



**STAFF REPORT
ACTION REQUIRED**

**Forest Hill Village Business Improvement Area (BIA)
Minor Boundary Expansion**

Date:	December 14, 2007
To:	Economic Development Committee
From:	Acting Director, Small Business and Local Partnerships
Wards:	Ward 21, 22 – St. Paul’s
Reference Number:	P:\2008\Cluster A\EDCT\ECON DEV\ed0801-001 (AFS #6558)

SUMMARY

The purpose of this report is to recommend a minor boundary expansion of the Forest Hill Village Business Improvement Area (BIA). Upon approval, the appropriate staff shall prepare the necessary by-laws and bill to give effect thereto.

In accordance with Municipal Code Chapter 19, Business Improvement Areas, City Council may expand the boundaries of a BIA without notice if the proposed expansion represents an increase of less than 5 percent of the existing assessment value of properties within the existing BIA boundary.

In the case of the Forest Hill Village BIA, a minor boundary expansion was proposed at their September 6, 2007 board meeting. The proposed expansion only includes public lands, and will not result in any increase to the commercial area assessment. The proposed expansion includes Suydam Park located at 22 Relmar Road, the right of way at the intersections of Strathearn Boulevard at Spadina Road, and Coulson Avenue and Spadina Road at the north end of the BIA. The Montclair Avenue Parkette, located at 48 Montclair Avenue, and the public right of way at the intersection of Montclair Avenue and Spadina Road to the south end of the BIA are also included in the proposed expansion as described in Attachment No. 1.

RECOMMENDATIONS

The Acting Director of Small Business and Local Partnerships recommends that:

1. Council approve the expansion of the Forest Hill Village BIA under Section 19-15 of Municipal Code Chapter 19, as set out in Attachment No. 1;
2. authority be granted to the City Solicitor to submit a by-law to designate the area described in Attachment No. 1 as an expanded Forest Hill Village BIA; and
3. authority be granted to the City Solicitor to amend Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Forest Hill Village BIA.

Financial Impact

Capital budgets may be impacted in future years should the expanded Forest Hill Village BIA undertake streetscape or other capital improvements. 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.

DECISION HISTORY

At their September 6, 2007 meeting, the Board of Management for the Forest Hill Village BIA proposed and carried a motion to expand the BIA boundaries to include: Suydam Park, located at 22 Relmar Road at the north end of the BIA; the right of way at the intersections of Strathearn Boulevard at Spadina Road and Coulson Avenue and Spadina Road; the Montclair Avenue Parkette located at 48 Montclair Avenue, to the south of the BIA; and the public right of way at the intersection of Montclair Avenue and Spadina Road, as described in Attachment No. 1. The BIA conducted a Annual General Meeting on November 7, 2007, where members endorsed the boundary expansion.

On December 3, 2007, the Chair of the Forest Hill Village BIA notified the Acting Director, Small Business and Local Partnership Office, of the motion approved by the BIA membership to expand the boundaries of the BIA. The BIA received a letter of support for the expansion from staff in Parks, Forestry and Recreation.

ISSUE BACKGROUND

Section 19-15 of the Municipal Code provides that the City is not required to give notice of minor boundary expansions that represent an increase of total commercial and industrial property assessment value of less than 5 percent of the existing assessment value of properties within the existing business improvement area boundary. In such circumstances, Council must receive a written request for a boundary expansion from the

business improvement area Board and written consent from all property owners and business tenants within the proposed expansion area.

Given that the proposed expansion areas consist of only publicly owned parkland and road rights of way, the written consent requirement noted above is not applicable.

COMMENTS

On September 6, 2007, the Forest Hill Village Board of Management adopted a motion proposing a minor expansion to the boundaries of the BIA to include: Suydam Park located at 22 Relmar Road; the right of way at the intersections of Strathearn Boulevard at Spadina Road, and Coulson Avenue and Spadina Road at the north end of the BIA; Montclair Avenue Parkette located at 48 Montclair Avenue; and the public right of way at the intersection of Montclair Avenue and Spadina Road to the south end of the BIA as described in Attachment No. 1. All persons assessed for rateable property within the Forest Hill Village BIA were advised of this proposed minor expansion through the notice of the BIAs Annual General Meeting (AGM) held on November 7th, 2007.

The membership approved a motion to expand the BIA at their November 7, 2007 AGM. The BIA has the support from staff in Parks, Forestry and Recreation Division to include the two parks within the BIA boundary.

It is recommended that Council pass a by-law to designate the area described by Attachment No. 1, as an expanded Forest Hill Village Business Improvement Area.

CONTACT

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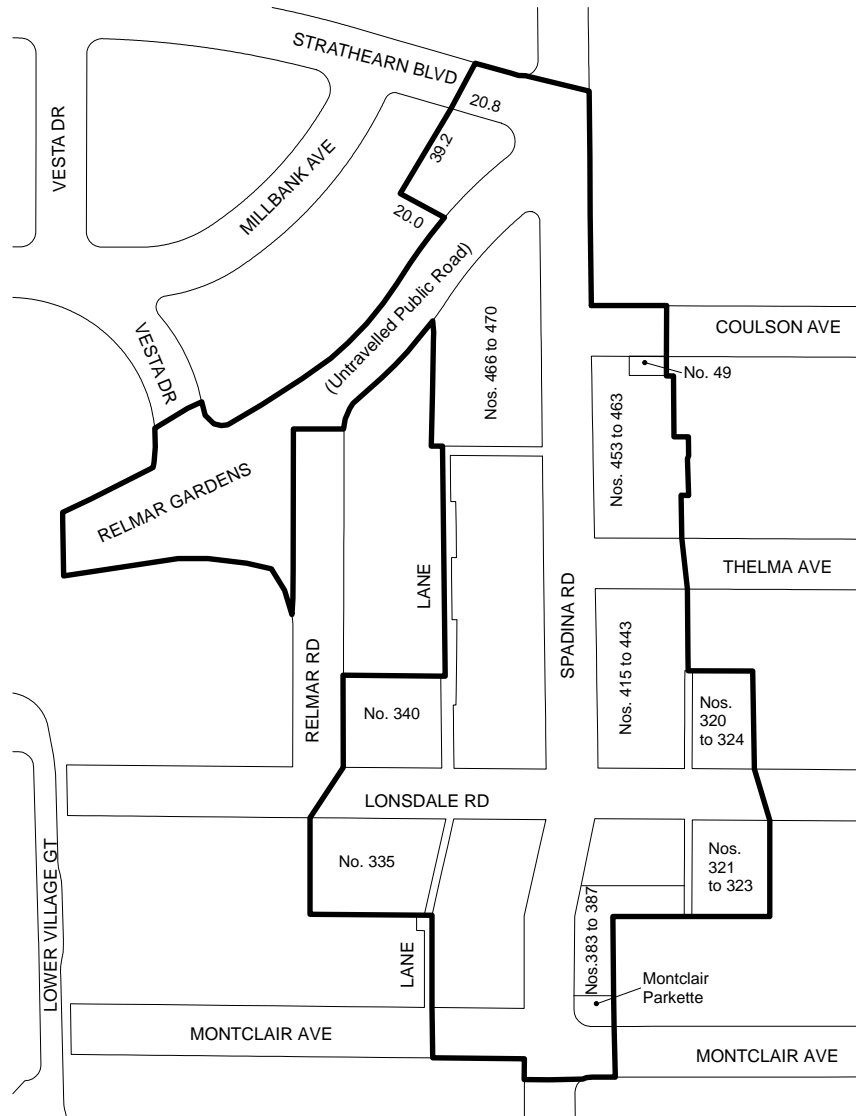
SIGNATURE

Mike Major, Acting Director
Small Business and Local Partnerships

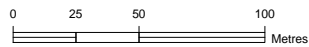
ATTACHMENTS

Attachment No. 1 - Proposed Forest Hill Village BIA

MAP 1



 FOREST HILL BUSINESS IMPROVEMENT AREA



TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
CITY OF TORONTO
FILE: ForestHill_bl.mxd
DRAWN: ZP DECEMBER 2007