



STAFF REPORT ACTION REQUIRED

Bloor-Yorkville Business Improvement Area Boundary Amendment

Date:	April 6, 2009
To:	Economic Development Committee
From:	General Manager, Economic Development, Culture and Tourism
Wards:	27
Reference Number:	P:/2009/Cluster A/EDCT/ECON DEV/April/ed0904-016

SUMMARY

The purpose of this report is to recommend technical amendments to the boundaries of the Bloor-Yorkville Business Improvement Area (BIA) to reflect property consolidations and subdivisions which have resulted in properties and buildings being split by the BIA boundary. These amendments will ensure that those properties which were previously levied will continue to be levied. Those properties not previously levied will be excluded from the BIA.

RECOMMENDATIONS

The General Manager, Economic Development, Culture and Tourism recommends that:

1. The area described by Attachment No. 1 be designated as the amended Bloor-Yorkville Business Improvement Area (BIA), under Chapter 19 of the Toronto Municipal Code;
2. The City Solicitor be directed to submit a by-law to designate the area described in Attachment No. 1 as a Business Improvement Area; and
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the amended boundary of the Bloor-Yorkville BIA.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The Bloor-Yorkville BIA was established in 1985 and, apart from a minor expansion in 2006, the boundaries have not been amended since 1987. Over the years, redevelopment of parcels within the BIA has resulted in some properties being consolidated and others subdivided. This has resulted in properties and buildings which are partly inside and partly outside of the BIA boundary.

When a property is split by the boundary it becomes unclear whether a BIA levy should be imposed upon the property or if it should be excluded from BIA membership altogether. Levies are charged to the property owner on the tax bill. In most cases, the owner passes along the levy charges to the tenants. It is impractical in these circumstances to charge a levy on only a portion or percentage of a property. A property must be either entirely included within the BIA limits or excluded entirely.

Each year, Revenue Services conducts a review of assessed properties within each BIA to identify any changes that have occurred since the previous year. As a result of this review, a thorough analysis of the boundaries was undertaken which identified more than 30 assessed accounts which are split by the Bloor-Yorkville boundary.

Section 15D of Municipal Code Chapter 19, Business Improvement Areas, allows City Council to change the boundaries of a BIA without conducting a poll in circumstances where the merging of formerly separate properties, subdivision of single properties, or error has resulted in a portion of a property being included in a Business Improvement Area and a portion excluded.

COMMENTS

The proposed amended Bloor-Yorkville BIA boundaries shown in Attachment No. 1 (Maps 1 to 8) would eliminate any identified situations where properties are split by the BIA boundary. The proposed boundary includes those properties which were previously levied and excludes those which were not.

As permitted under section 15D of Municipal Code Chapter 19, it is recommended that Council pass a by-law to designate the area described by Attachment No. 1 (Maps 1 to 8), as the amended Bloor-Yorkville Business Improvement Area.

CONTACT

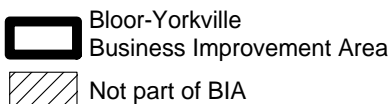
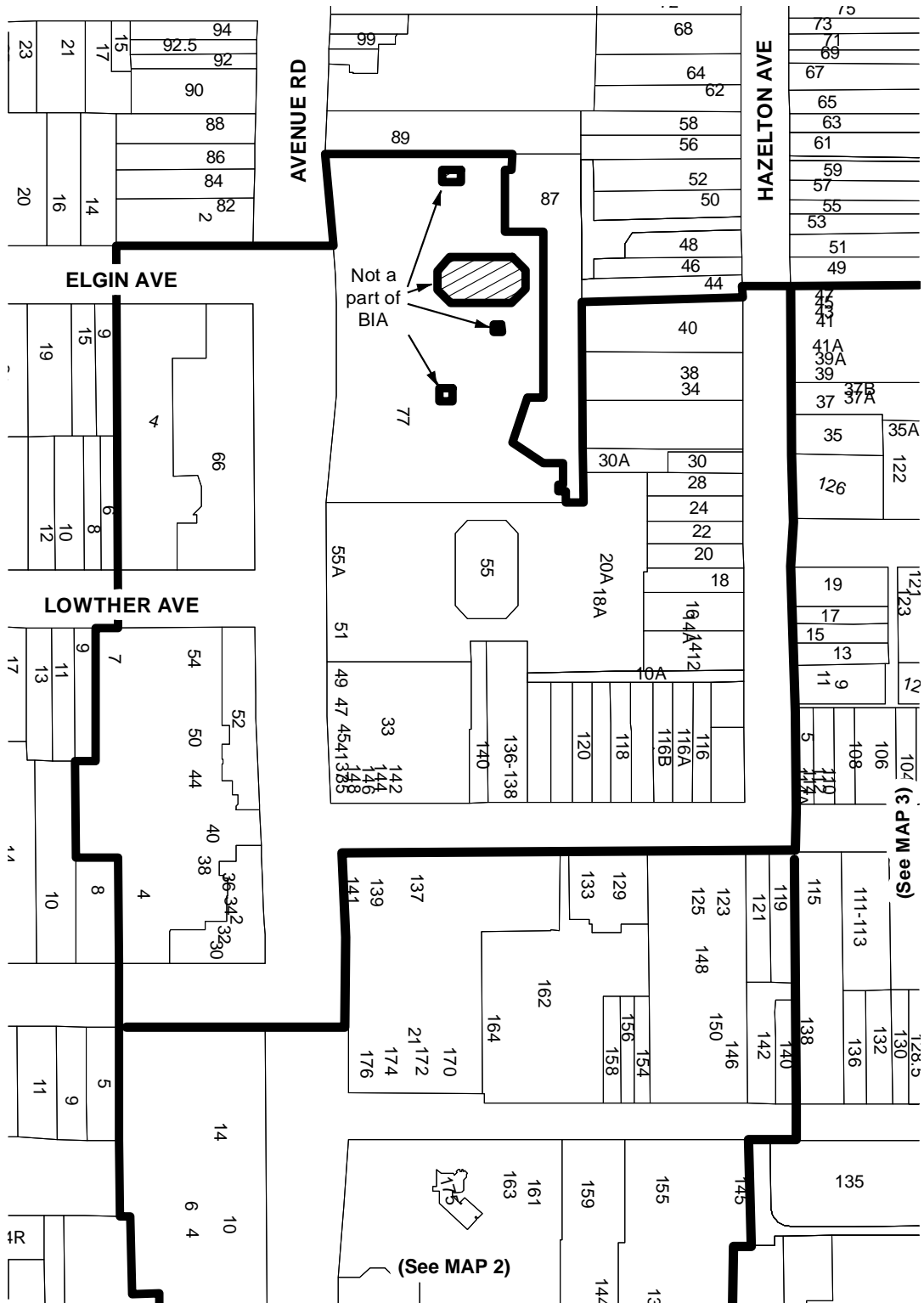
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Economic Partnership Advisor, BIA Office
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Email: dhessels@toronto.ca

SIGNATURE

Mike Williams
General Manager
Economic Development, Culture and Tourism

ATTACHMENTS

Attachment No. 1 – Maps (1 to 8) of Amended Bloor-Yorkville BIA



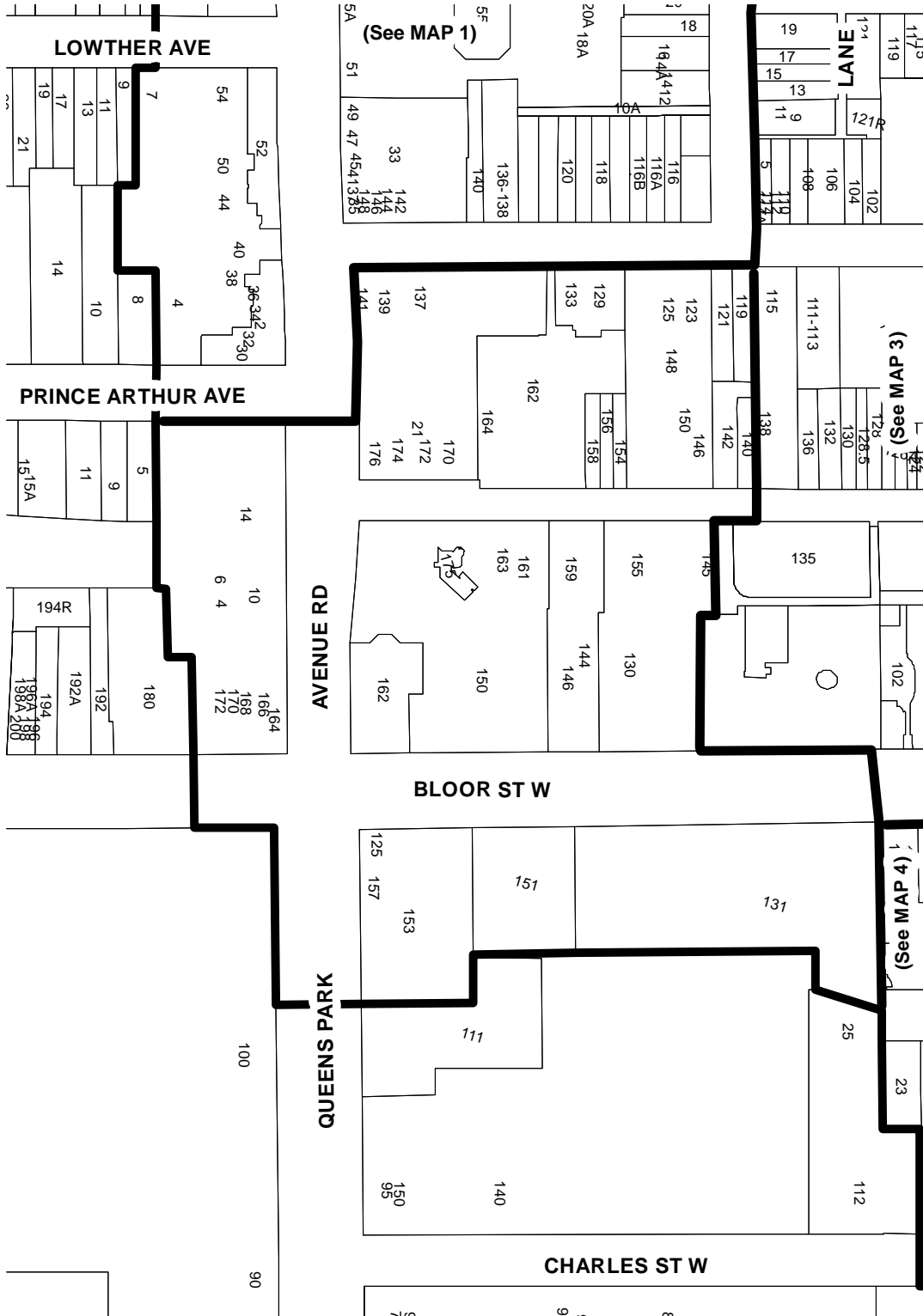
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TECHNICAL SERVICES
 SURVEY AND MAPPING SERVICES
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 Toronto, ON M3VB 1V5
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 Created by: W. Silva
 April 2005

Attachment No. 1

MAP 2 of 8

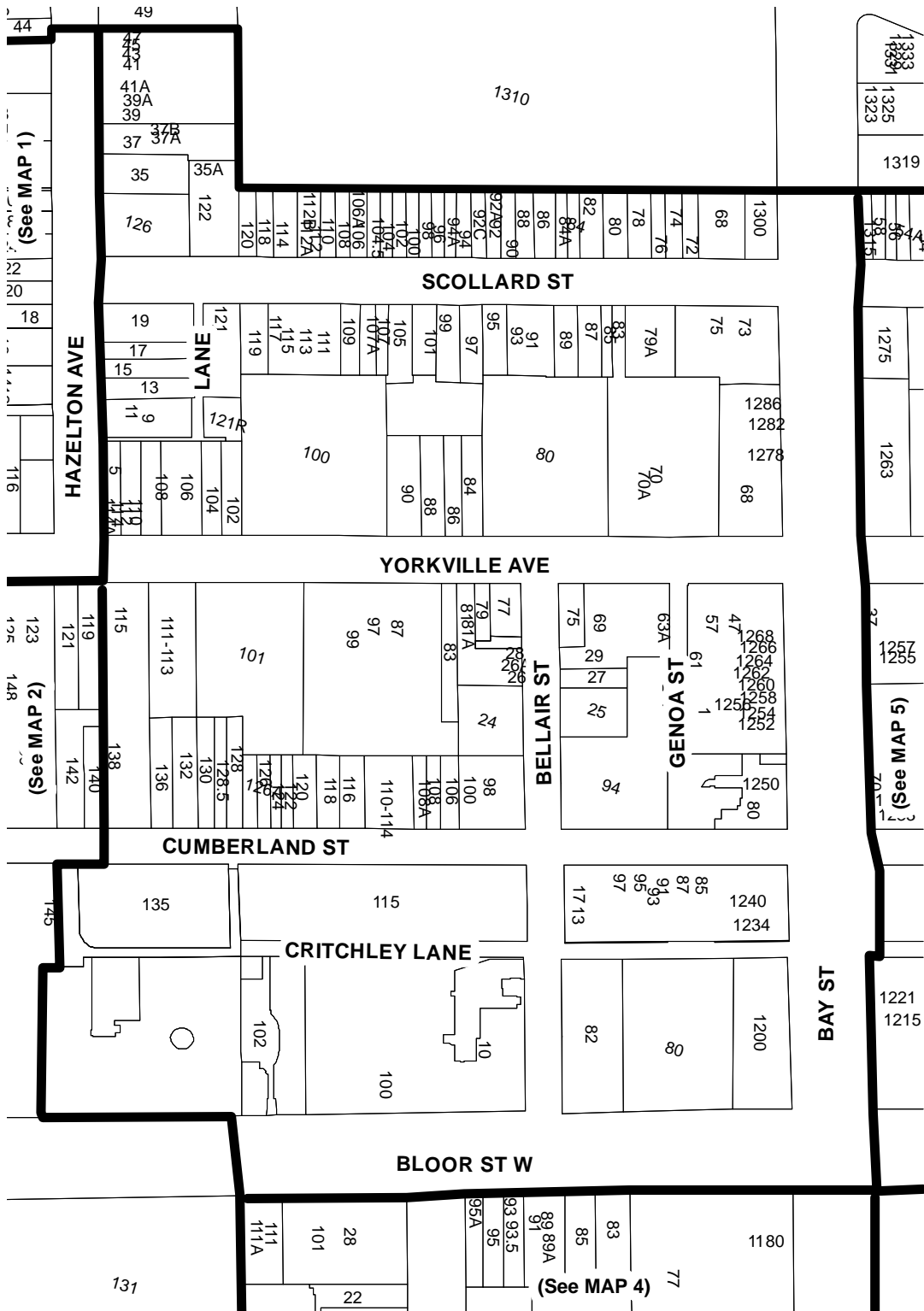



 Bloor-Yorkville
Business Improvement Area

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TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
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Toronto, ON M3V8 1V5
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Created by: W. Silva
April 2009

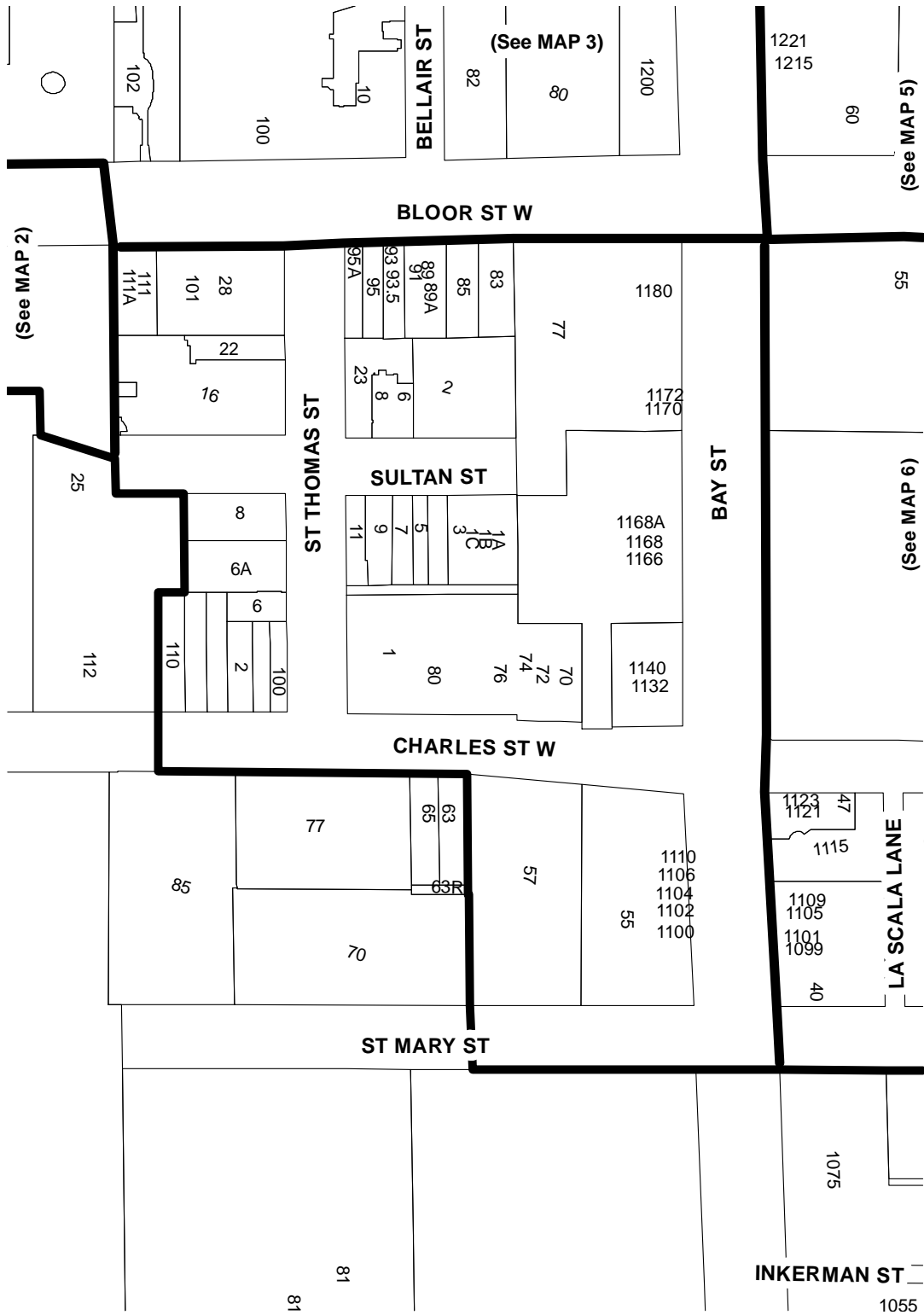



 Bloor-Yorkville
Business Improvement Area

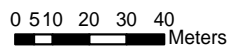
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April 2009



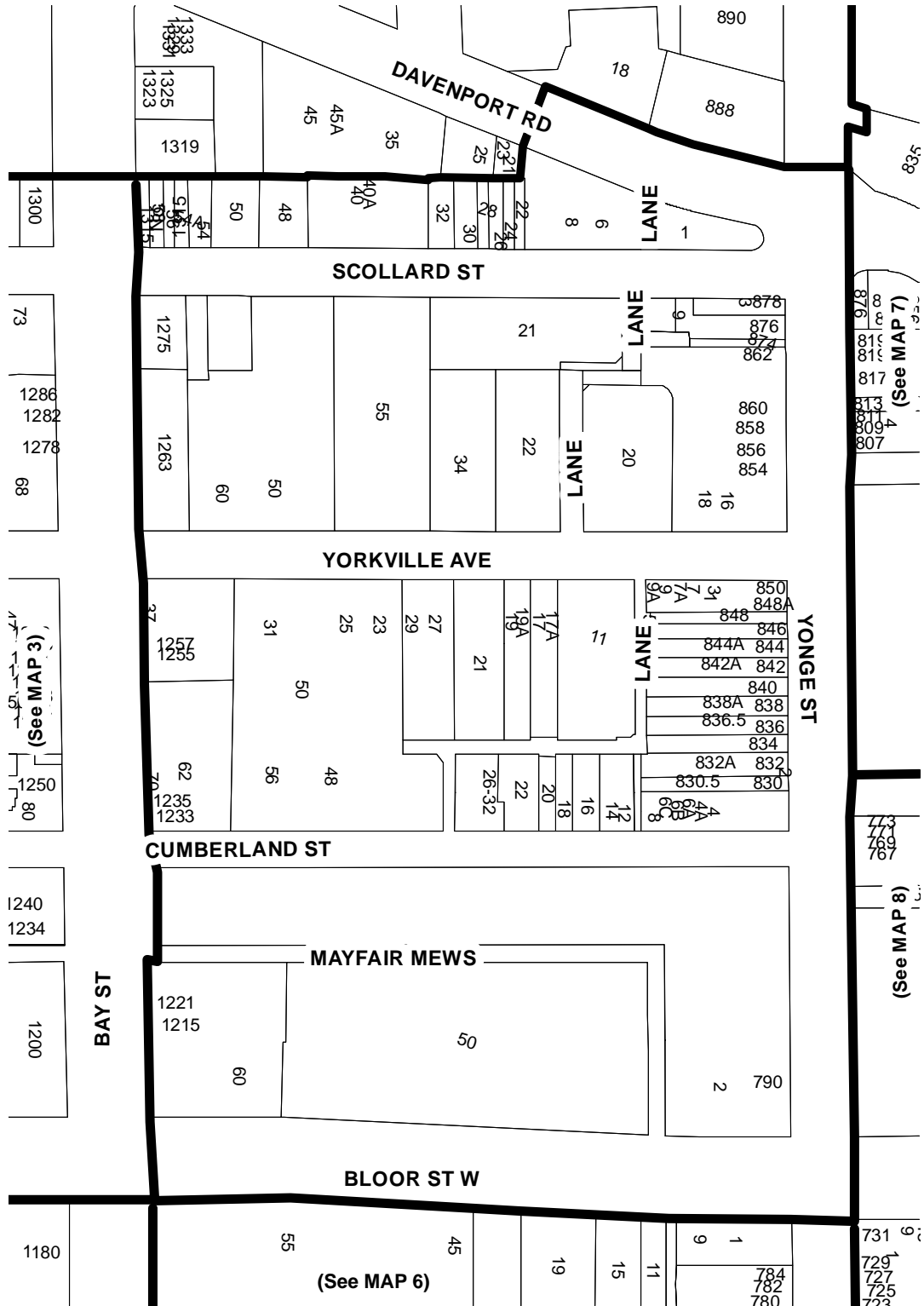
 Bloor-Yorkville
Business Improvement Area




**TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES**

18 Dyas Rd, 4th Floor
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Tel: 416-392-7755, Fax: 416-392-0081

Map File: bloorvok_09_rpt4.mxd
Created by: W. Silva
April 2009

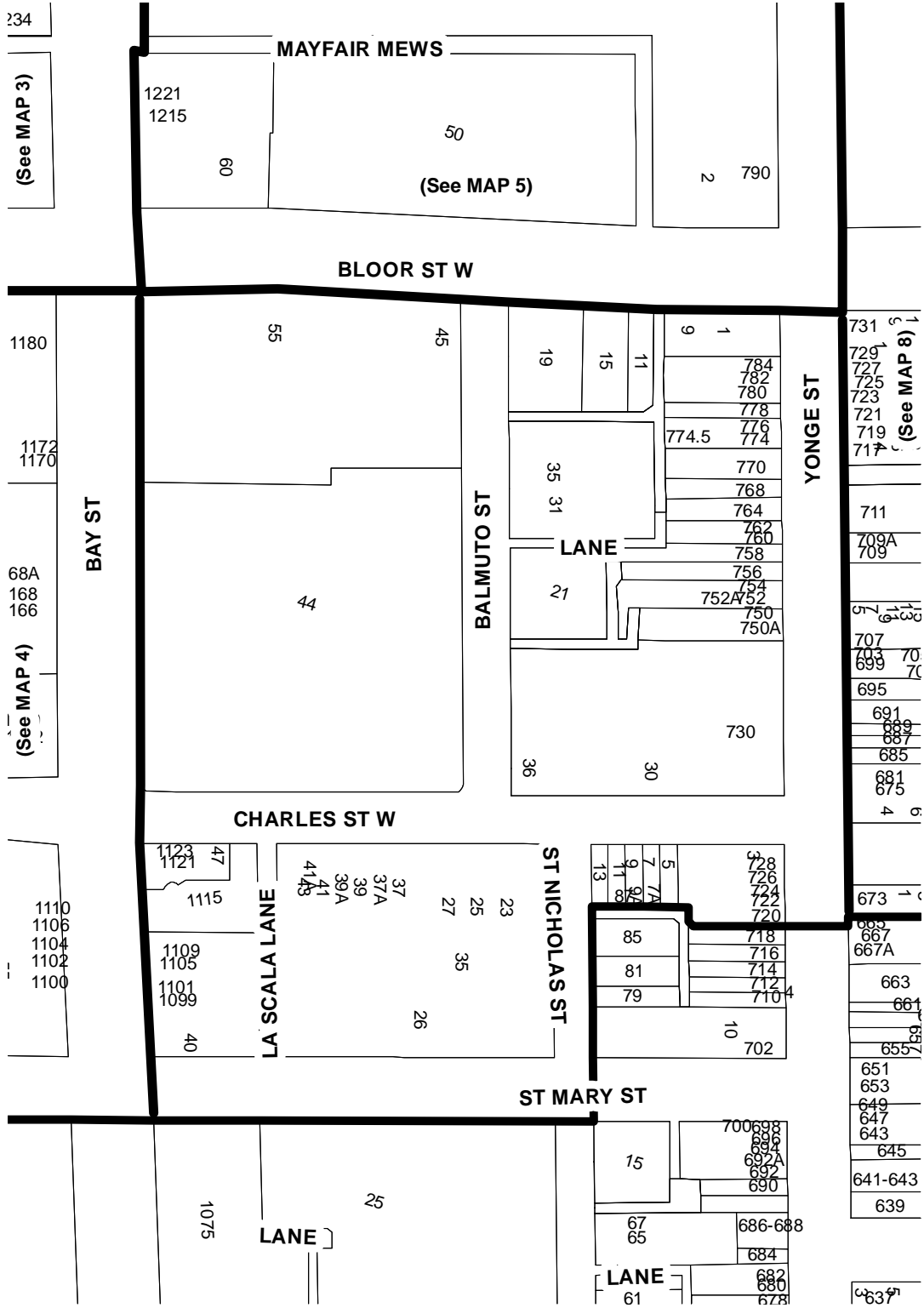



 Bloor-Yorkville Business Improvement Area

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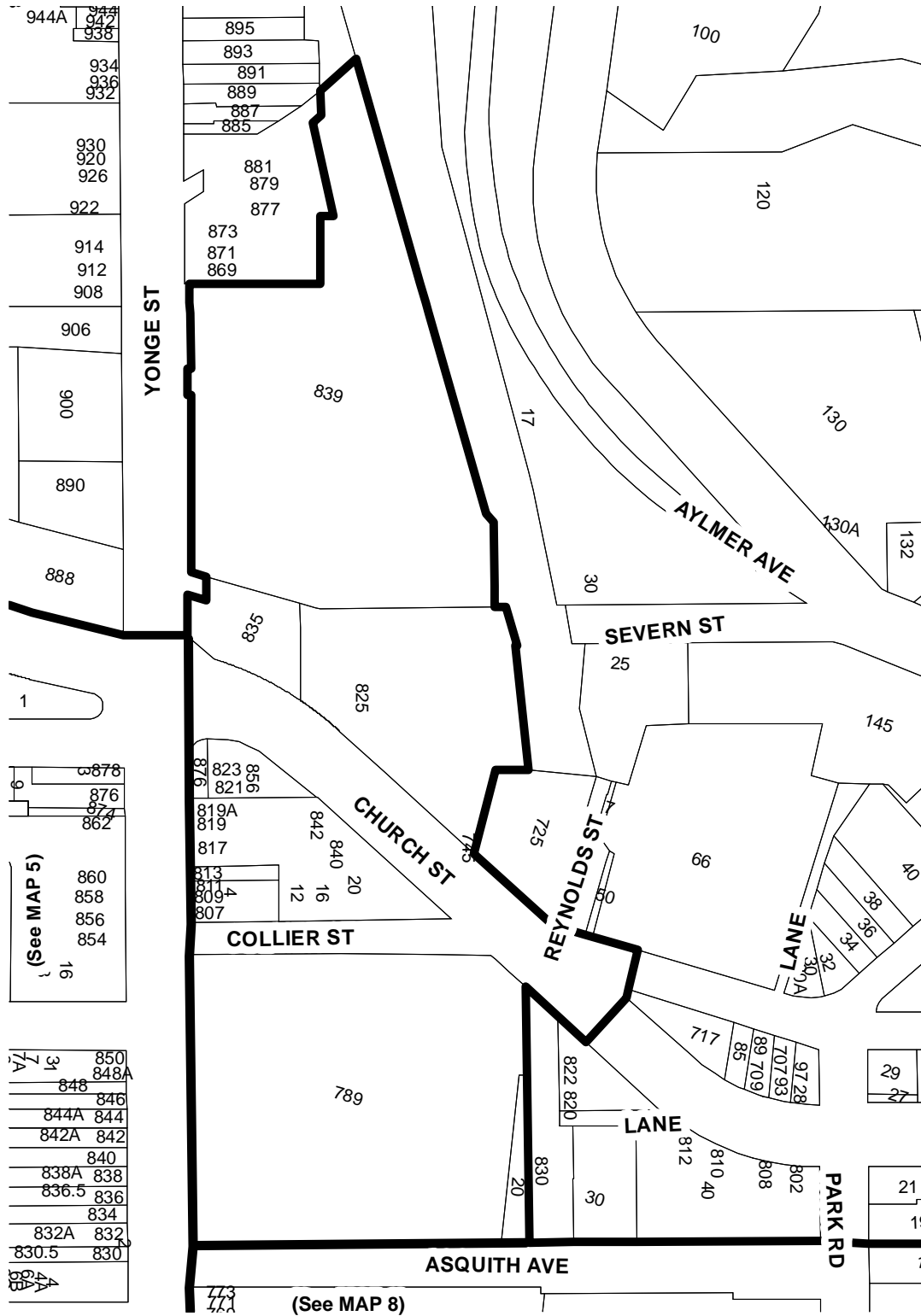


 Bloor-Yorkville
Business Improvement Area

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TECHNICAL SERVICES
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April 2009





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