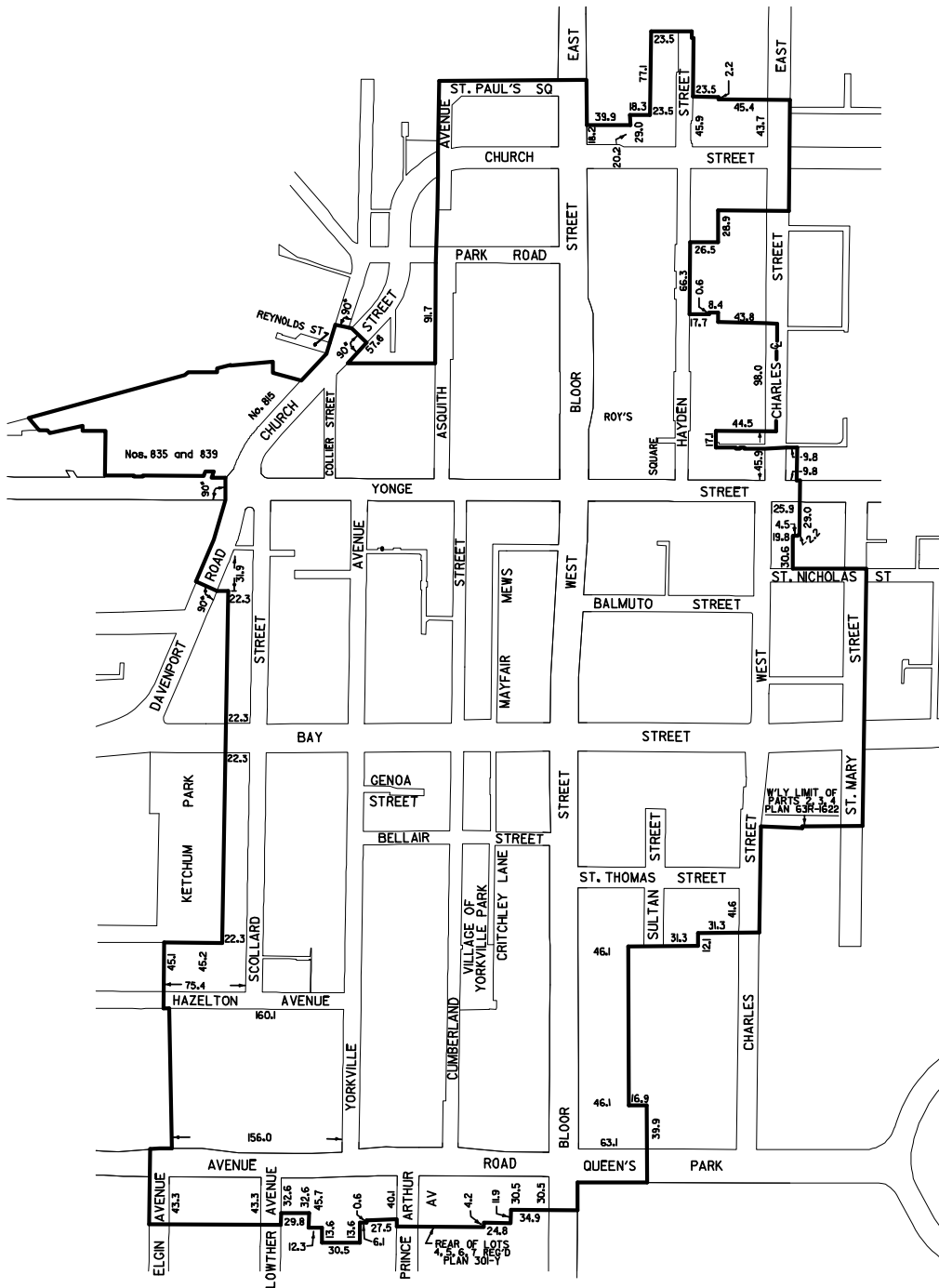
ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

MAP 1



 BLOOR-YORKVILLE
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2006
C:\P06\BYORKVIL\CIP1.DGN
FILE: Y1-IMP-1, 205 DRAWN: WS
MAP NO. 50H-23, 50J-12, 50J-13,
51H-21, 51J-11

Attachment 2.c)

Authority: Planning & Growth Management Committee Item No __, as adopted by City of Toronto Council at its meeting of *****, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. ____-2007

To repeal former City of Toronto By-laws 244-83 and 778-83, as amended, and to amend By-law 119-2006 to amend the boundaries of the Little Italy Community Improvement Project Area

WHEREAS Council of the former City of Toronto by By-law 244-83 designated, in accordance with the *Planning Act*, a community improvement project area known as the College-Grace Community Improvement Project Area;

WHEREAS Council by By-law 778-83 adopted a community improvement plan for the College-Grace Community Improvement Project Area, in accordance with the *Planning Act*, which plan is known the College-Grace Community Improvement Plan;

WHEREAS the programs contemplated in the College-Grace Community Improvement Plan as adopted by By-law 778-83 have been successfully completed;

WHEREAS Council by By-law 119-2006 designated the Little Italy Community Improvement Project Area and adopted a Community Improvement Plan for the purpose of that area;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council has determined it appropriate to amend the boundaries of the Little Italy Community Improvement Project Area; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

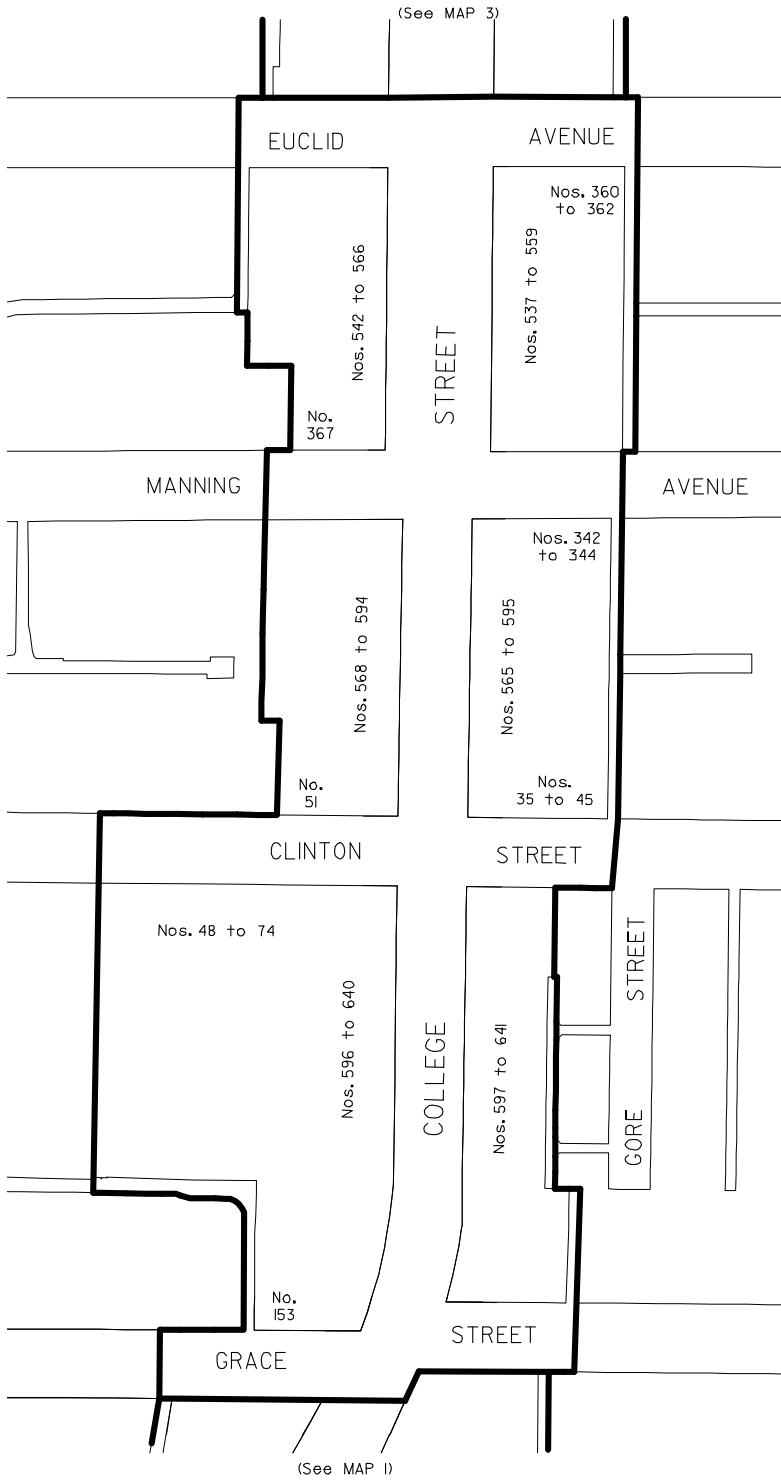
7. Former City of Toronto By-law 244-83 is hereby repealed.
8. Former City of Toronto By-law 778-83 is hereby repealed.
9. City of Toronto By-law 119-2006 is amended to delete Maps 1-2 of Schedule “A” and replace it with Map “1”, attached hereto.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



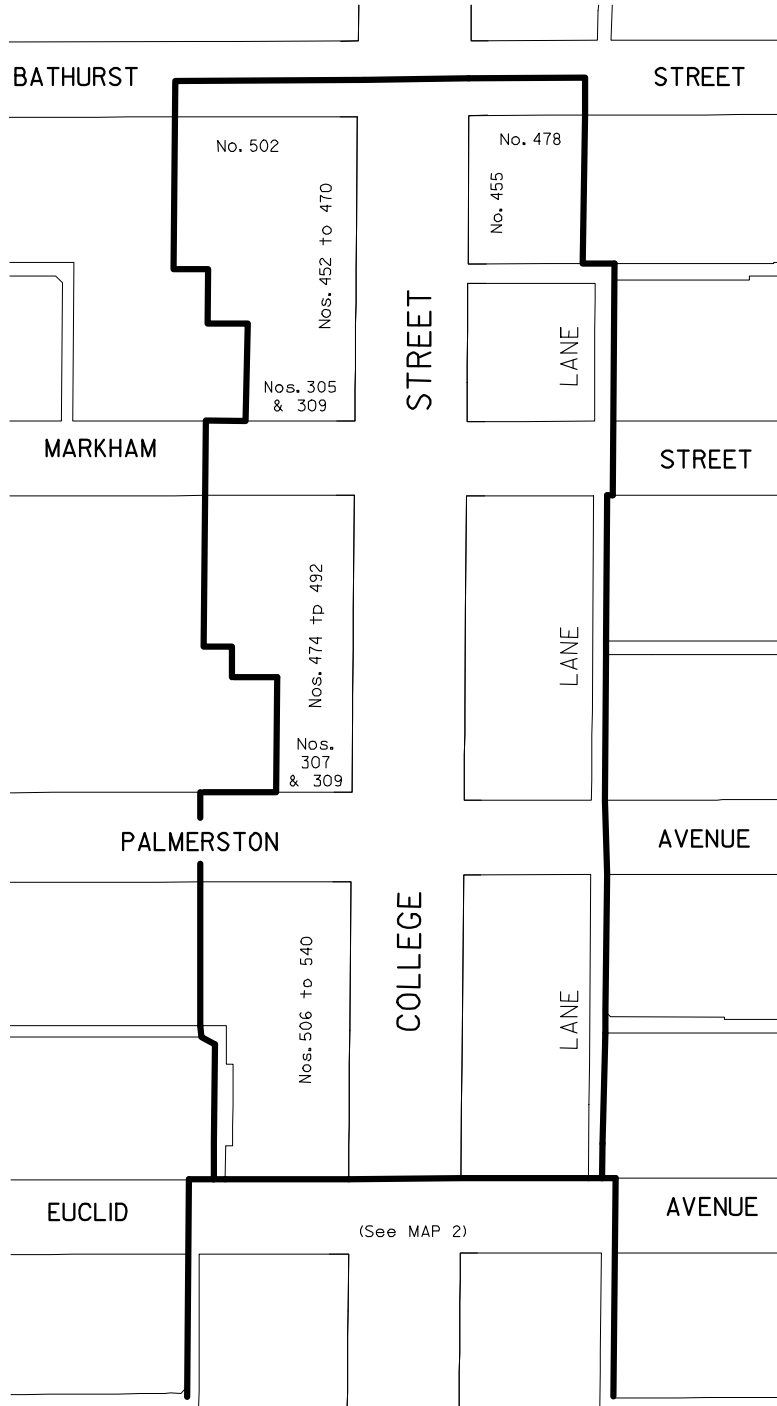
 LITTLE ITALY
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2006
FILE/LITTLE ITALY-CIP2-DON
FILE/205-49H-12-49H-13
MAP No. 49H-22, 49H-23

MAP 1

IMAGE 3 of 3



LITTLE ITALY
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2006
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FILE: 205 DRAWN: WS
MAP No. 49H-12, 49H-13,
49H-22, 49H-23



Attachment 2.d)

Authority: Planning & Growth Management Committee Item No. ____, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. ____-2007

To amend By-law 124-2006 to amend the boundaries of the Roncesvalles Village Community Improvement Project Area

WHEREAS Council by By-law 124-2006 designated the Roncesvalles Village Community Improvement Project Area and adopted a Community Improvement Plan for the purpose of that area;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council has determined it appropriate to amend the boundaries of the Roncesvalles Village Community Improvement Project Area; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

10. City of Toronto By-law 124-2006 is amended to delete Map “1” of Schedule “A” and replace it with Map “1”, attached hereto.

ENACTED AND PASSED this _____, A.D.

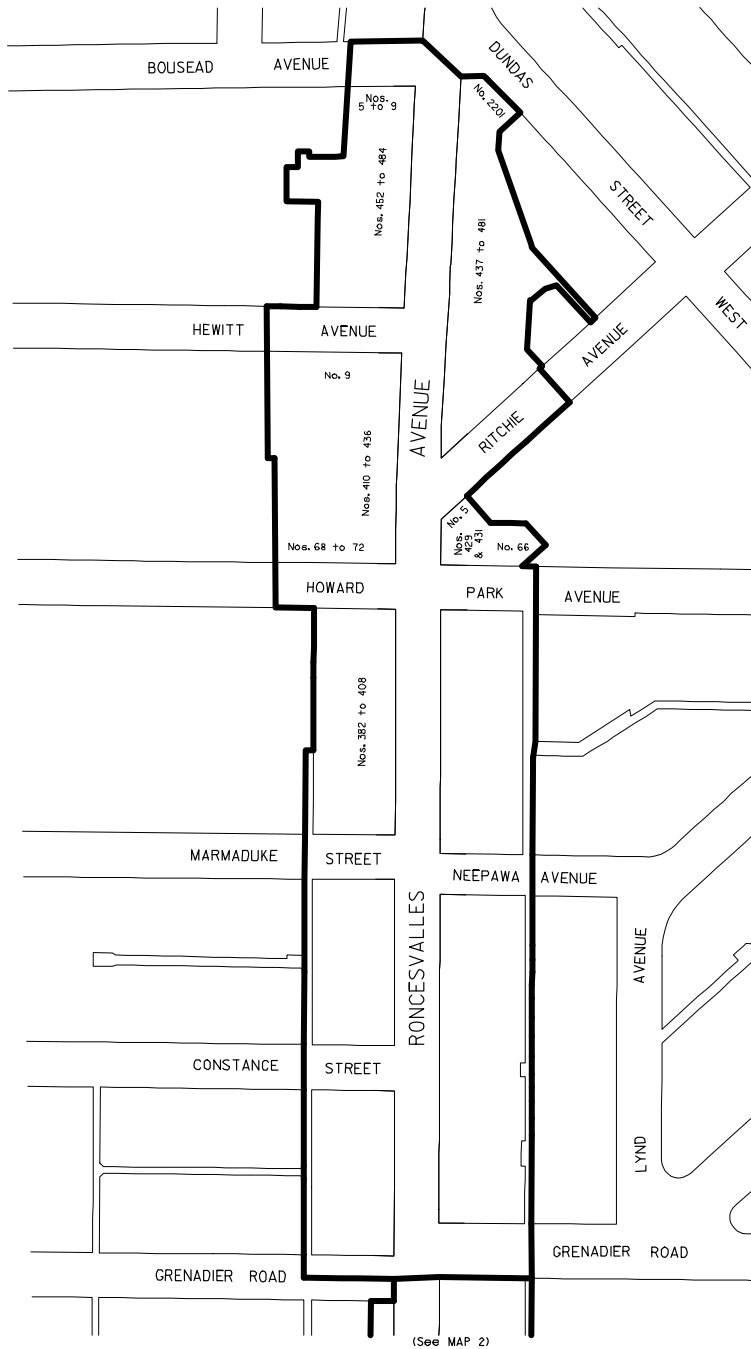
DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

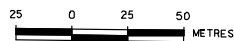
(Corporate Seal)

MAP 1

IMAGE 1 of 3



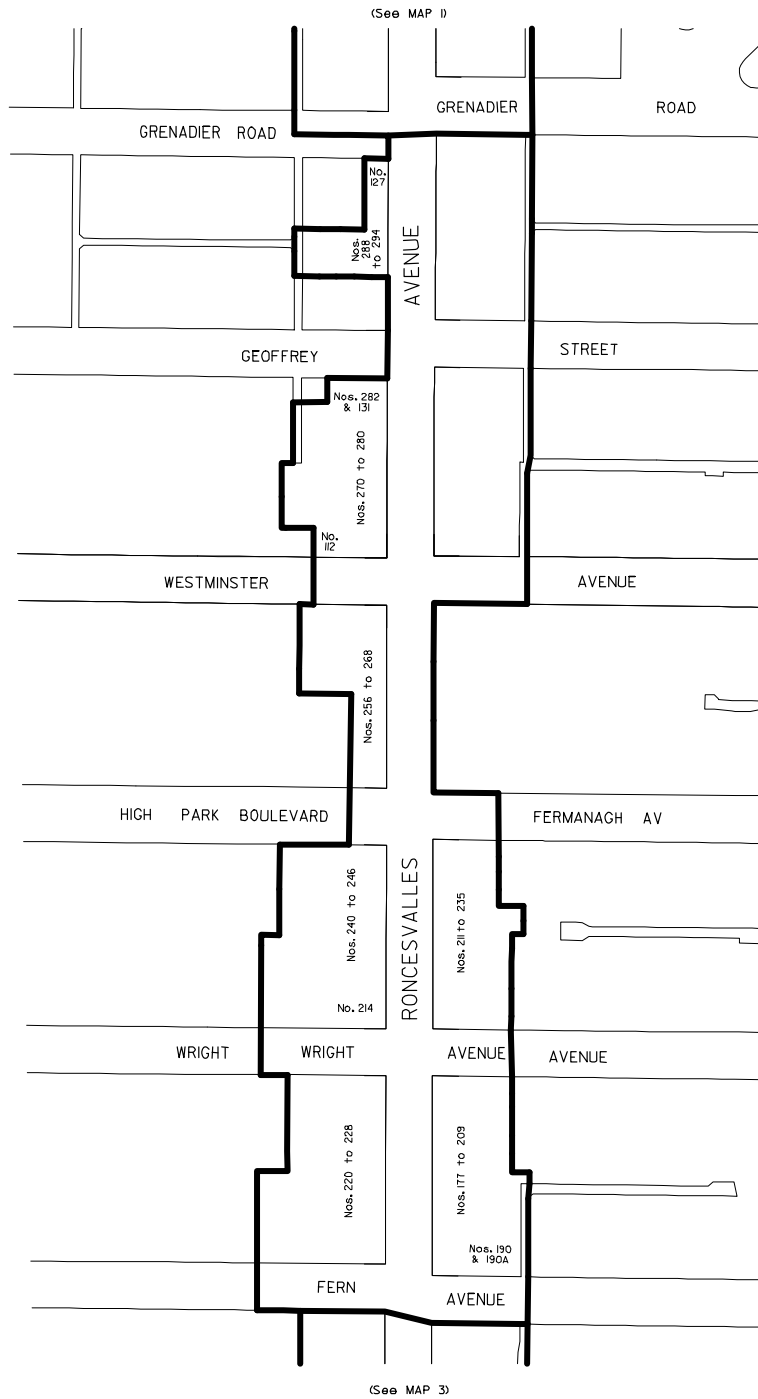
 RONSESVALLES VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



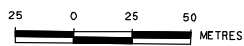
SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
CIP06/RONSES_CIP1.DGN
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MAP NO. 48H-11, 48H-12,
48H-21, 48H-22

MAP 1

IMAGE 2 of 3



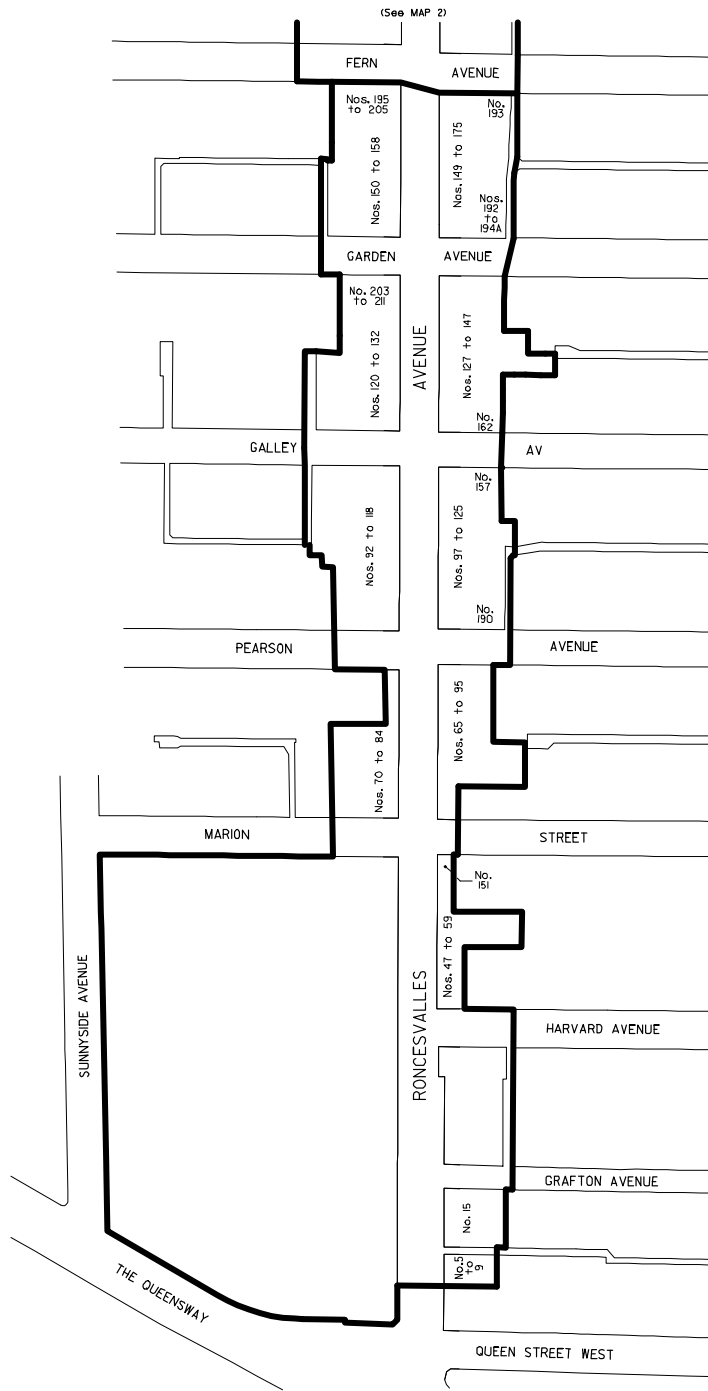
 RONCESVALLES VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



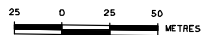
SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WL
C:\P06\RONCES_CIP1.DGN
FILE: D0410-RONCESVALLES AVE
MAP No. 48H-11, 48H-12,
48H-21, 48H-22

MAP 1

IMAGE 3 of 3



 RONCESVALLES VILLAGE
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
CIP06/RONCESVALLES_CIP3.DGN
FILE: D0410-RONCESVALLES AVE
MAP No. 48H-11, 48H-12,
48H-21, 48H-22

Attachment 2.e)

Authority: Planning & Growth Management Committee Item No. __, as adopted by City of Toronto Council at its meeting of *****, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. ____-2007

To amend By-law 123-2006 to amend the boundaries of the Rosedale-Summerhill Community Improvement Project Area

WHEREAS Council by By-law 123-2006 designated the Rosedale-Summerhill Community Improvement Project Area and adopted a Community Improvement Plan for the purpose of that area;

WHEREAS subsection 28(2) of the *Planning Act* provides that the council of a municipality which has an official plan containing provisions relating to community improvement, may by bylaw designate the whole or any part of an area covered by such an official plan as a community improvement project area;

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law;

WHEREAS Council has determined it appropriate to amend the boundaries of the Rosedale-Summerhill Community Improvement Project Area; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

11. City of Toronto By-law 123-2006 is amended to delete Map “1” of Schedule “A” and replace it with Map “1”, attached hereto.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

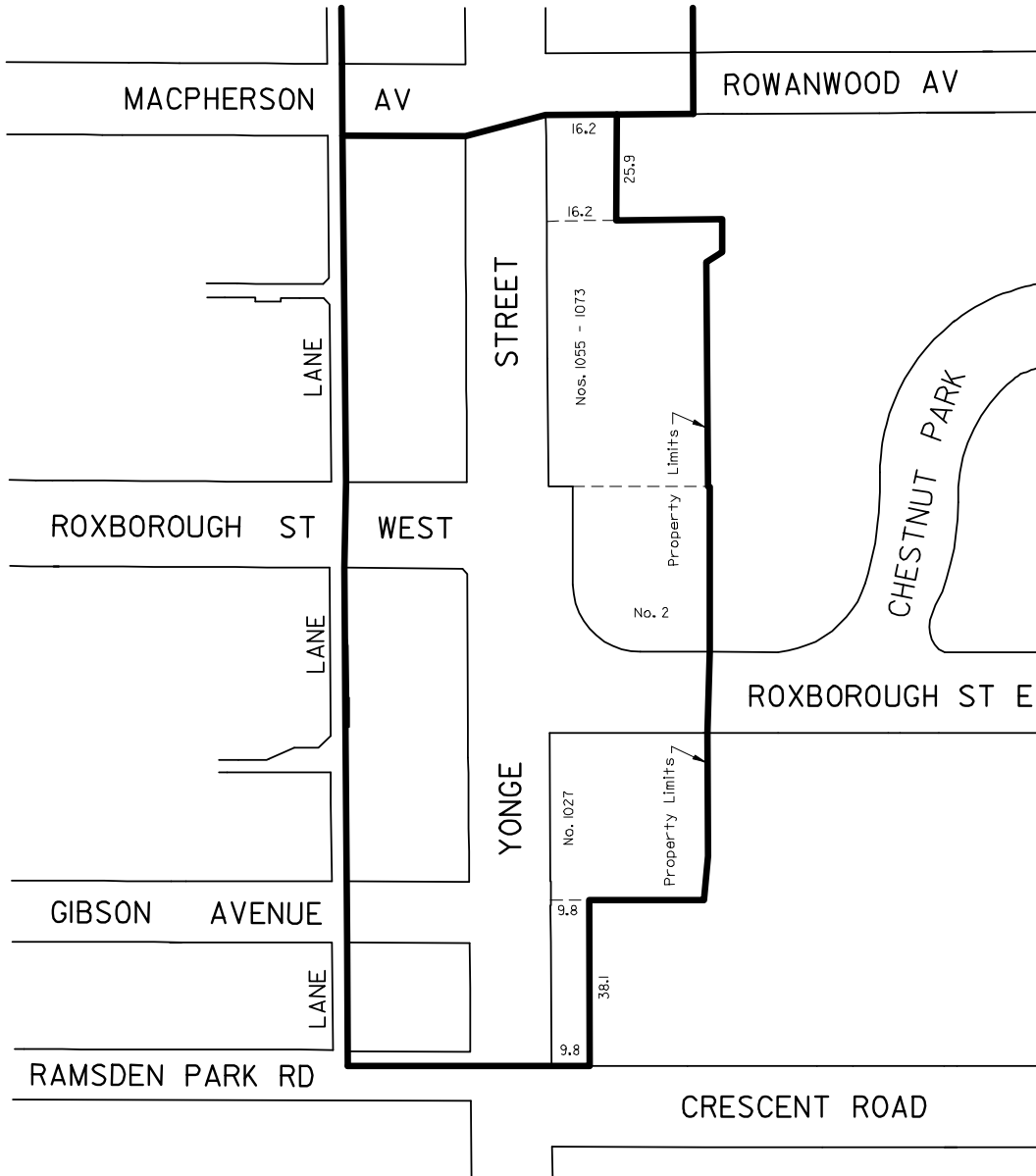
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

MAP 1

IMAGE 1 of 3

SEE MAP 2



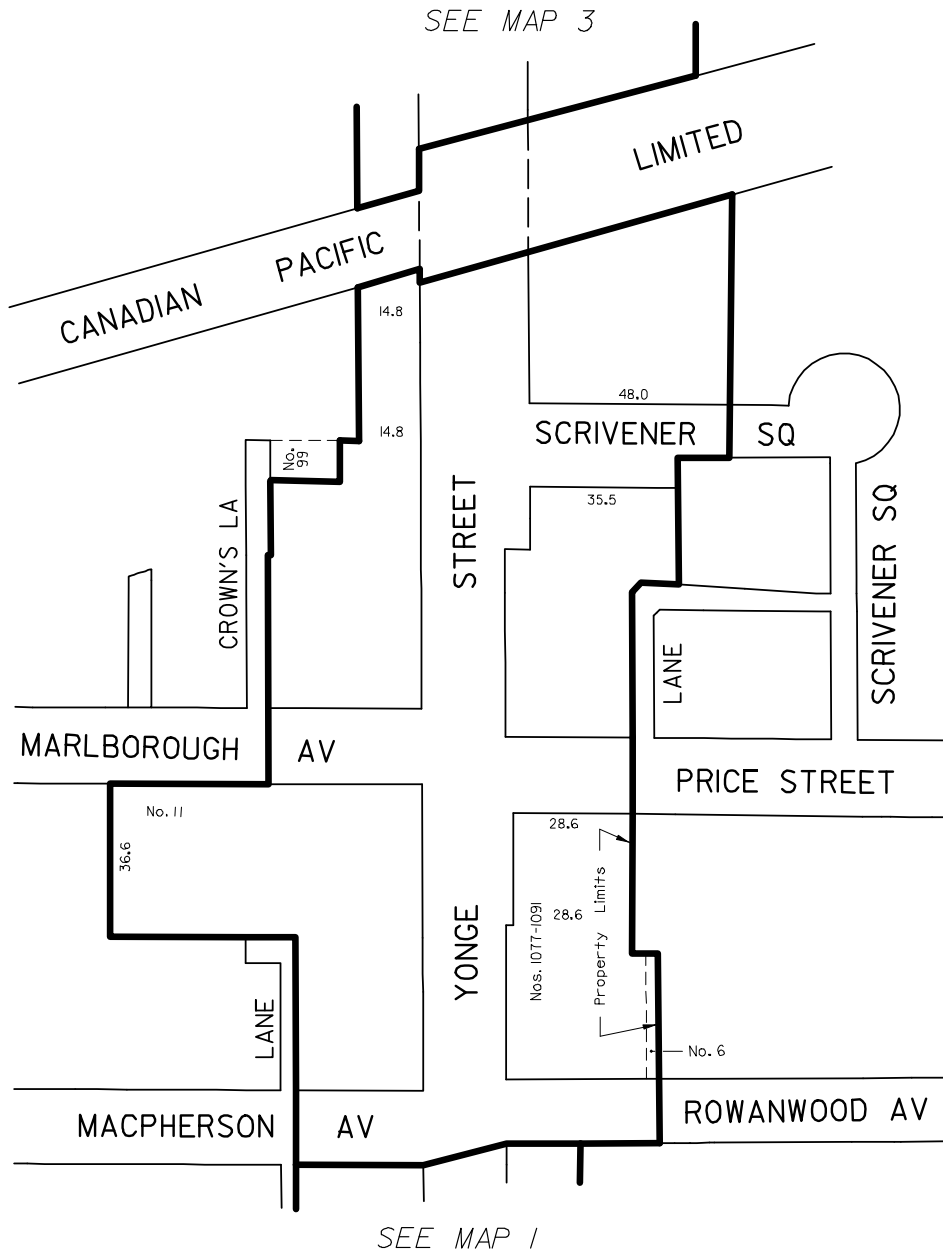
 ROSEDALE-SUMMERHILL
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
CIP06/ROSSUM_CIP1.DGN
FILES:
MAP Nos. 50J-313, 51J-311

MAP 1

IMAGE 2 of 3



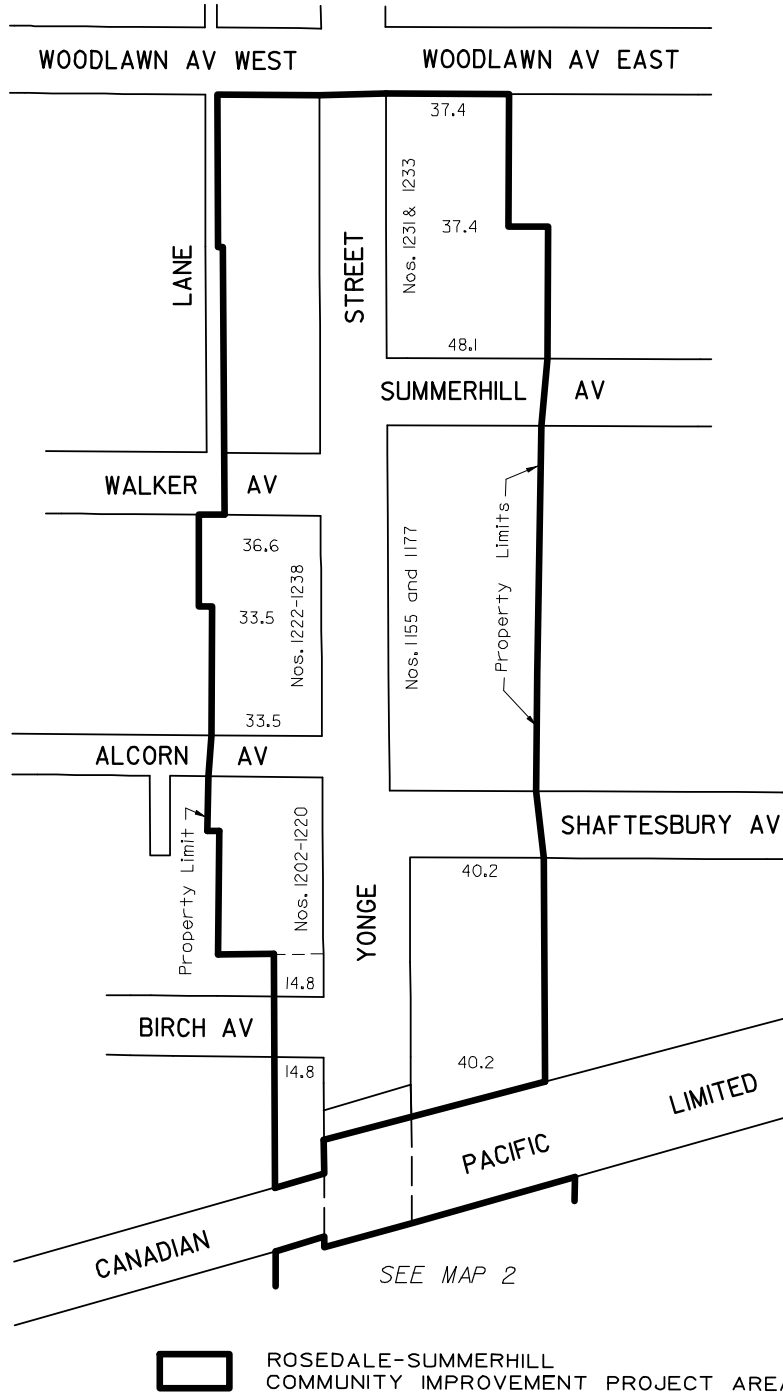
 ROSEDALE-SUMMERHILL
COMMUNITY IMPROVEMENT PROJECT AREA



SURVEY AND MAPPING SERVICES
NOVEMBER 2006 DRAWN: WS
C:\P06\ROSSUM\CIP2.DGN
FILES:
MAP Nos. 50J-323, 51J-321

MAP 1

IMAGE 3 of 3



Attachment 2.f)

Authority: Planning & Growth Management Committee Item No. __, as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

**To amend the King-Parliament Community Improvement Plan
to implement façade improvement policies for certain portions of the King-
Parliament Community Improvement Project Area**

WHEREAS former City of Toronto Council by By-law 1997-0054, as amended, designated, in accordance with the *Planning Act*, a community improvement project area known as the King-Parliament Community Improvement Project Area;

WHEREAS the Council of the former City of Toronto by By-law 1997-00483, as amended by By-law 383-2002, adopted a Community Improvement Plan for the King-Parliament Community Improvement Project Area that authorized a façade improvement grant program and contained guidelines for implementation of said program;

WHEREAS funding for said façade improvement grant program has expired;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan within community improvement project areas;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS Council has determined it appropriate to adopt community improvement plan policies with respect to certain lands within the King-Parliament Community Improvement Project Area for the purposes of commercial façade programming;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The areas outlined in heavy lines on Map “1” and Map “2”, attached hereto, shall be known, collectively, as the King-Parliament Façade Improvement Focus Area.
2. The King-Parliament Community Improvement Plan as adopted by former City of Toronto By-law 1997-0483, as amended by By-law 383-2002 is hereby further amended by deleting Section 3.1 and Appendix “B”.

3. The façade improvement program policies, attached hereto as Attachment “1”, shall be inserted as Amendment No. 3 to the King-Parliament Community Improvement Plan and shall only apply to the King-Parliament Façade Improvement Focus Area.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

ATTACHMENT “1”

“AMENDMENT NO. 3 TO THE KING-PARLIAMENT COMMUNITY IMPROVEMENT PLAN

King-Parliament Façade Improvement Program

1.0 Context

1.1 Focus Area

This Community Improvement Plan applies to the designated Façade Improvement Focus Area outlined in heavy lines on Maps “1” and “2” attached (the “Focus Area”).

1.2 Description

The King Parliament Façade Focus Area contains several historic buildings, including the 19th century St. Paul's Basilica, and has been augmented over recent decades with examples of both contemporary residential and commercial. Former industrial and warehousing buildings in the area are being creatively re-used for retail, restaurant, commercial office, entertainment and residential uses, creating a vibrant mixed-use community. The area is one of the City's most popular tourist destinations, and a favourite of photographers and the film industry.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Focus Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The boundaries of the Focus Area fall within the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Focus Area.

BIA's are finding it an increasing challenge to compete and thrive because of competition

from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Focus Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment. From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Focus Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Focus Area.

Among other provisions, the Planning Act authorizes the City to make grants or loans to registered or assessed owners of lands and buildings within the Community Improvement Focus Area with respect to the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan.

4.2 Official Plan Policies

The Official Plans for each of the former municipalities within the City of Toronto contain the appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Focus Areas as envisioned in Section 28 of the Planning Act.

5.0 Commercial Façade Improvement Program

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs.

The City's Commercial Façade Improvement Program contemplates, potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within the Focus Area if the coinciding BIA:

- has a Business Improvement Area Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City’s Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within the Focus Area:

- must be the owner of a property within the Focus Area which is used for commercial purposes at street level or a commercial tenant within the Focus Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade program.

5.4 Program Administration and Implementation

A Review Committee consisting of representatives of business and other local interests within the Focus Area will be established to review applications and will make

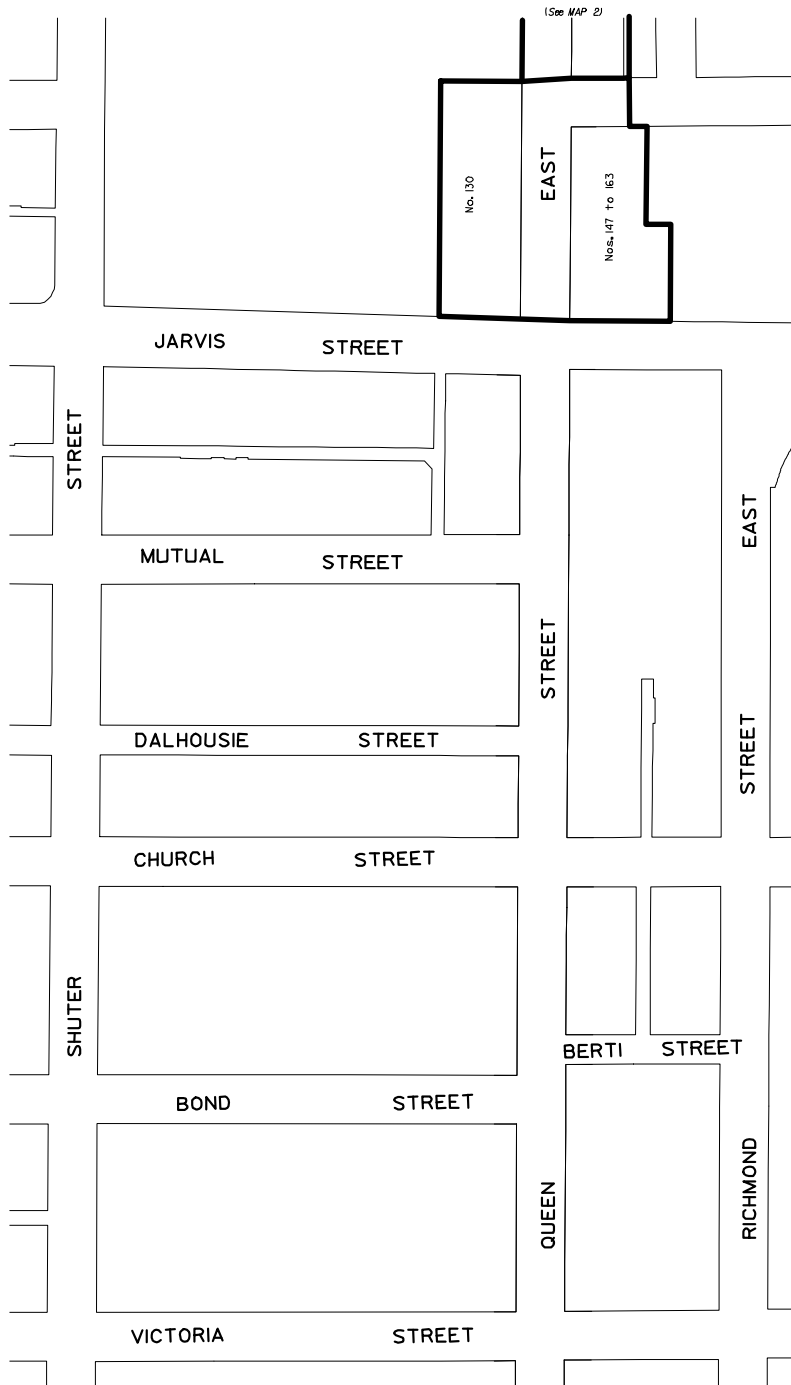
recommendations to the City. The Review Committee and the City will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building. Priority will be given to those applications which:


- Propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- Propose the restoration of historic or unique façades;
- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

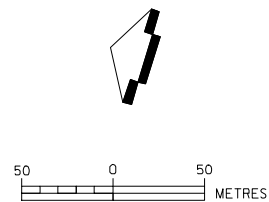
Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.”

MAP 1

IMAGE 1 of 3



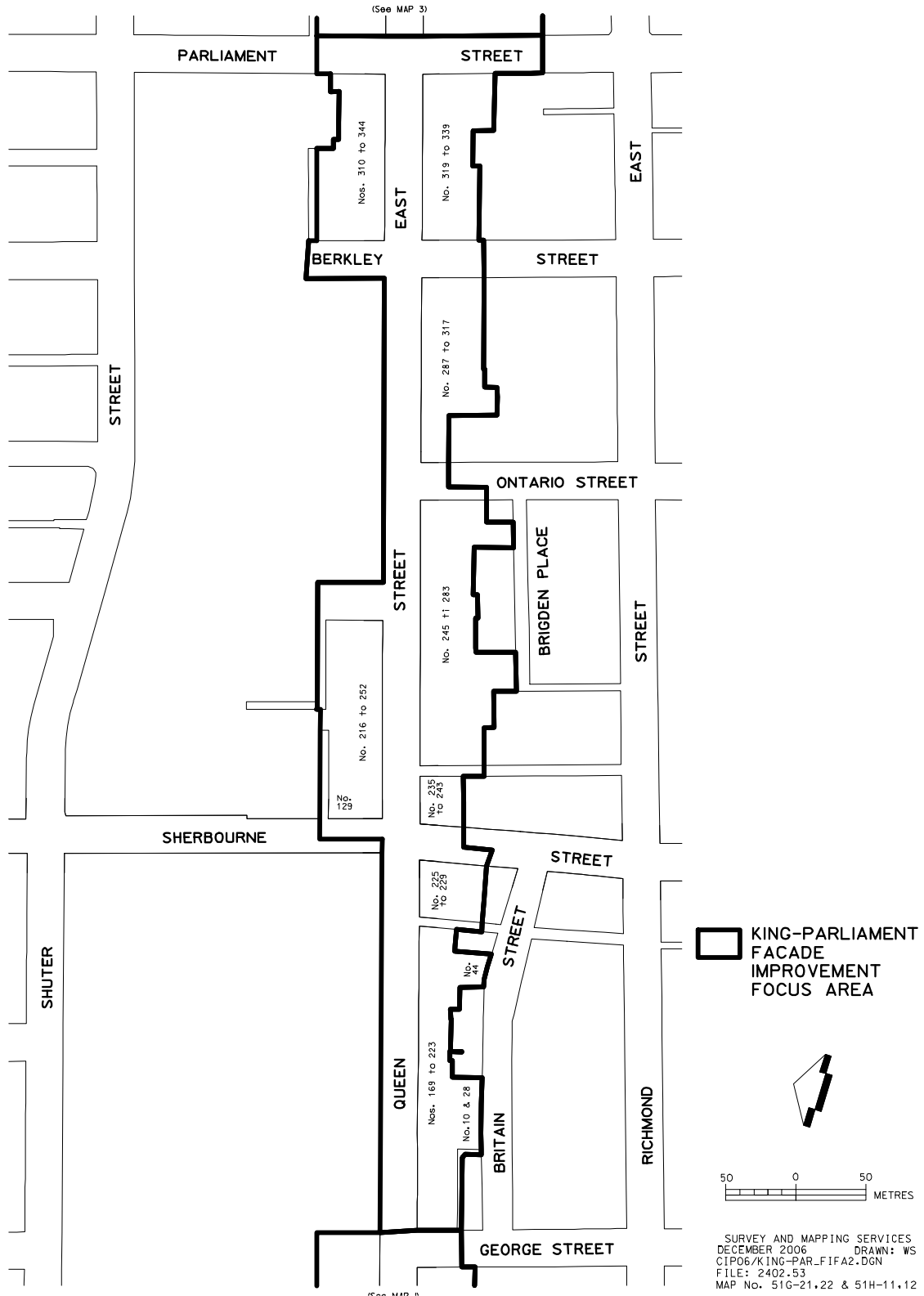
 KING-PARLIAMENT
FACADE
IMPROVEMENT
FOCUS AREA



SURVEY AND MAPPING SERVICES
DECEMBER 2006 DRAWN: WS
CIPO6/KING-PAR_FIFA1.DGN
FILE: 2402.53
MAP No. 51G-21 & 51H-11

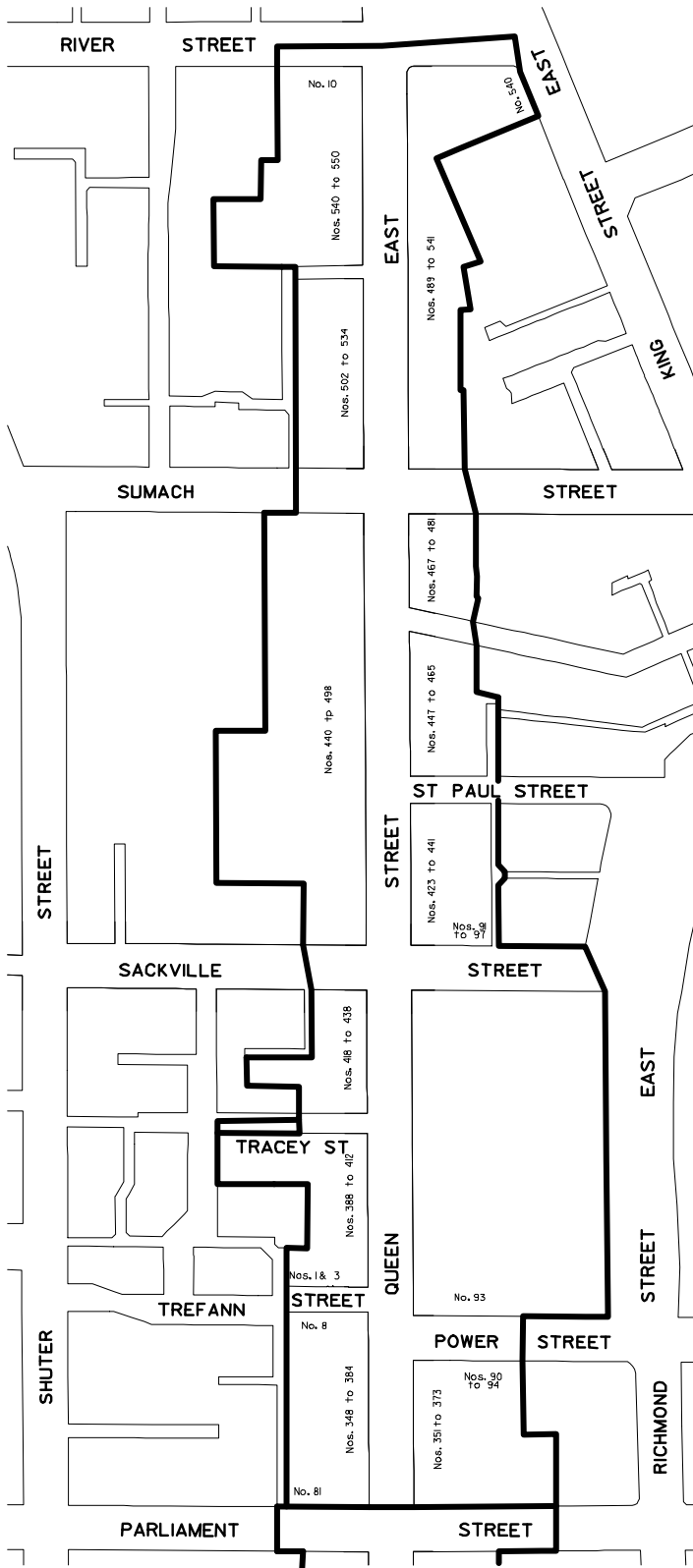
MAP 1


IMAGE 2 of 3

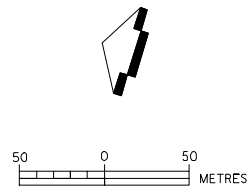


MAP 1

IMAGE 3 of 3

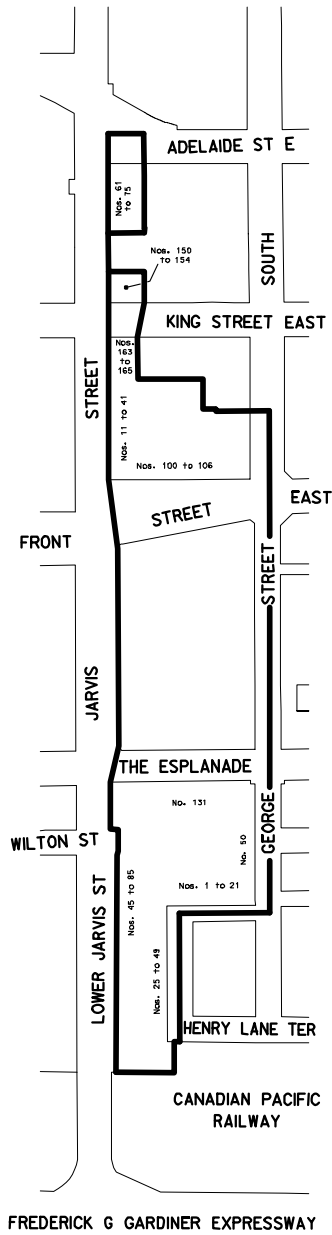


 KING-PARLIAMENT
FACADE
IMPROVEMENT
FOCUS AREA

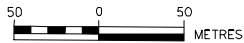


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FILE: 2402.53
MAP No. 51G-21,22 & 51H-11,12

(See MAP 2)



 KING-PARLIAMENT
FACADE IMPROVEMENT FOCUS AREA



SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY 2007
CIP07/KING-PAR_FIFAZ_1.DGN
FILES: M61-IMP1, 1304
MAP No. 51G-321 DRAWN: WS

Attachment 2.g)

Authority: Planning & Growth Management Committee Item No. as adopted by City of Toronto Council at its meeting of April 23 and 24, 2007.

Enacted by Council:

CITY OF TORONTO

Bill No. (*Bill Number*)

BY-LAW No. (*By-Law Number*)

**To amend the Kensington Market Community Improvement Plan to implement
façade improvement policies for certain portions of the Kensington Market
Community Improvement Project Area**

WHEREAS Council of the City of Toronto by By-law 369-2002, designated, in accordance with the *Planning Act*, a community improvement project area known as the Kensington Market Community Improvement Project Area;

WHEREAS Council of the City of Toronto by By-law 856-2003 adopted a Community Improvement Plan for the Kensington Market Community Improvement Project Area;

WHEREAS the funding reserved for the “Commercial Façade Improvement Programme” contemplated in Section 3 of the Kensington Market Community Improvement Plan has been exhausted;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan within community improvement project areas;

WHEREAS a public meeting has been held in accordance with the *Planning Act*;

WHEREAS Council has determined it appropriate to amend the Kensington Market Community Improvement Plan with respect to certain lands within the Kensington Market Community Improvement Project Area for the purposes of commercial façade programming;

The Council of the City of Toronto HEREBY ENACTS as follows:

4. City of Toronto By-law 856-2003, Schedule “A” is hereby amended by deleting the policies contained at Section 3 “Commercial Façade Improvement Programme”.

5. City of Toronto By-law 856-2003 is hereby further amended by deleting Appendix “A” being the “Commercial Façade Improvement Grant Details and Application Procedures”.
6. City of Toronto By-law 856-2003 is hereby further amended by the addition the policies attached hereto as Attachment “1” as Schedule “B” to the Kensington Market Community Improvement Plan, such policies to apply exclusively to the area outlined by heavy lines as shown on Map “1” of Attachment “1”.
7. The area outlined in heavy lines on Map “1” of Attachment “1” shall be known as the Kensington Market Façade Improvement Focus Area.

ENACTED AND PASSED this _____, A.D.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk (Corporate Seal)

ATTACHMENT “1”

“SCHEDULE “B”

Kensington Market Façade Improvement Program

1.0 Context

1.1 Focus Area

This Community Improvement Plan applies to the designated Façade Focus Area outlined in heavy lines on Map 1 attached (the “Focus Area”).

1.2 Description

The Kensington Market area offers a unique shopping experience as it is home to Toronto’s largest concentration of Asian businesses serving residents, other businesses, and tourists alike. While many of the original buildings in this area remain, the uses in them have undergone a number of transformations throughout much of the 20th century - from the early days when Jewish merchants operated small shops as tailors, furriers and bakers to Toronto’s largest Chinatown today.

2.0 Objectives

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of the Focus Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

3.0 Basis

The Focus Area falls within the boundaries of the local Business Improvement Area (BIA), previously designated under the Municipal Act. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Focus Area.

BIA’s are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. The Focus Area is an integral part of

the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment. From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4.0 Authority

4.1 Planning Act

Section 28 of the Planning Act states that, where the Official Plan for a Municipality contains appropriate provisions, a By-law may be passed designating an area as a Community Improvement Focus Area. The Planning Act further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan for the Community Improvement Focus Area.

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4.2 Official Plan Policies

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5.1 Program Details

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\$2,500 with a maximum of \$10,000 for non-corner properties.

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5.2 Program Eligibility

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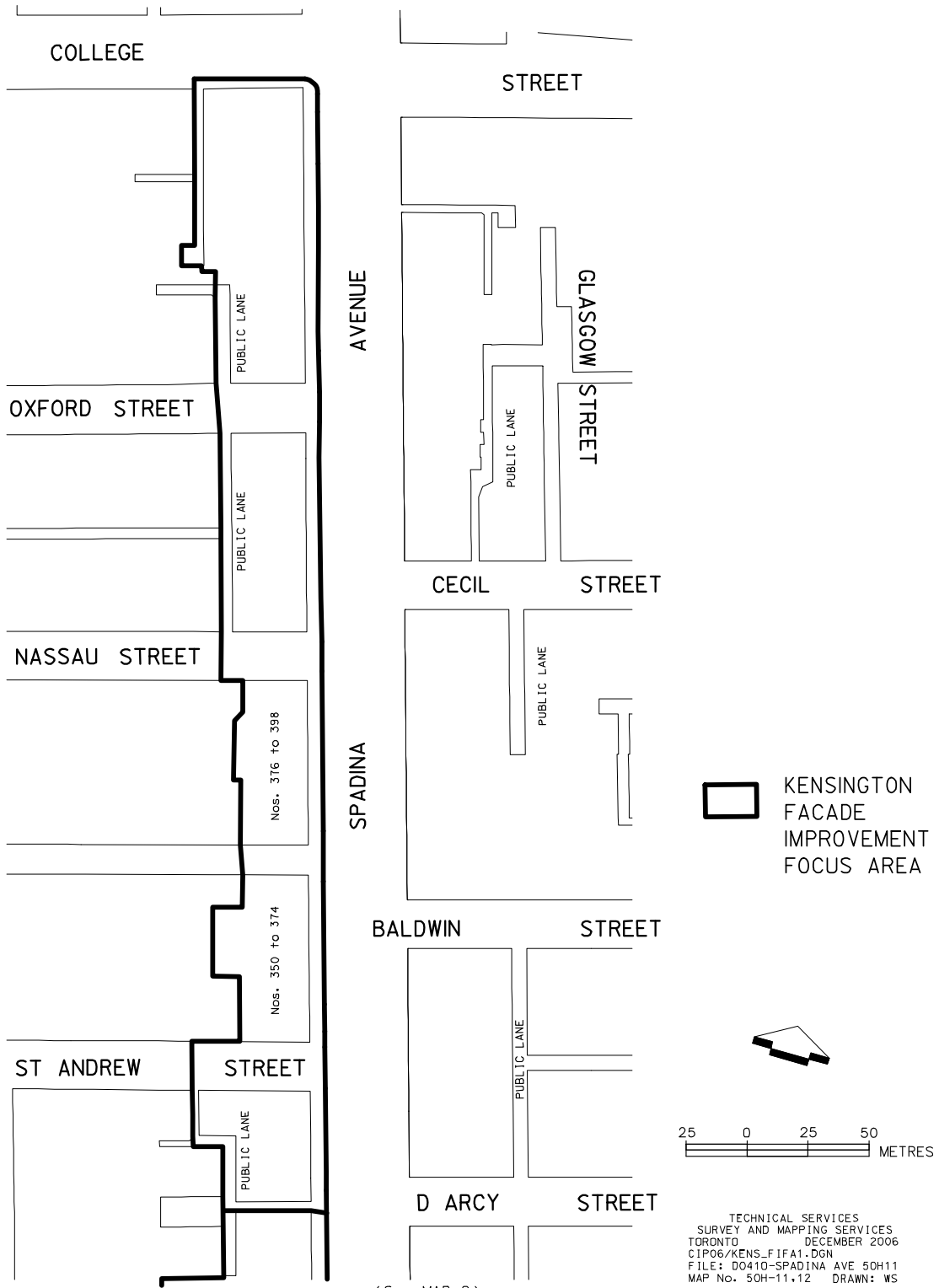
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- Represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

Staff from the Economic Development Division will administer the Commercial Façade Improvement Program identified in this Plan.”

MAP 1

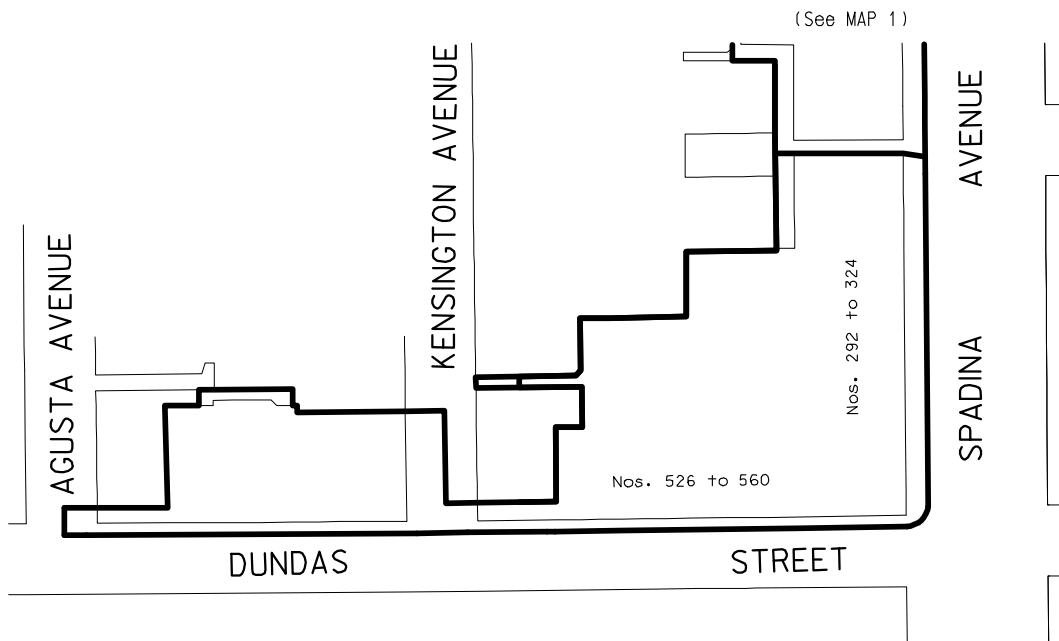
IMAGE 1 of 2



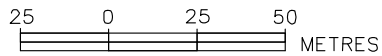
(See MAP 2)

MAP 1

IMAGE 2 of 2



KENSINGTON
FACADE IMPROVEMENT FOCUS AREA



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2006
CIP06/KENS_FIFA2.DGN
FILE: D0410-SPADINA AVE 50H11
MAP No. 50H-11.12 DRAWN: WS