



**STAFF REPORT  
ACTION REQUIRED**

**Intention to Expand the Liberty Village Business Improvement Area (BIA)**

<b>Date:</b>	May 21, 2008
<b>To:</b>	Economic Development Committee
<b>From:</b>	Director, Small Business & Local Partnerships
<b>Wards:</b>	14 and 19
<b>Reference Number:</b>	P:/2008/Cluster A/EDCT/ECON DEV/0806-029 (AFS #7728)

**SUMMARY**

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The purpose of this report is to recommend that the City Clerk conduct a poll to determine if there is sufficient support to expand the boundaries of the Liberty Village Business Improvement Area (BIA).

Upon the completion of the poll, the General Manager of Economic Development, Culture and Tourism will report on the results to Council. Subject to a positive poll result, staff shall prepare the necessary by-laws and bills to give effect thereto.

**RECOMMENDATIONS**

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**The Director of Small Business & Local Partnerships recommends that:**

1. the area described by Attachment No. 1 (Maps 1 and 2), be designated as an expanded Business Improvement Area (BIA), under Chapter 19 of the City of Toronto Municipal Code;
2. the City Clerk be authorized and directed to send out a notice of Council's intention to expand the boundary of the Liberty Village Business Improvement Area (BIA) to include the area shown in Attachment No. 1 (Maps 1 and 2), in accordance with Chapter 19 of the City of Toronto Municipal Code; and
3. the Executive Director of Technical Services be requested to prepare designation by-law maps of the area, as described by Attachment No. 1 (Maps 1 and 2), and submit them to the City Solicitor.

## **Financial Impact**

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Liberty Village BIA. These capital improvements are cost-shared equally between the BIA and the City.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **ISSUE BACKGROUND**

The Liberty Village BIA has undergone significant redevelopment since the BIA was originally established in 2001. Formerly vacant industrial lands on the eastern boundary of the BIA have been developed for commercial uses and property boundaries have been realigned due to the connection of Liberty and East Liberty Streets.

On March 8, 2007, the Liberty Village BIA Board of Management approved a motion to explore expanding the BIA to include the adjacent commercial and office pending the completion of those projects. The BIA subsequently contacted the property owners affected by the expansion and found they were in support of being included within the BIA. In February 2008, the BIA contacted the City BIA Office to begin the expansion process.

The properties affected by the proposed expansion include a mixed office and retail building at 85 Hanna Avenue, a shopping centre which includes a Dominion store, smaller retail units and a parking lot at 61-75 Hanna Avenue, and a former industrial building at 132 East Liberty Street which is being converted to retail space.

At this time the BIA does not wish to expand the BIA to include any additional properties south of Lynn Williams Street. However a technical adjustment is required to realign the BIA boundary with current property boundaries. Property boundaries have been realigned over time due to property severances and due to the extension of East Liberty Street to connect with Liberty Street.

The BIA Board of Management has followed the procedure for expanding a BIA as set out in the City of Toronto Municipal Code, taking steps to inform local businesses of what BIAs are, how they operate, and advising that a BIA has been proposed for their area.

The BIA organized, promoted and hosted a public consultation meeting on May 7, 2008 for existing BIA members and all property owners and business tenants within the expansion area. BIA members canvassed all local businesses, providing information on the BIA program, and distributed invitations to the public meeting. Invitations were mailed to all commercial and industrial property owners in the area by the City's BIA Office. Approximately 20 owners and tenants attended the meeting.

Representatives of the Liberty Village BIA and City staff spoke to those who attended the meeting about what BIAs do, how they operate, and how they are self-funded through a special BIA levy on member property tax bills.

## **COMMENTS**

Due to the redevelopment of lands along the eastern boundary of the Liberty Village BIA the existing BIA boundaries no longer capture the entire commercial and industrial district.

Commercial property owners and tenants presently excluded from the BIA would benefit from BIA initiatives such as the promotion of the area, safety and security improvements, advocacy of community issues, neighbourhood events, and façade and beautification programs. Membership in the BIA would allow full participation in these programs and the opportunity to have a say in BIA decision-making.

## **CONCLUSIONS**

The Liberty Village BIA Board of Management has effectively carried out the process for expanding a BIA as set out in the Municipal Code. Public consultation included a public meeting hosted by the BIA and attended by BIA Office staff. The public meeting was appropriately advertised. Those local business and property owners that participated in the public meetings demonstrated strong interest in becoming part of the BIA.

It is therefore recommended that the City Clerk be authorized and directed to send out a notice of Council's intention to pass a by-law expanding the Liberty Village Business Improvement Area, in accordance with the Municipal Code.

## **CONTACT**

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## **SIGNATURE**

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Director, Small Business & Local Partnerships

## **ATTACHMENTS**

Attachment No. 1 – Maps (1 and 2) of Proposed Liberty Village BIA Expansion