



STAFF REPORT ACTION REQUIRED

Toronto Entertainment District Business Improvement Area (BIA) Boundary Expansion

Date:	September 29, 2009
To:	Economic Development Committee
From:	General Manager, Economic Development, Culture and Tourism
Wards:	20, 28
Reference Number:	P:/2009/Cluster A/EDCT/ECON DEV/November/ed0911-038

SUMMARY

The purpose of this report is to recommend the expansion of the Toronto Entertainment District Business Improvement Area (BIA) to include the Four Seasons Centre for the Performing Arts, 145 Queen Street West.

RECOMMENDATIONS

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

1. The area described by Attachment No. 1 be designated as the amended Toronto Entertainment District 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.
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the expanded boundary of the Toronto Entertainment District BIA.

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Toronto Entertainment District BIA.

ISSUE BACKGROUND

The Toronto Entertainment District BIA was established in 2008 and since then has launched an ambitious master plan study which has provided a long-term vision for the District.

In the spring of 2009 the Four Seasons Centre for the Performing Arts, home of the National Ballet of Canada and the Canadian Opera Company, approached the Toronto Entertainment District BIA about becoming a member of the BIA.

The Four Seasons Centre for the Performing Arts is classified as tax-exempt by the Municipal Property Assessment Corporation (MPAC). Therefore the property would not contribute levies to the BIA and would not be a voting member of the BIA. However, because the Centre is a major cultural venue and has a common interest with many of the attractions, theatres, hotels and notable arts and cultural landmarks located within the BIA there are strong symbolic reasons to include it within the BIA boundaries.

Chapter 19-15 B of the Municipal Code allows minor boundary expansions without a poll where the expansion area accounts for less than 5 percent of the total commercial and industrial assessment of the BIA. 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 expansion area. The proposed expansion to include the Four Seasons Centre meets these three criteria given that the property is tax-exempt and written requests have been received from the BIA Board and the Four Seasons Centre for the Performing Arts.

COMMENTS

The proposed amended Toronto Entertainment District BIA boundaries shown in Attachment No. 1 (Maps 1 to 4) would represent an expansion to include the Four Seasons Centre for the Performing Arts, 145 Queen Street West.

As permitted by section 19-15B of Municipal Code, it is recommended that Council pass a by-law to designate the area described by Attachment No. 1 (Maps 1 to 4), as the expanded Toronto Entertainment District Business Improvement Area.

CONTACT

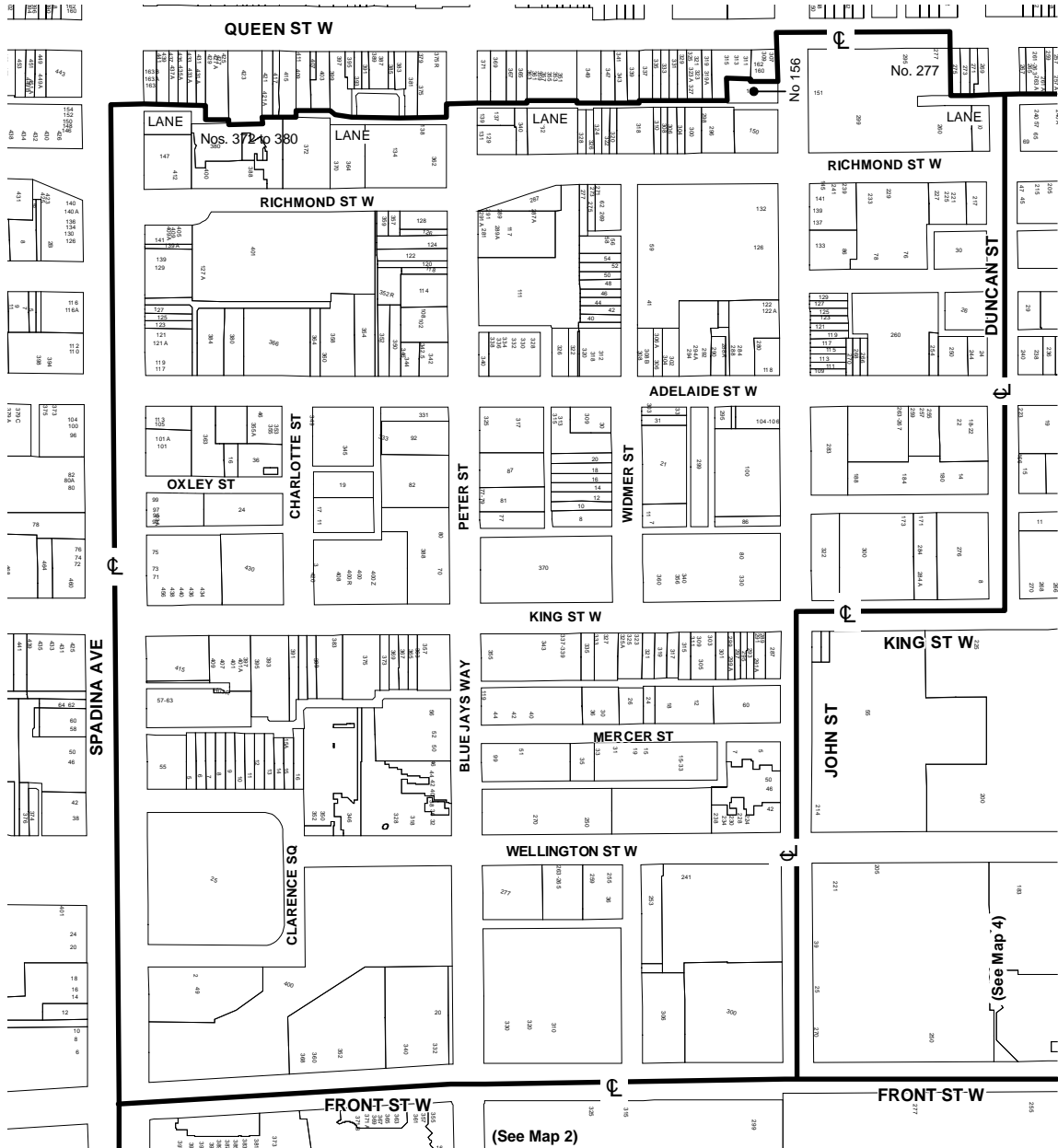
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SIGNATURE

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ATTACHMENTS

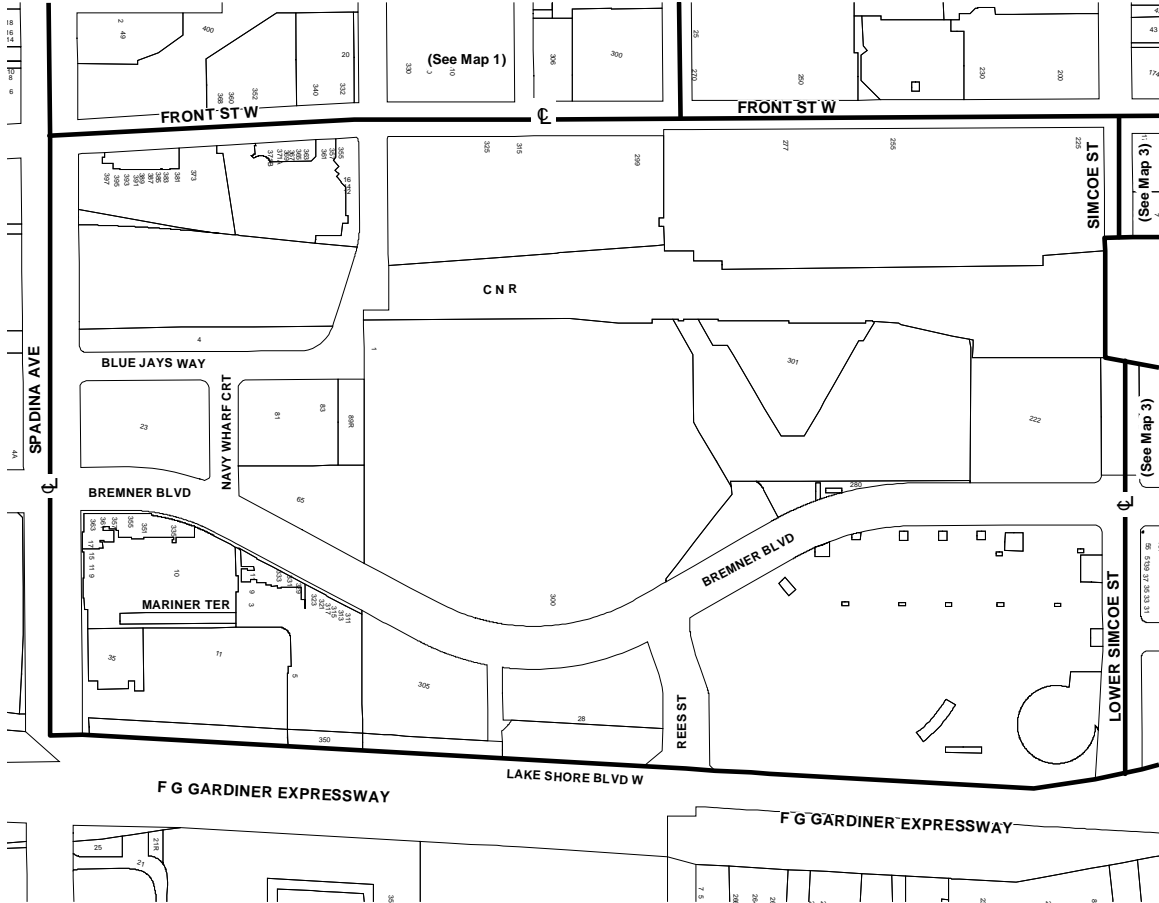
Attachment No. 1 – Proposed Toronto Entertainment District BIA Expansion (Maps 1-4)



CENTRE LINE



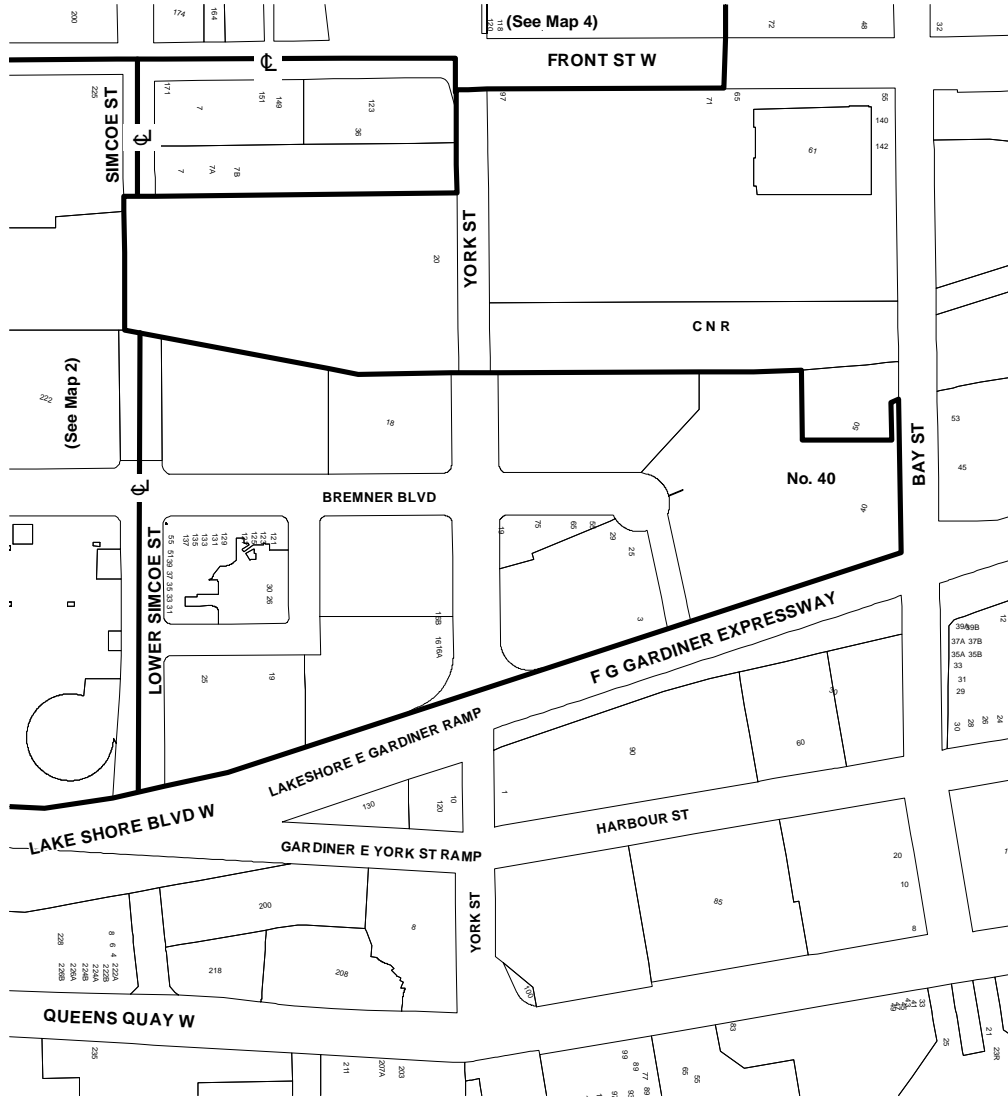
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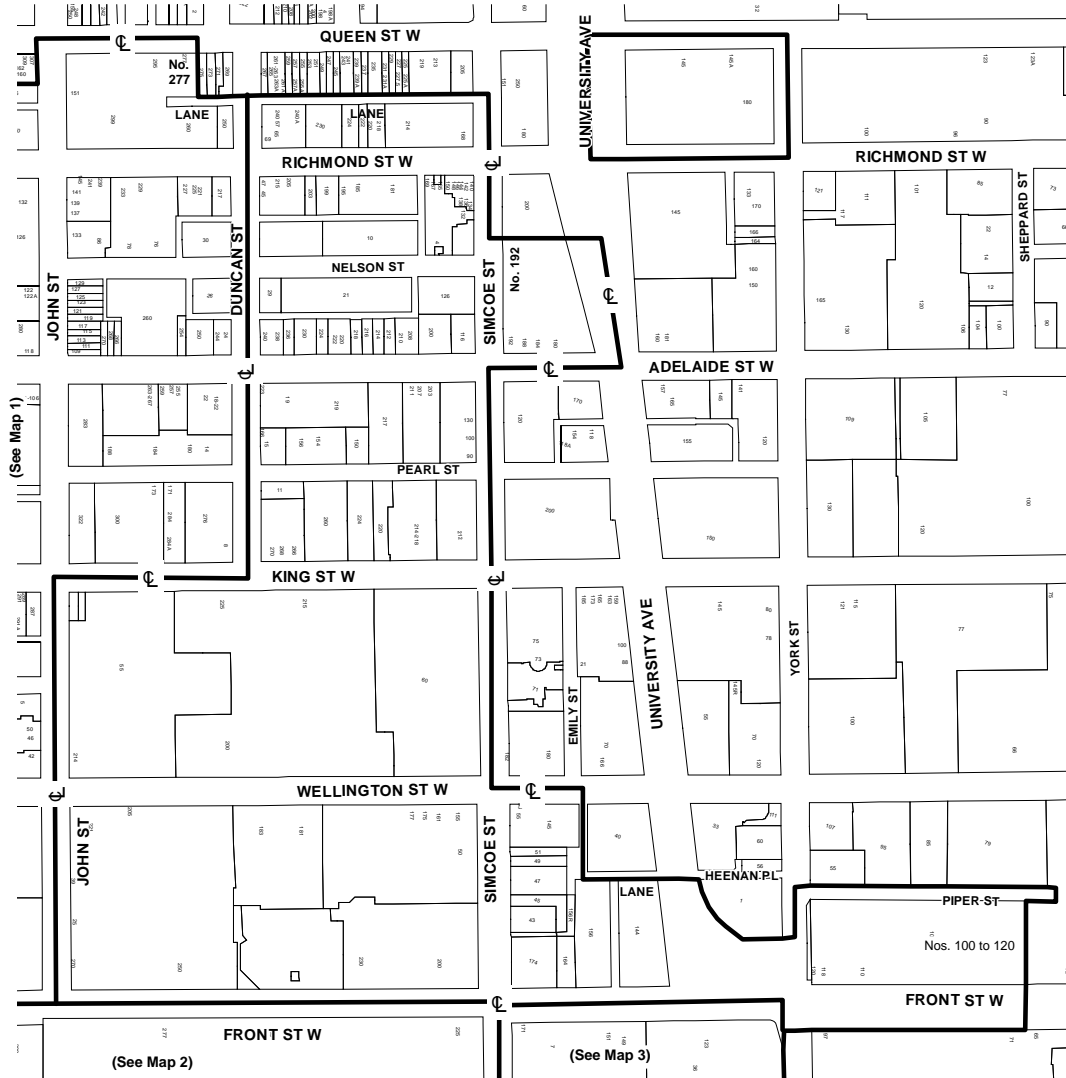
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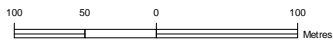
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