



## STAFF REPORT ACTION REQUIRED

### Community Improvement Plan to Extend the Commercial Façade Improvement Program

<b>Date:</b>	April 6, 2010
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Wards 1, 15, 16, 17, 18, 19, 20, 21, 22, 25, 27, 28, 29, 30, 31, 32, 35, 41, 42
<b>Reference Number:</b>	Pg10017

#### SUMMARY

---

This report brings forward a Community Improvement Plan (CIP) extending the Commercial Façade Improvement Program (CFIP) to property owners within new Business Improvement Areas and to property owners in BIAs which have been expanded.

Grants under the CFIP are a proven, cost-effective way to improve the economic vitality and viability, and cleanliness and attractiveness of main street shopping areas. The proposed CIP will enable properties within the new or expanded BIAs to benefit from the grants as soon as all eligibility requirements have been met.

#### RECOMMENDATIONS

---

**The Chief Planner and Executive Director, City Planning Division recommends that:**

1. Council approve the by-law in Attachment 1 adopting a Community Improvement Plan pursuant to Section 28 of the Planning Act to facilitate further implementation of the City's Commercial Façade Improvement Program;
2. Council direct the City Solicitor to amend the draft by-law shown in Attachment 1 to include the Emery Village Focus Area, a map of which is attached as Attachment 2, if the Emery Village Business Improvement Area boundaries are expanded in accordance with Attachment 2;

3. Council approve the by-law in Attachment 3 to expand the Mount Dennis Focus Area;
4. Council direct the City Solicitor to introduce the Bill for the by-law in Attachment 3 to City Council for enactment only if and when the Mount Dennis Business Improvement Area boundaries are expanded in accordance with the boundaries shown on Maps 1-3 of Attachment 3;
5. Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws as may be required before introducing necessary bills to Council for enactment;
6. This report be forwarded to the Economic Development Committee for information; and,
7. The appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

### **Financial Impact**

The recommendations in this report will have no financial implications.

### **DECISION HISTORY**

At its meeting of September 28, 29, and 30, 2005, Council approved the 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 Community Improvement Project Areas that coincide with the City's then existing BIAs (Clause 8, Economic Development Committee Report 7).

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050928/cofa.pdf>

At its meeting of January 31, February 1 and 2, 2006, City Council adopted the necessary by-laws to designate the 44 BIAs in existence at the time as Community Improvement Project Areas and to adopt the required Commercial Façade Improvement Program related Community Improvement Plans (CIPs) (Clause 1, Planning and Transportation Committee Report 1).

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060131/cofa.pdf>

On April 23 and 24, 2007, Council considered Item PG3.1 and adopted by-laws designating six (6) new Community Improvement Project Areas and adopting 6 CIPs to recognize new BIAs that had been formed and become eligible since 2006. Council also authorized amendments to certain Commercial Façade Improvement Program CIPs to recognize changes to boundaries of five (5) existing BIAs.

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-04-23-cc07-dd.pdf>

At its meeting of May 26 and 27, 2008, City Council considered Item PG15.2 and adopted By-law 516-2008, thereby designating the entire City of Toronto as a Community Improvement Project Area, with the exception of very limited portions of the Toronto Waterfront and the South of Eastern Employment District.

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-05-26-cc21-dd.pdf>

At its meeting of January 6, 2010, Planning & Growth Management Committee approved the preparation of a Community Improvement Plan to extend the Commercial Façade Improvement Program to new Business Improvement Areas and directed that Notice for the public meeting under the Planning Act be given in accordance with relevant regulations with the public meeting targeted for Spring 2010.

<http://www.toronto.ca/legdocs/mmis/2010/pg/decisions/2010-01-06-pg34-ds.htm>

## **ISSUE BACKGROUND**

The Commercial Façade Improvement Program (CFIP) was first introduced in the former City of Toronto in conjunction with the Business Improvement Area Program. After amalgamation and until 2005 the CFIP was also used to support the Employment Revitalization Program. Since 2005 the CFIP has been extended exclusively to property owners within BIAs in existence for at least five years.

## **COMMENTS**

This report brings forward a Community Improvement Plan (CIP) extending the Commercial Façade Improvement Program (CFIP) to property owners within new Business Improvement Areas and to property owners in previously existing BIAs which have been expanded, as directed by Planning & Growth Management Committee at its meeting of January 6, 2010.

## **Program Purpose and Details**

The Commercial Façade Improvement Program, available to BIAs that have been in existence for at least five years, supports two of City Council's top priorities, which are to improve the City's business climate and to make Toronto a clean and beautiful city. BIAs are essential contributors to both objectives. The seventy (70) BIAs in the City of Toronto, mostly located in older main street commercial areas, are an integral part of the economic and social well-being of their communities, providing retail services within walking distance of adjacent residential neighbourhoods. They are focal points for neighbourhood activity and offer opportunities for local entrepreneurship and employment, contributing approximately \$350 million in tax revenue to the City each year and employing over 150,000 people.

However, many BIAs are increasingly challenged by competition from big-box stores, internet retailing and deterioration in building stock, which threaten the longer term economic vitality and viability of these main street retail areas. Vital and viable retail strips contribute to a healthy tax base, provide local entrepreneurship and employment opportunities, and provide less mobile people with near-by shopping and other services. Local "walk-to" retail also increases opportunities for pedestrian- and bike-based shopping and reduces GHG emissions.

To mitigate these challenges, the CFIP supports eligible BIAs by providing grants to commercial property owners and tenants to improve the appearance of their building façade. Under the CFIP, the City provides grants of fifty percent of eligible construction costs to a maximum of \$10,000 for mid-block properties and \$12,500 for corner properties. Prospective grant applicants must meet the application criteria approved by Council. Applications are considered and approved on a ‘first come, first served’ basis up to a predetermined deadline date.

The CFIP is a proven, cost-effective way to improve the retail building stock by stimulating investment by local business. The CFIP complements the City’s Capital Cost Share Program, which provides matching funding for streetscape improvements in BIAs. These two programs have a significant impact on the economic vitality and viability, and cleanliness and attractiveness, of main street shopping areas.

Even in some of the City’s more vibrant BIAs, the CFIP increases the intensity of commercial activity and investment necessary to ensure continuing success by acting as a catalyst, attracting new businesses and improving the appearance and architectural quality of the area.

### **Planning Requirements**

The provision of grants to commercial enterprises are only permitted within areas designated as Community Improvement Project Areas and only if a CIP containing relevant policies has been adopted and approved, pursuant to Section 28 of the *Planning Act*.

The Official Plan states that CIPs will be prepared to provide direction regarding municipal investment to complement projects by Business Improvement Areas that support local economic growth.

It is no longer necessary to designate individual Community Improvement Project Areas for these new BIAs, as virtually the entire City of Toronto has now been designated by By-law 516-2008 as a Community Improvement Project Area. The proposed CIP will append maps showing the areas to which the CIP applies.

### **Implementation**

In 2006 and 2007 separate CIPs were adopted or amended for 50 BIAs in order for them to receive CFIP grants under a new funding regime. Since then some BIAs have expanded and 8 new BIAs have been formed.

This process of BIA formation and expansion seems likely to continue, bringing the prospect of further proliferation of CFIP CIPs. To minimize the number of CIPs providing CFIP grants, the proposed CIP addresses multiple areas under one CIP. The proposed eligibility requirements for grants will mirror those of the existing CFIP CIPs adopted in 2006-2007. The program will be administered by Economic Development and Culture Division staff.

A review of the existing CFIP authorities determined that:

- (a) some of the provisions of the CIPs adopted before 2006 were not consistent with the more recent CFIP CIPs, and,
- (b) those façade-related CIPs adopted under the Employment Revitalization initiative have expired. The proposed CIP will bring BIAs affected by these older CIPs in-line with the current CFIP CIPs.

In order to ensure that there is no confusion between existing CIPs and the proposed CIP, the latter contains a provision stating that it supercedes façade improvement related policies in previously adopted Community Improvement Plans, as they may apply to the BIAs shown in the proposed Plan.

The CIP includes the following BIAs, as shown in the table below:

1. New or expanded BIAs. The proposed CIP will enable properties within the new or expanded BIAs to benefit from the grants as soon as all eligibility requirements have been met. For example, among other requirements, a property within a BIA will only become eligible for the grants if the BIA has been in existence for five years.
2. The BIAs that had previously received grants through the former Employment Revitalization Program. The proposed CIP will ensure they remain eligible for grants.
3. The five BIAs on St Clair Ave West are also recognized through this CIP, whereas the previous St Clair West CIP did not recognize them separately.

Table 1: Business Improvement Areas included in the proposed CIP

<b>Business Improvement Area</b>	<b>Reason for Inclusion in CIP</b>
Annex-Dupont	New BIA formed in 2009
Bloor-Yorkville	Expansion in 2009
Chinatown	BIA boundaries revised in 2007
Corso Italia	Separate BIA in existing St Clair West CIP
Crossroads of the Danforth	New BIA formed in 2008
Danforth Mosaic	New BIA formed in 2007
Hillcrest Village	Separate BIA in existing St Clair West CIP
Historic Queen	Expansion in 2007
Kensington Market	New BIA formed in 2009
Lakeshore Village	Previously under the former Employment Revitalization program
Little Italy	Expansion in 2006
Little Portugal	New BIA formed in 2007
Liberty Village	Expansion in 2008
Long Branch	Previously under the former Employment Revitalization program
Mimico by the Lake	Previously under the former Employment Revitalization program
Mimico Village	Previously under the former Employment Revitalization program
Mount Pleasant	New BIA formed in 2008
Oakwood Village	Expansion in 2008
Regal Heights Village	Separate BIA in existing St Clair West CIP
Riverside	Previously under the former Employment Revitalization program
St. Clair Gardens	Separate BIA in existing St Clair West CIP
Toronto Entertainment District	New BIA formed in 2007 and expanded in 2009
Trinity Bellwoods	New BIA formed in 2007
Wychwood Heights	Expansion in 2006

It is expected that the expansion of the Emery Village BIA will be approved by Council at the same meeting that this Report is considered. As such, staff recommend that if this occurs, the draft by-law shown at Attachment "1" be amended to include the expanded Emery Village area.

It is also expected that the Mount Dennis BIA will be expanded later this year. As such, this Report seeks authorization for the City Solicitor to introduce a bill if and when this occurs, to ensure that the CFIP applies to the expanded area.

Community Improvement Plans delivering the CFIP to over 40 other BIAs are not affected by the current proposal. These BIAs are:

Albion-Islington Square	Junction Gardens
Beach	Kennedy Road
Bloor Annex	Kingsway
Bloor By The Park	Korea Town
Bloor West Village	Mirvish Village
Bloorcourt Village	Old Cabbagetown
Bloordale Village	Pape Village
Church-Wellesley	Parkdale Village
College Promenade	Queens Quay
Danforth	Roncesvalles Village
Danforth Village	Rosedale Main Street
Dovercourt Village	Sheppard East Village
Downtown Yonge	St. Lawrence Market Neighbourhood
Dundas West	Upper Village
Eglinton Hill	Uptown Yonge
Eglinton Way	Village of Islington
Fairbank Village	Weston Village
Forest Hill Village	West Queen West
Gerrard India Bazaar	Wexford
Greektown on the Danforth	York-Eglinton
Harbord Street	Yonge Lawrence Village

## Consultation

Staff met with members of the Toronto Area Business Improvement Areas (TABIA) on March 30, 2010 at their monthly meeting, to which all Toronto area BIAs are invited. The CIP proposal was included on the meeting agenda, which was distributed prior to the meeting. The CIP was supported by those attending.

As required by the *Planning Act*, the Province was consulted during the preparation of the CIP. Notice of the public meeting was sent to all BIAs included in the proposed CIP, as well as being given in accordance with the *Planning Act* and its regulations.

## CONTACT

Peter Moore, Project Manager  
Policy and Research  
Telephone: 416-392-8806  
Fax: 416-392-3821  
Email: [pmoore@toronto.ca](mailto:pmoore@toronto.ca)

Kerri Voumvakis, Acting Director  
Policy and Research  
Telephone: 416-392-8148  
Fax: 416-392-3821  
Email: [kvoumva@toronto.ca](mailto:kvoumva@toronto.ca)

## SIGNATURE

---

Gary Wright  
Chief Planner and Executive Director  
City Planning Division

## ATTACHMENTS

- Attachment 1: Draft By-law to adopt the Commercial Façade Improvement Program Community Improvement Plan
- Attachment 2: Maps showing the potentially expanded Emery Village Focus Area
- Attachment 3: Draft By-law to amend the York Community Improvement Plan to implement the Commercial Façade Improvement Program for an expanded Mt Dennis Focus Area

[P:\2010\Cluster B\PLN/pg10017]



**Attachment 1: Draft Community Improvement Plan By-law**

Authority: Planning & Growth Management Committee Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 2010

Enacted by Council: ~, 2010

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2010**

**To repeal certain by-laws and to adopt a Community Improvement Plan for Focus Areas within the City-wide Community Improvement Project Area relating to the Commercial Façade Improvement Program**

WHEREAS pursuant to subsection 28(2) of the *Planning Act* the City of Toronto, with the exclusion of limited parts of the waterfront, has been designated as a Community Improvement Project Area by By-law 516-2008;

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the areas designated as Community Improvement Project Areas;

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

WHEREAS community improvement plans for façade improvement programs in certain areas of the former City of Etobicoke and the former City of Toronto have now expired and require replacement;

WHEREAS Council has determined that new areas within the City of Toronto should become eligible for the Commercial Façade Improvement Program;

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

WHEREAS Council of the City of Toronto has determined it appropriate to adopt a community improvement plan for certain portions of the Community Improvement Project Area;

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

1. City of Toronto By-law Nos. 942-2000, 943-2000, 840-2000 and 681-2001, 839-2000 and 702-2001 are hereby repealed.
2. City of Toronto By-law Nos. 370-2002 and 259-2003, as amended by 658-2005 are hereby repealed.

3. Former City of Toronto By-law Nos. 263-80, 560-88, and 578-89 and City of Toronto By-law Nos. 327-2000 and 823-2002 are hereby repealed.
4. City of Toronto By-law Nos. 355-2007, as amended by By-law 358-2007 is hereby repealed.
5. City of Toronto By-law No. 361-2007 is hereby repealed.
6. City of Toronto By-laws 105-2006, as amended by By-law 354-2007 is hereby repealed.
7. City of Toronto By-law 118-2006 is hereby repealed.
8. City of Toronto By-laws 119-2006, as amended by By-law 360-2007 is hereby repealed.
9. The community improvement plan attached to and forming part of this by-law as Schedule “A” is hereby adopted as the Commercial Façade Improvement Program Community Improvement Plan.

ENACTED AND PASSED this \_\_\_\_\_, A.D.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**  
***A Community Improvement Plan for the City of Toronto’s Commercial  
Façade Improvement Program***

**1 PROJECT AREA & SUMMARY**

**1.1 Project Area**

This Community Improvement Plan (CIP) applies to selected Business Improvement Areas in the City of Toronto. These Business Improvement Areas are shown as Focus Areas in Appendix 1 of this CIP.

**1.2 Summary**

This CIP enables the City to provide grants to owners or tenants in the Business Improvement Areas to upgrade the facades of buildings containing retail, service or other commercial uses. Grant amounts may range between \$2,500 and \$10,000 (or up to \$12,500 for corner properties) and will cover a maximum of 50% of the cost of the eligible improvements.

**2 AUTHORITY**

Section 28 of the *Planning Act* authorizes municipalities to designate a Community Improvement Project Area (CIPA) where there is an official plan in effect that contains provisions relating to community improvement in the municipality. The *Planning Act* further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan (CIP) for the CIPA.

The City of Toronto Official Plan contains 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*.

All of the City of Toronto, except for limited portions of the waterfront, was designated as a Community Improvement Project Area by By-law 516-2008, which was enacted by Toronto City Council on May 27, 2008.

The Planning Act authorizes municipalities to use a CIP to “make grants or loans to the registered owners, assessed owners, and tenants to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan” (Section 28(7)).

Section 5.2.2 of the Official Plan states that “Community Improvement Plans will be prepared to promote the maintenance, rehabilitation, revitalization and/or conservation of selected lands, building and communities facing challenges of transition, deficiency or deterioration or for any other environmental, social or community economic development reason”.

The Official Plan further provides that “Community Improvement Plans will be prepared to provide direction regarding ... allocation of public funds, in the form of grants, loans or other finance instruments, for the physical rehabilitation or improvement of private land and/or buildings including rehabilitation of contaminated properties” (Section 5.2.2.3 b).

### **3 BASIS**

The boundaries of each Focus Area coincide with the boundaries of a 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.

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. Each 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 PURPOSE OF THE COMMUNITY IMPROVEMENT PLAN**

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 each 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.

### **5 THE 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 a Focus Area if the coinciding BIA:

- has a BIA 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 a 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 improvement program.

#### **5.4 Program Administration and Implementation**

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

The City's Heritage Preservation Services staff will review and approve the proposed scope of work for properties included on the City Inventory of Heritage Properties.

### **6 APPLICATION TO PREVIOUSLY ADOPTED COMMUNITY IMPROVEMENT PLANS**

This Community Improvement Plan supercedes façade improvement related policies in previously adopted Community Improvement Plans, as they may apply to the Focus Areas shown in Appendix 1 of this Plan.

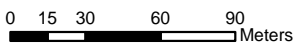
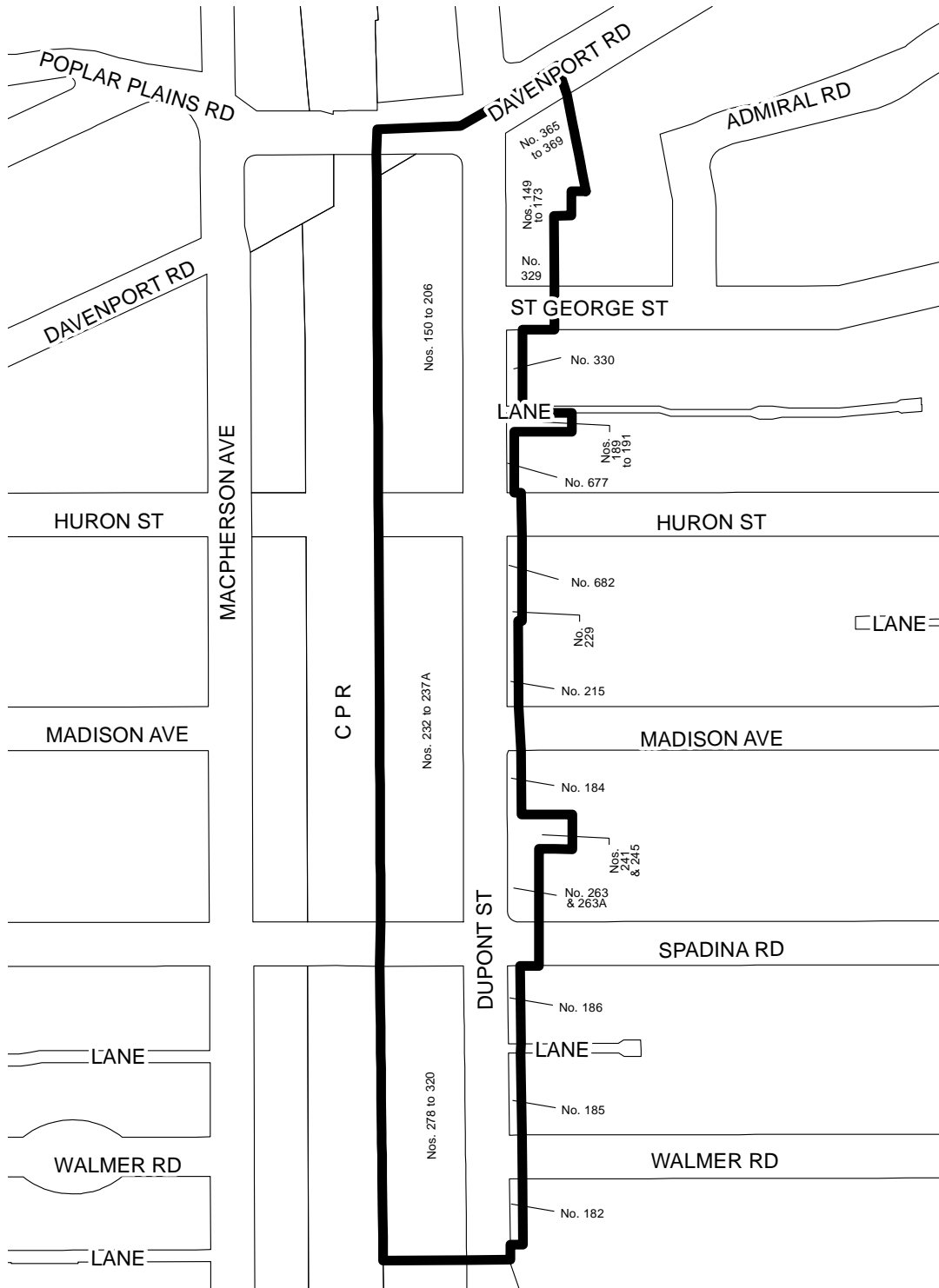
## **APPENDIX 1: FOCUS AREAS**

The CIP applies to the Focus Areas shown on the following maps:

Annex –Dupont (1 map)  
Bloor-Yorkville (8 maps)  
Chinatown (1 map)  
Corso Italia (2 maps)  
Crossroads of the Danforth (2 maps)  
Danforth Mosaic (6 maps)  
Hillcrest Village (1 map)  
Historic Queen (4 maps)  
Kensington Market (2 maps)  
Lakeshore Village (2 maps)  
Liberty Village (2 maps)  
Little Italy (3 maps)  
Little Portugal (2 maps)  
Long Branch (2 maps)  
Mimico by the Lake (1 map)  
Mimico Village (1 map)  
Mount Pleasant (2 maps)  
Oakwood Village (3 maps)  
Regal Heights (1 map)  
Riverside (2 maps)  
St Clair Gardens (2 maps)  
Toronto Entertainment District (4 maps)  
Trinity Bellwoods (2 maps)  
Wychwood Heights (4 maps)

Commercial Facade Improvement Program CIP

ANNEX-DUPONT FOCUS AREA

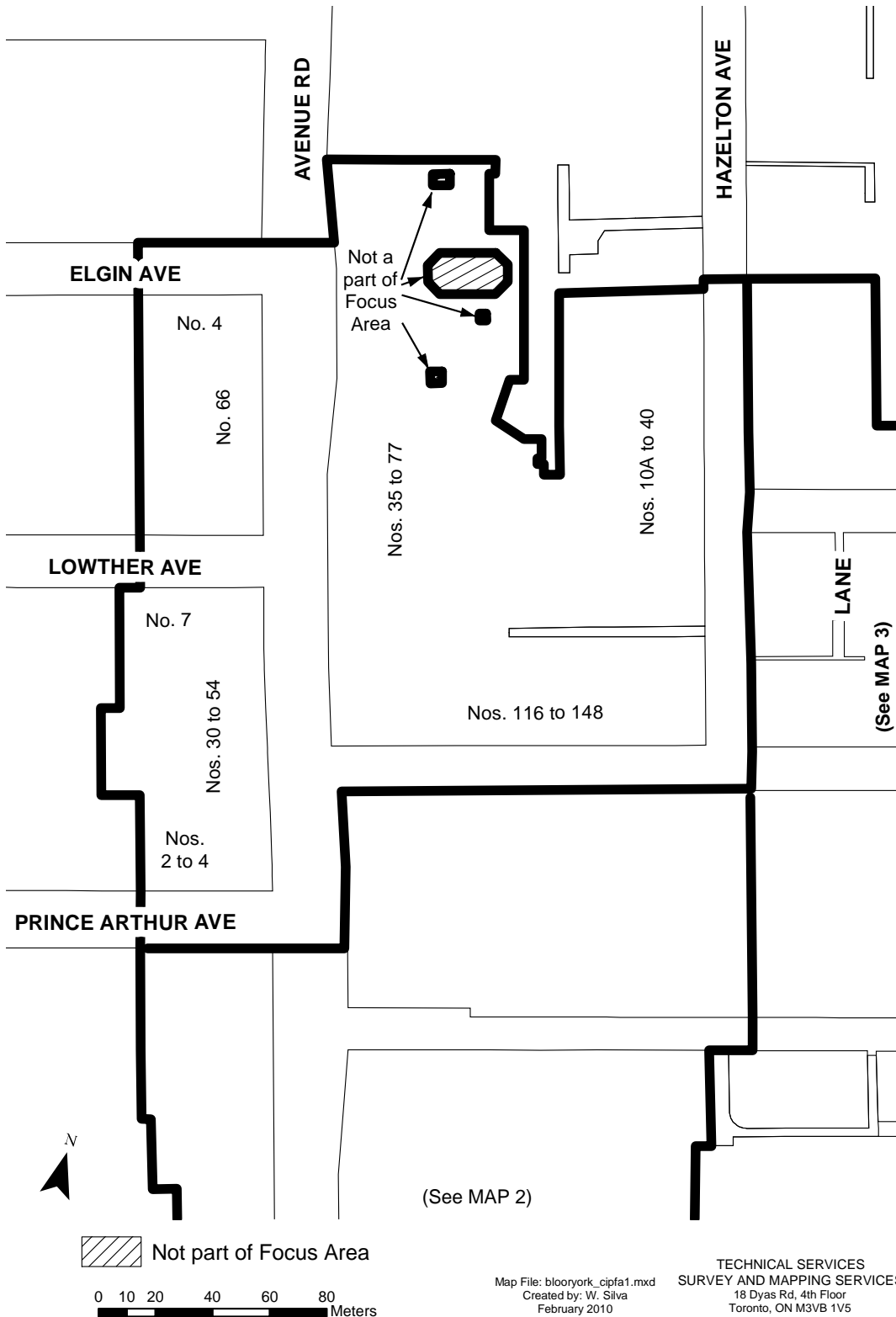


Map File: annex\_cipfa.mxd  
 Created by: W. Silva  
 January 2010

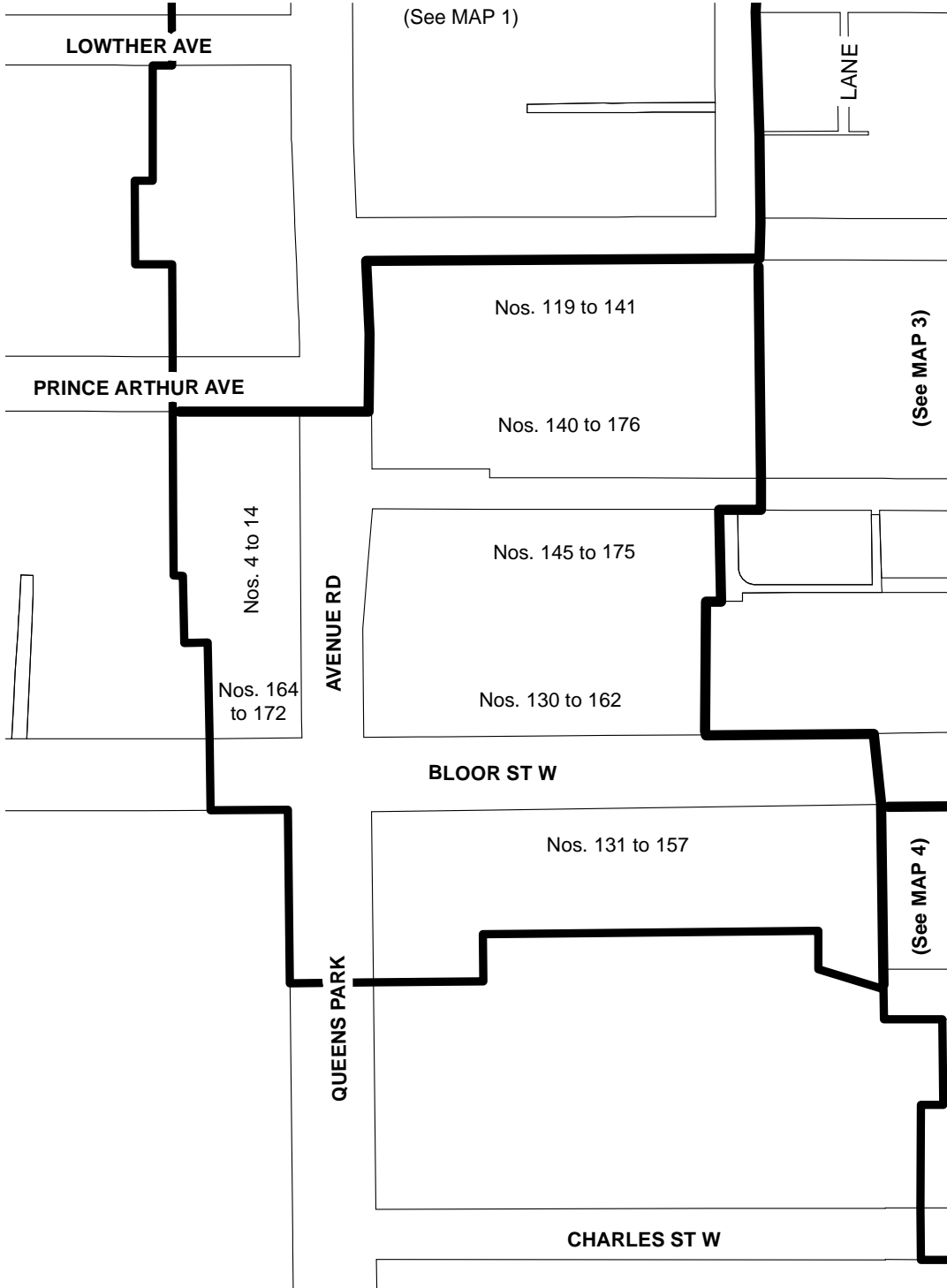
TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5



**Commercial Facade Improvement Program CIP  
BLOOR-YORKVILLE FOCUS AREA  
MAP 1 of 8**



**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 2 of 8**

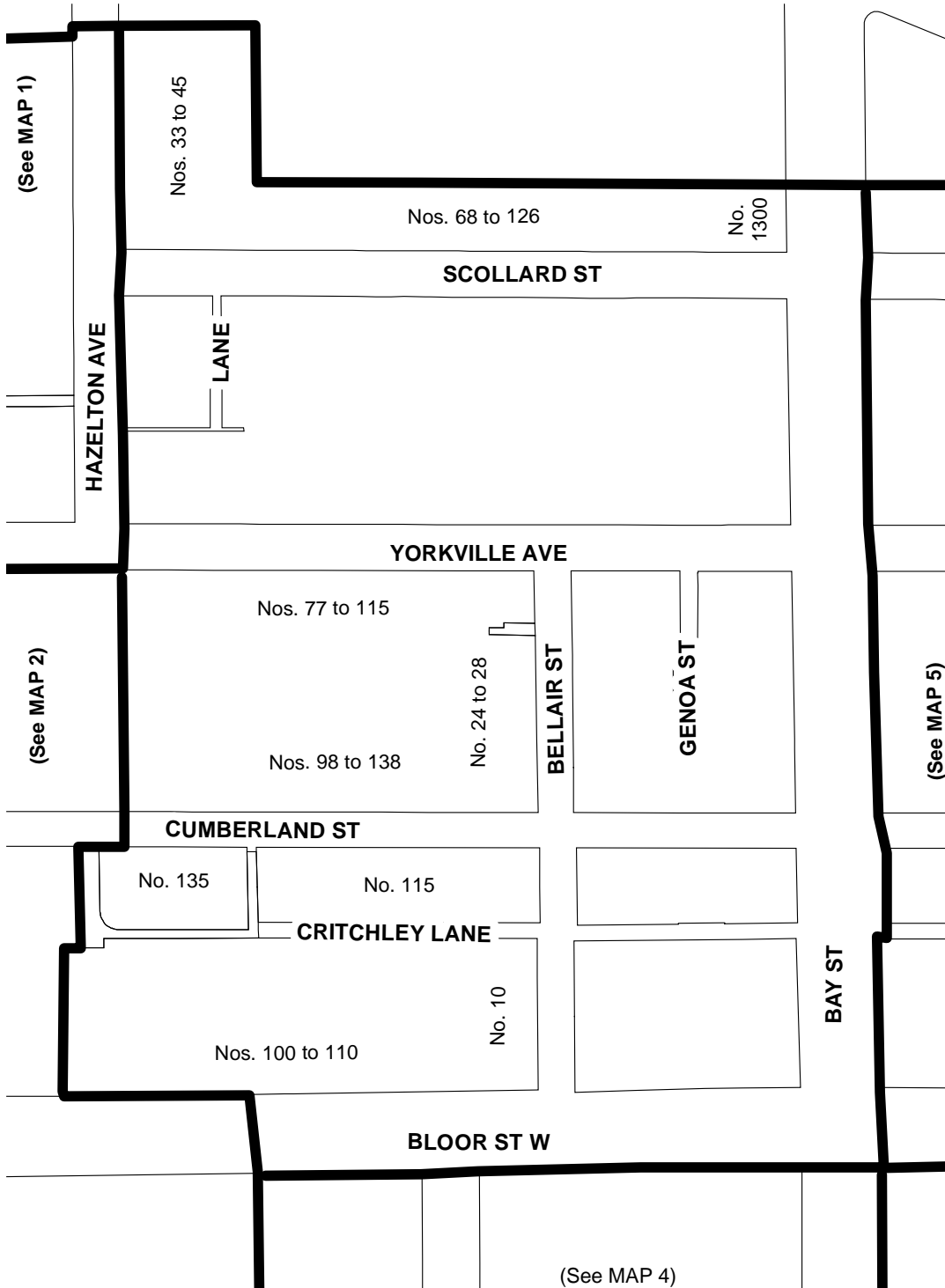


0 510 20 30 40  
 Meters

Map File: blooryork\_cipfa2.mxd  
 Created by: W. Silva  
 February 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
BLOOR-YORKVILLE FOCUS AREA  
MAP 3 of 8**

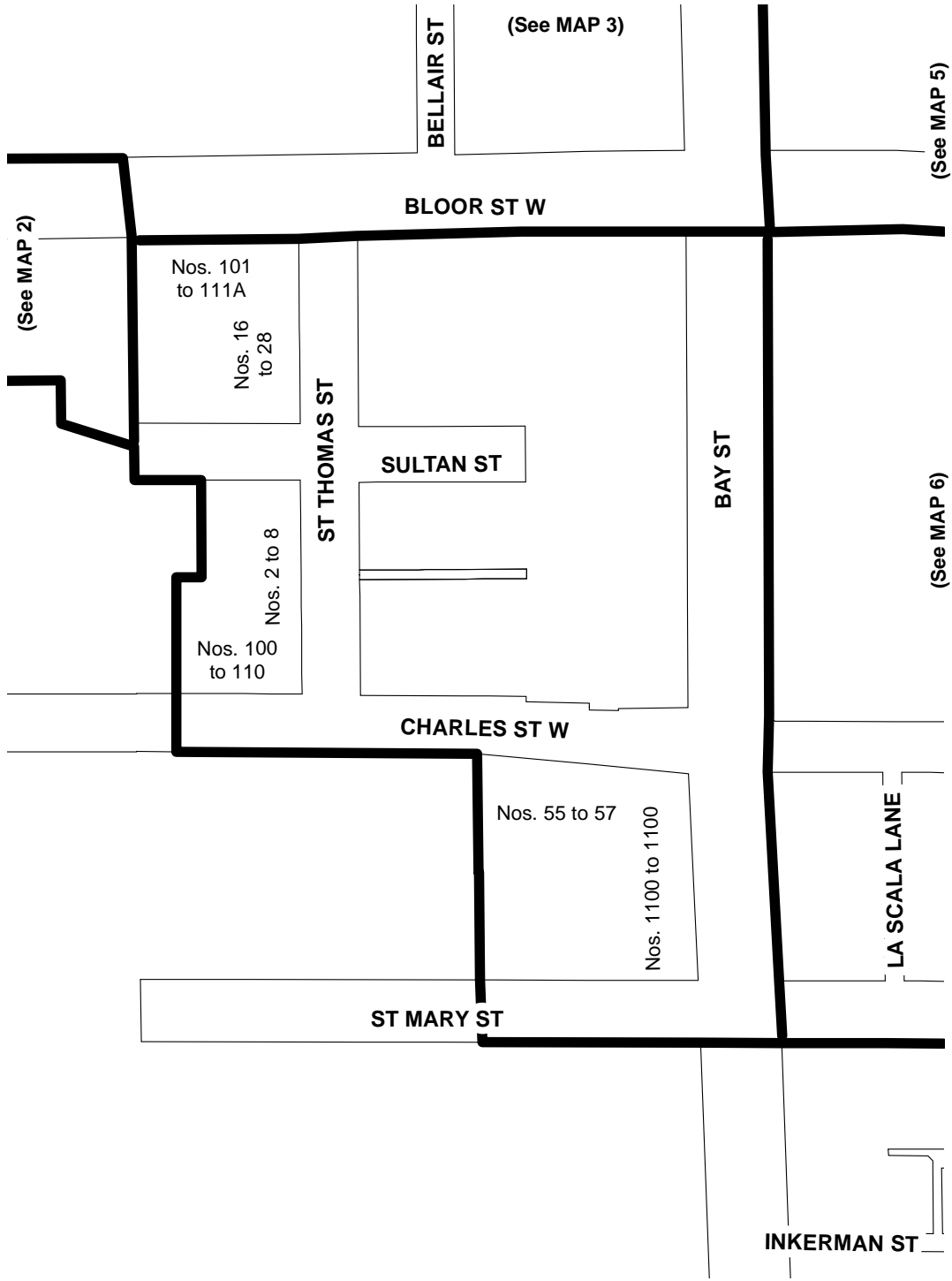


0 5 10 20 30 40  
Meters

Map File: blooryork\_cipfa3.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 4 of 8**

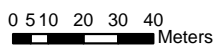
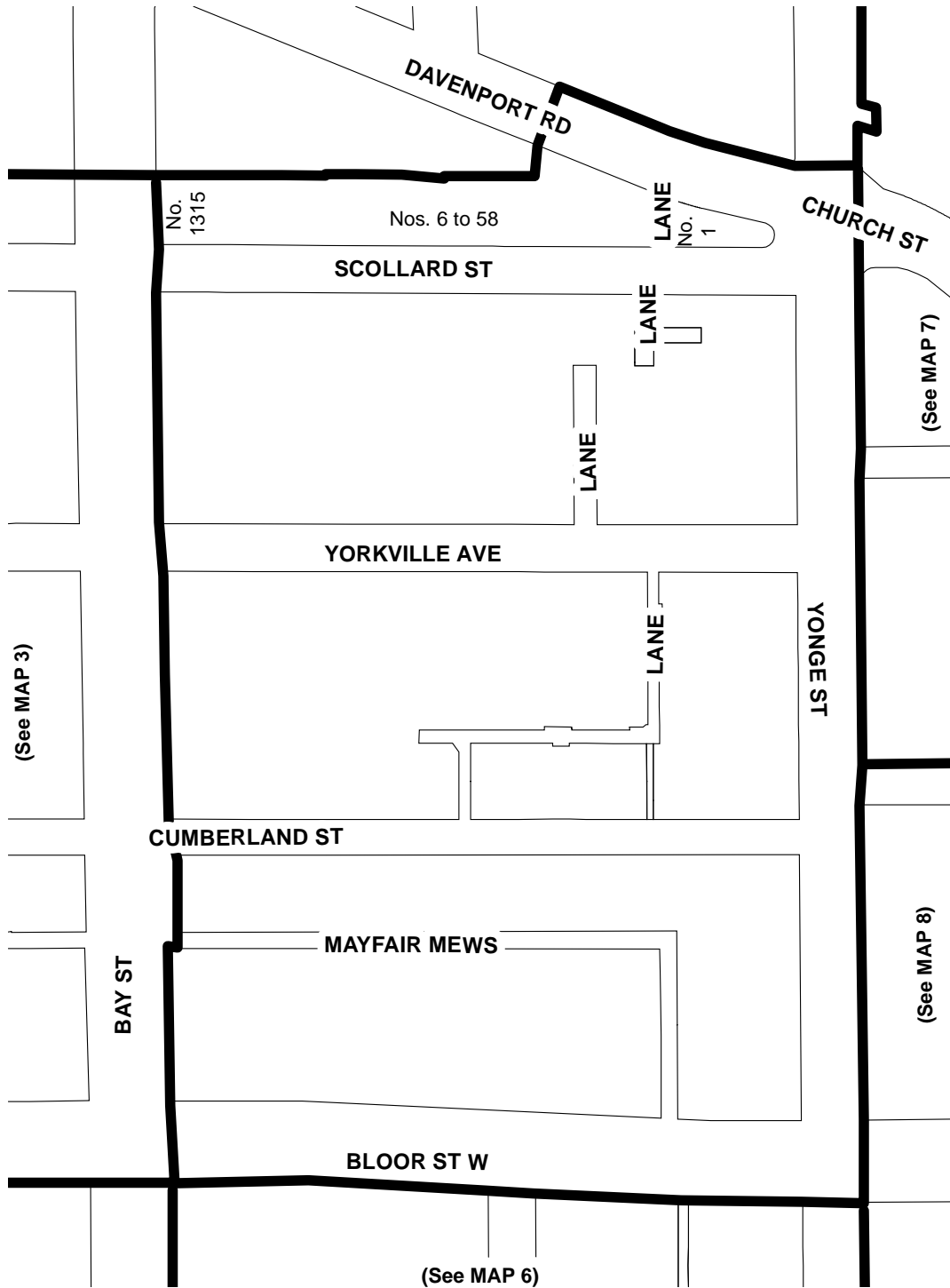


0 5 10 20 30 40  
 Meters

Map File: blooryork\_cipfa4.mxd  
 Created by: W. Silva  
 February 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5

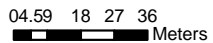
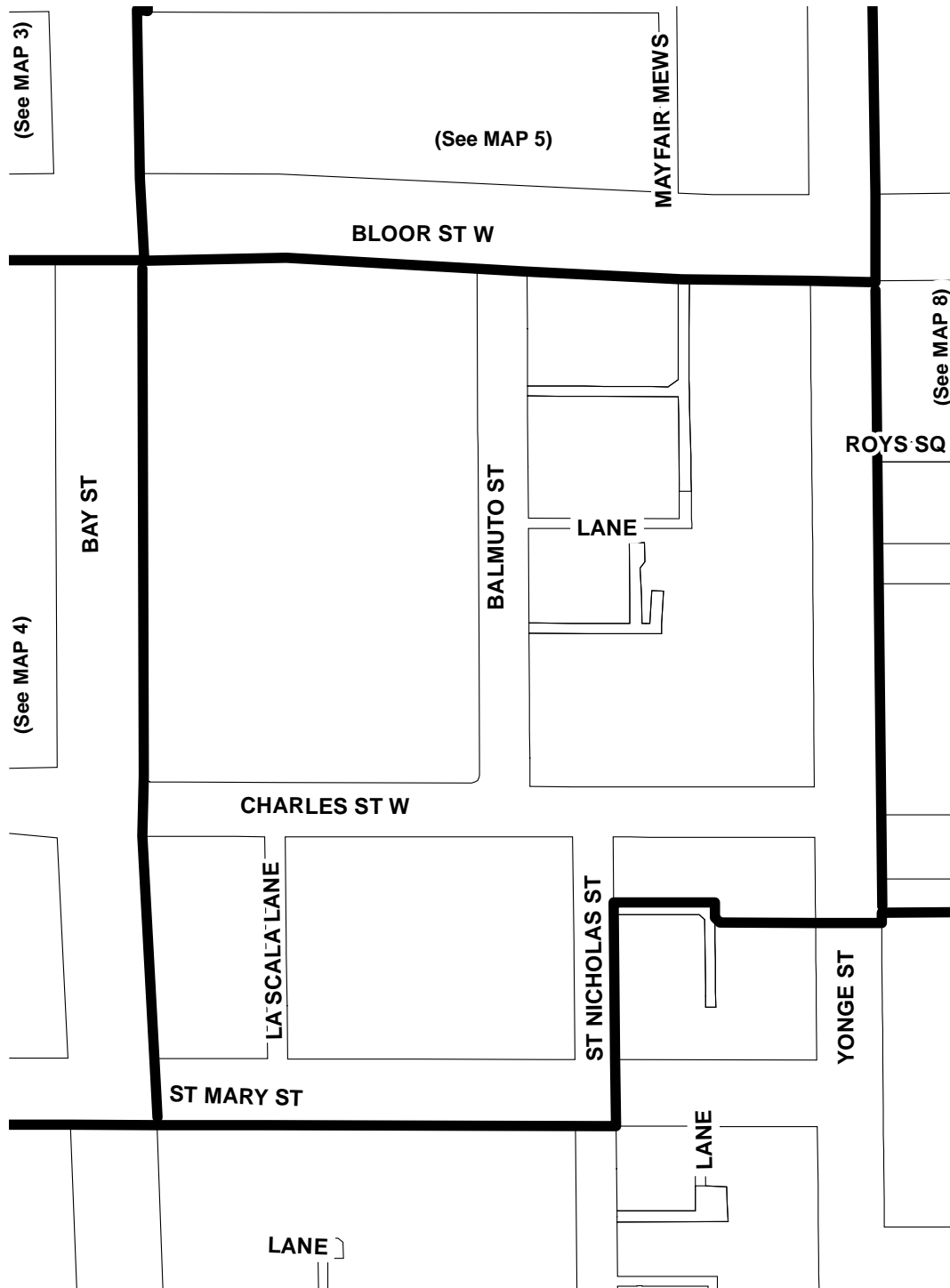
**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 5 of 8**



Map File: blooryork\_cipfa5.mxd  
 Created by: W. Silva  
 February 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3B 1V5

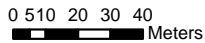
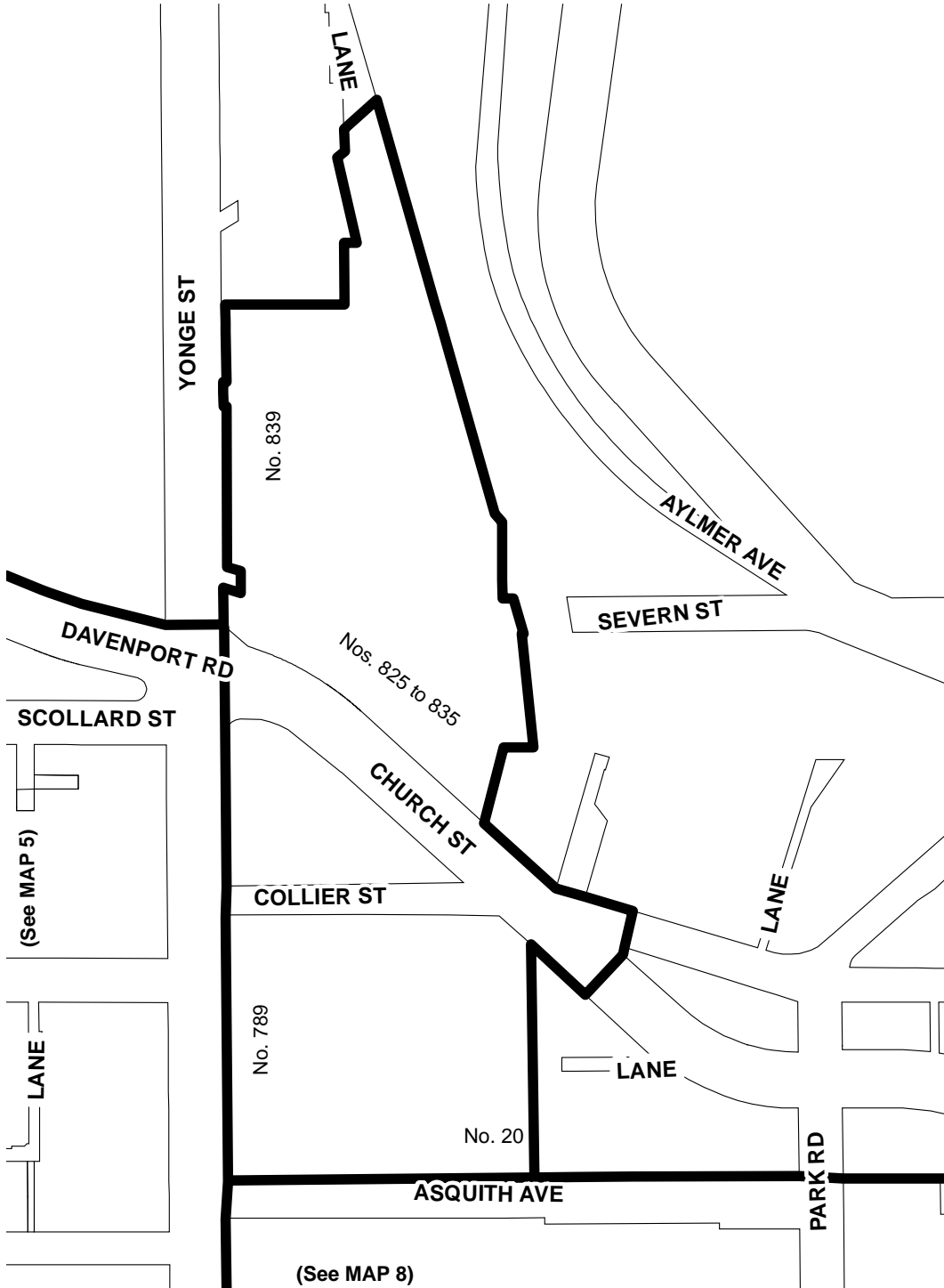
**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 6 of 8**



Map File: blooryork\_cipfa6.mxd  
 Created by: W. Silva  
 February 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 D'Yas Rd, 4th Floor  
 Toronto, ON M3VB 1V5

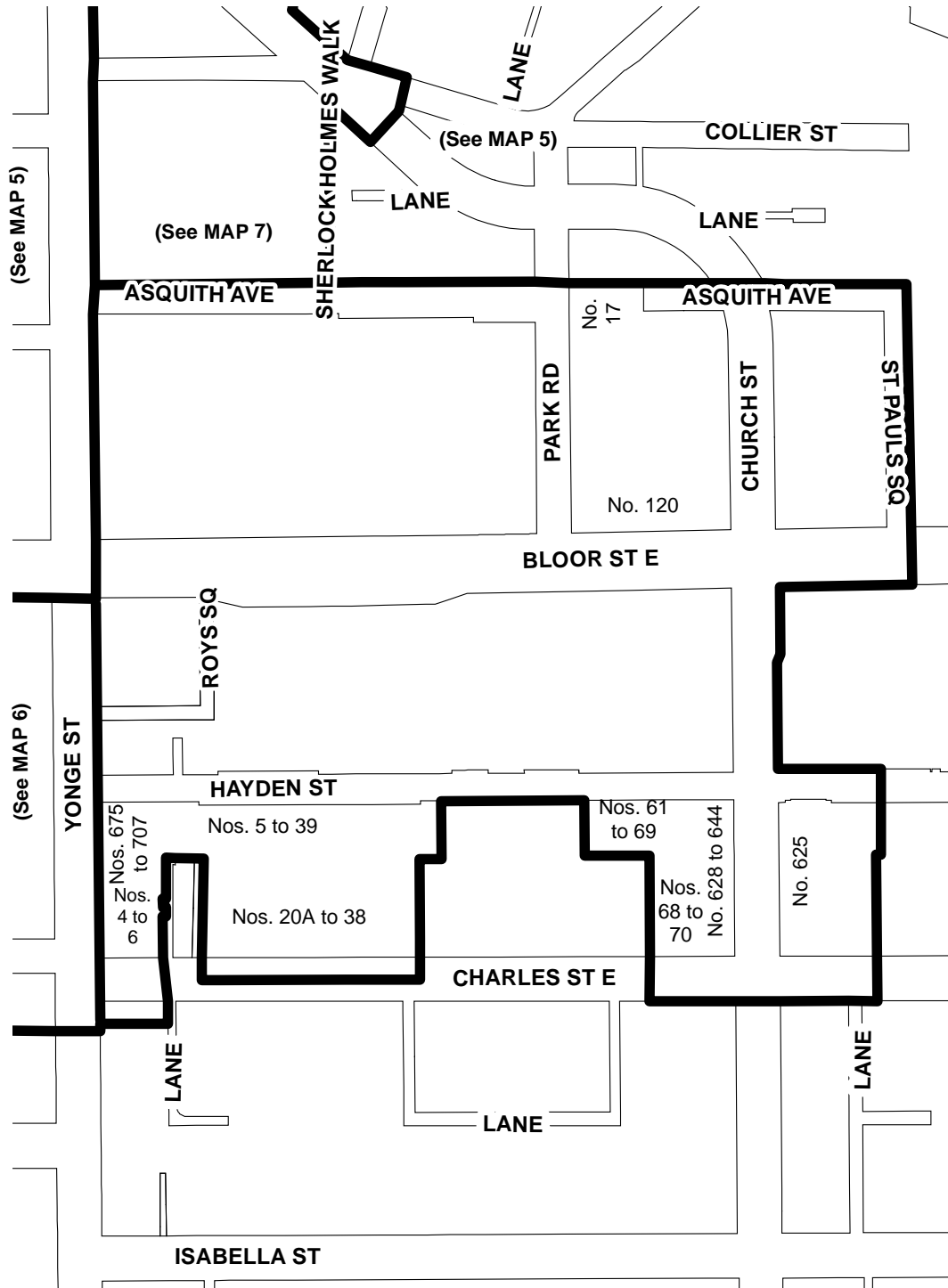
**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 7 of 8**



Map File: blooryork\_cipfa7.mxd  
 Created by: W. Silva  
 February 2010

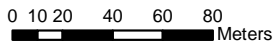
TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
 BLOOR-YORKVILLE FOCUS AREA  
 MAP 8 of 8**



(See MAP 5)

(See MAP 6)

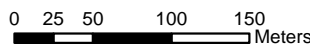
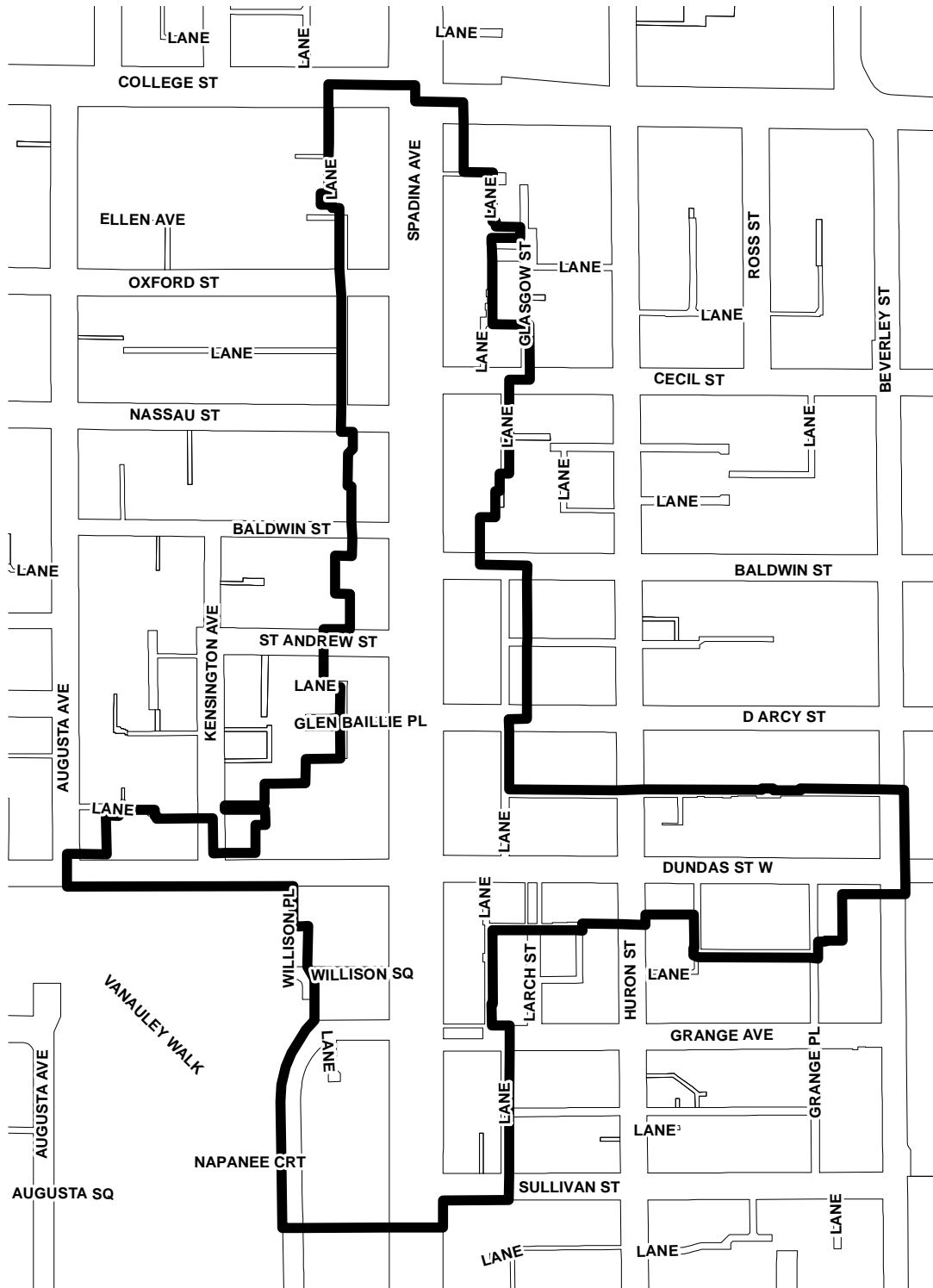


Map File: blooryork\_cipta8.mxd  
 Created by: W. Silva  
 February 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5



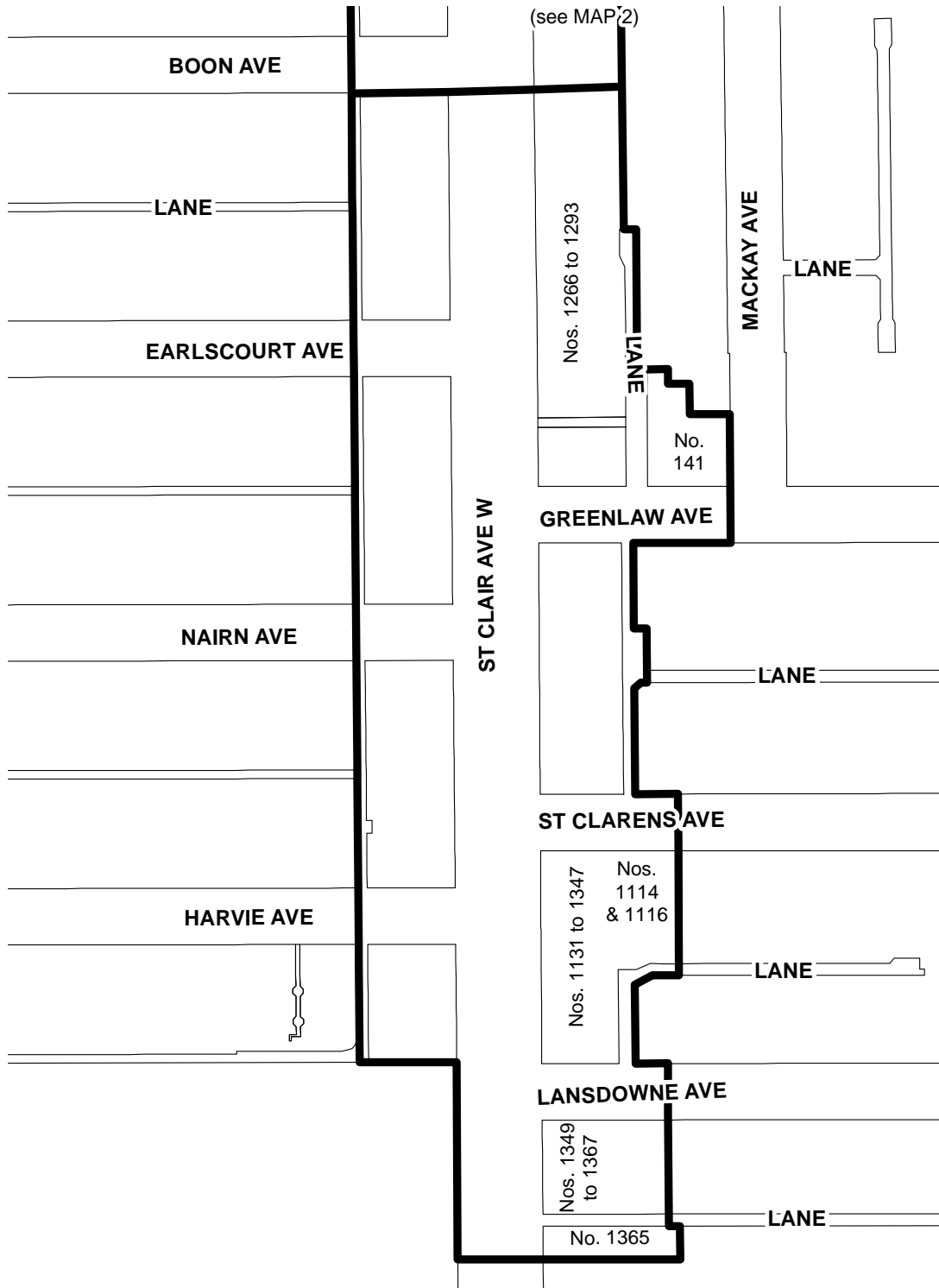
**Commercial Facade Improvement Program CIP  
CHINATOWN FOCUS AREA**



Map File: chinatown\_cipfa.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
CORSO ITALIA FOCUS AREA  
MAP 1 of 2**

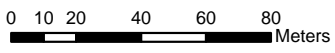
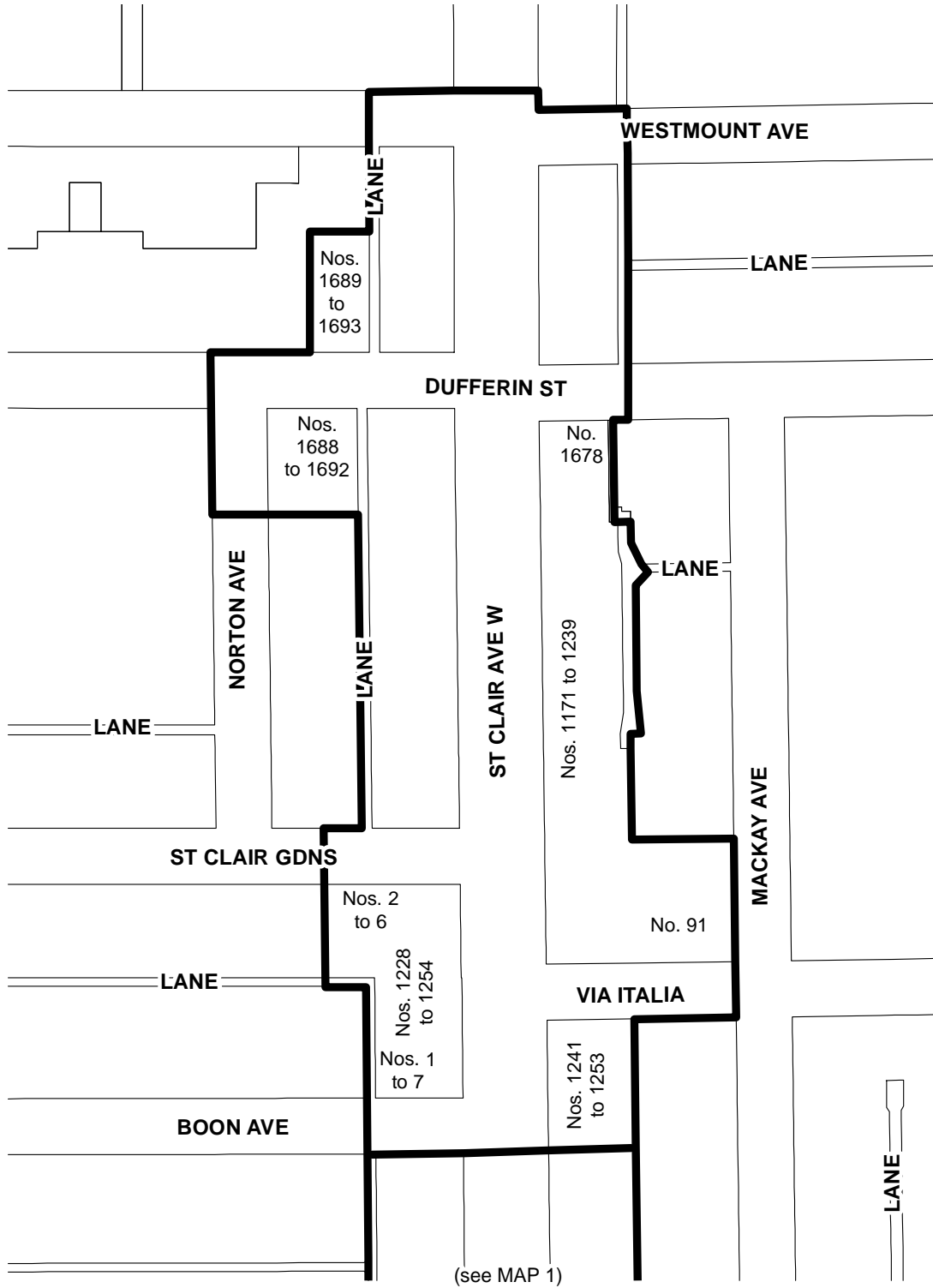


0 10 20 40 60 80  
Meters

Map File: corsoitalia\_cipfa1.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

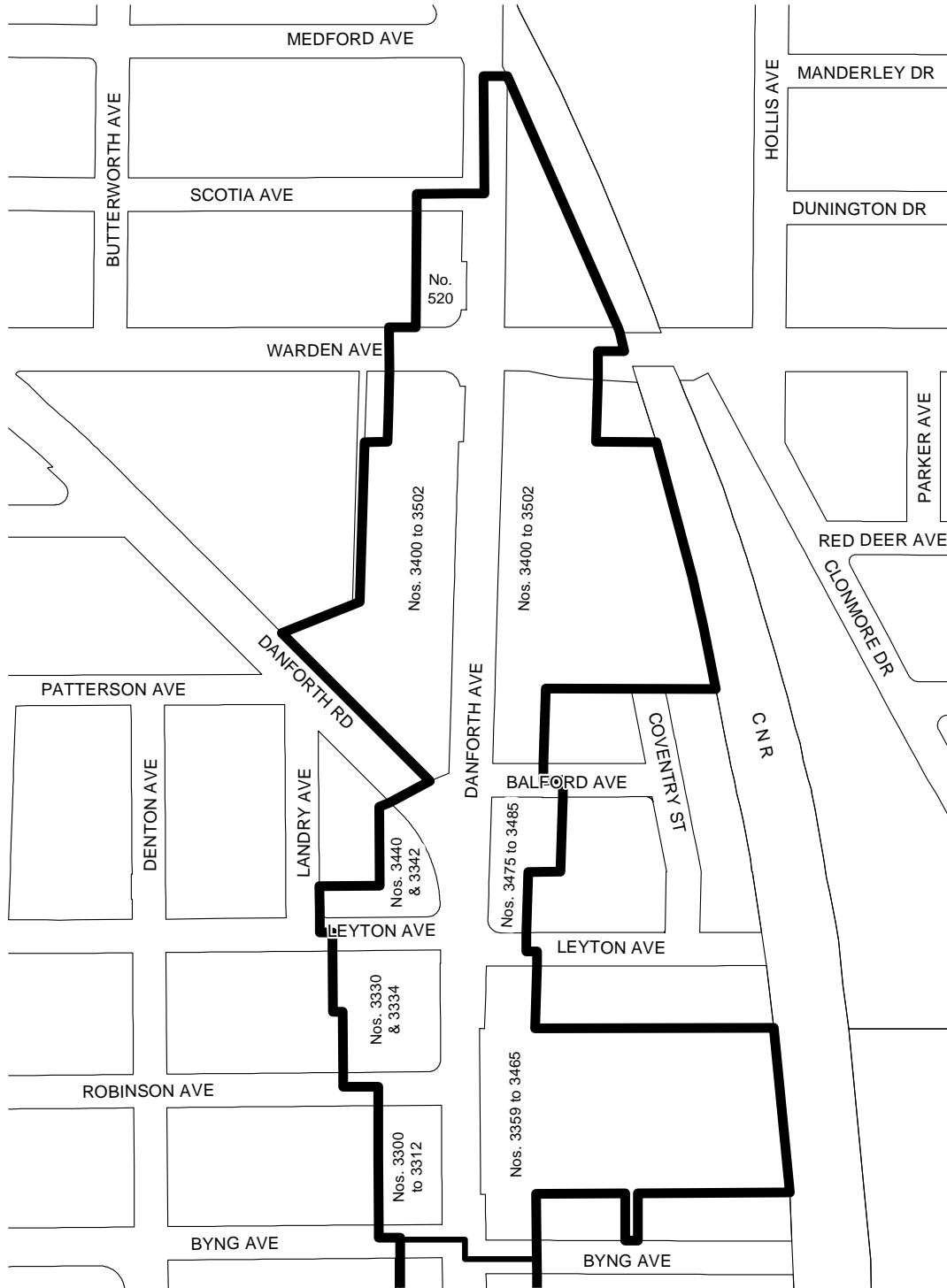
**Commercial Facade Improvement Program CIP  
CORSO ITALIA FOCUS AREA  
MAP 2 of 2**



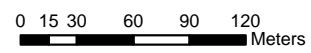
Map File: corsoitalia\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
CROSSROADS OF THE DANFORTH FOCUS AREA  
MAP 1 of 2**



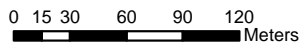
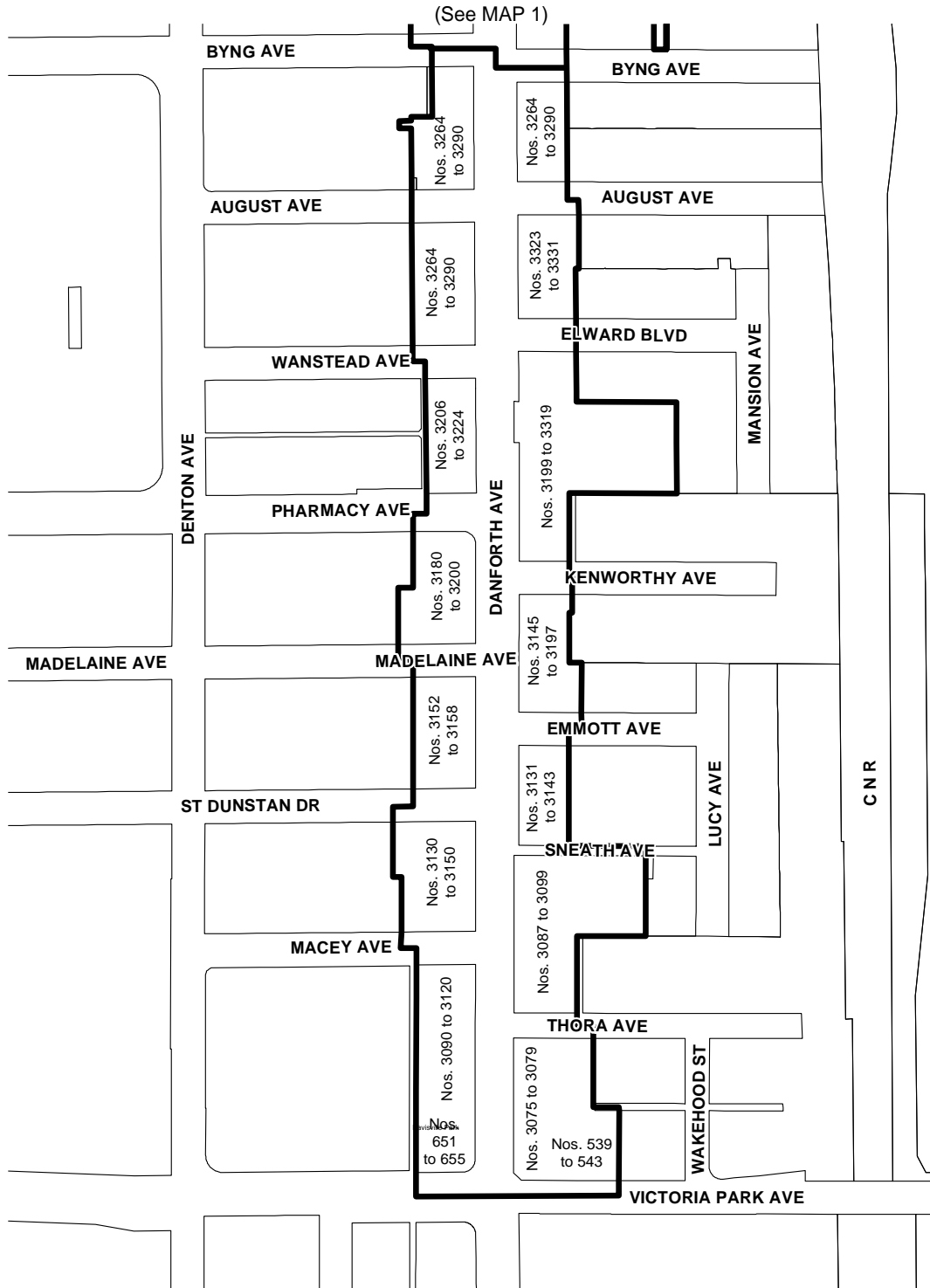
(See MAP 2)



Map File: crossroads\_cipfa1.mxd  
Created by: W. Silva  
February 2010

**TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES**  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

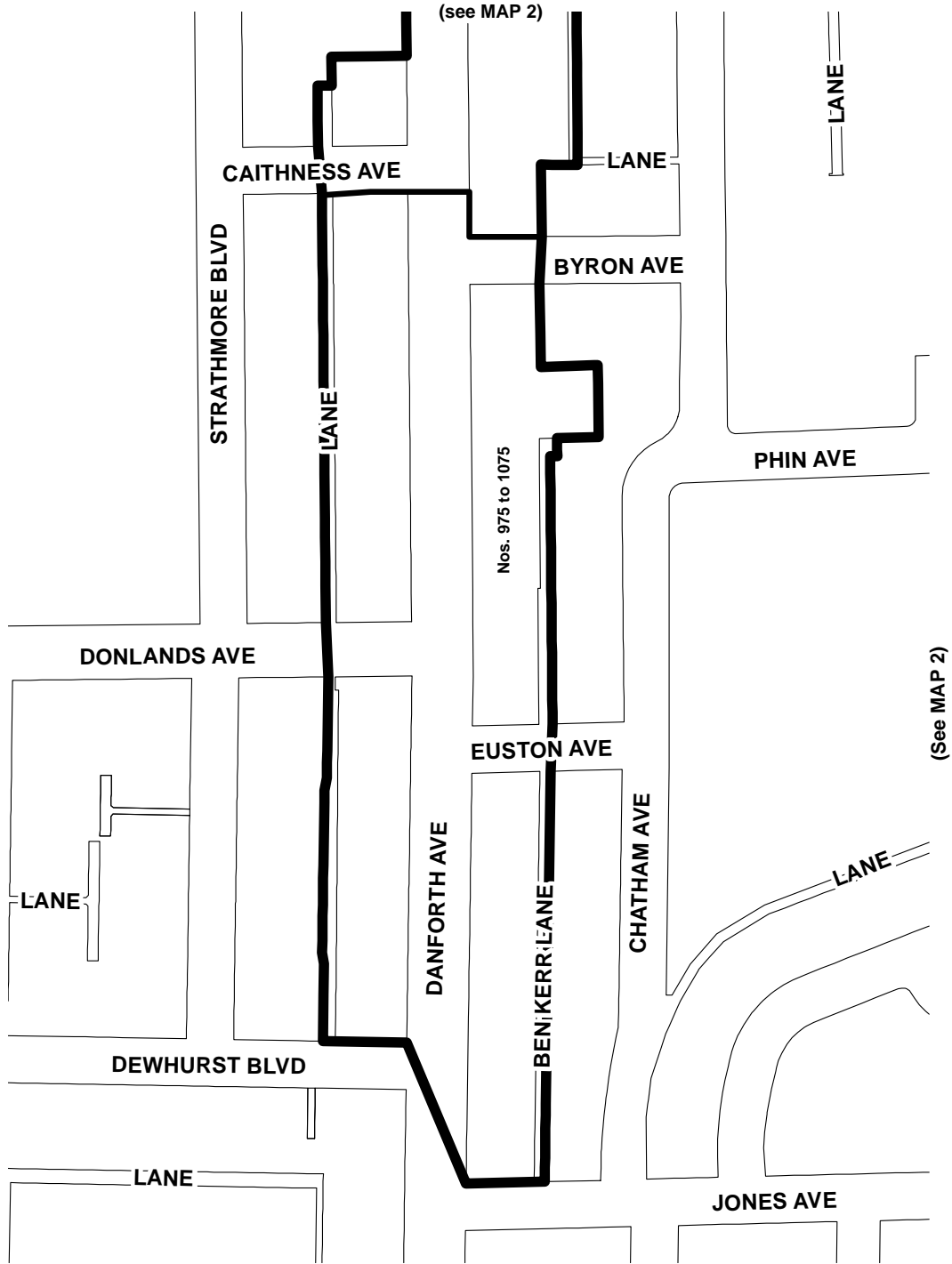
**Commercial Facade Improvement Program CIP  
CROSSROADS OF THE DANFORTH FOCUS AREA  
MAP 2 of 2**



Map File: crossroads\_cipfa2.mxd  
Created by: W. Silva  
February 2010

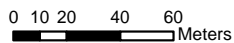
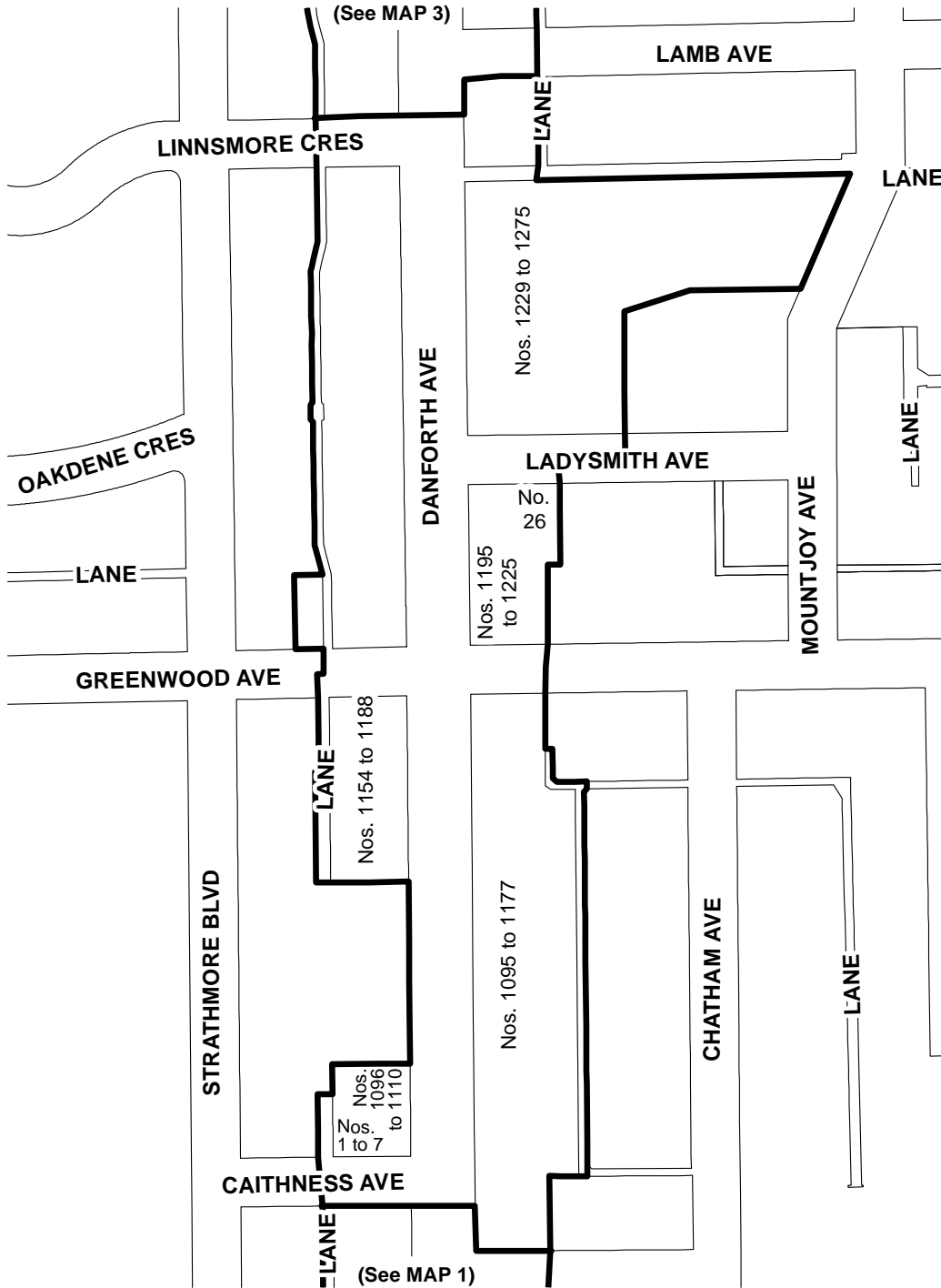
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 1 of 6**



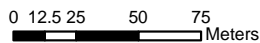
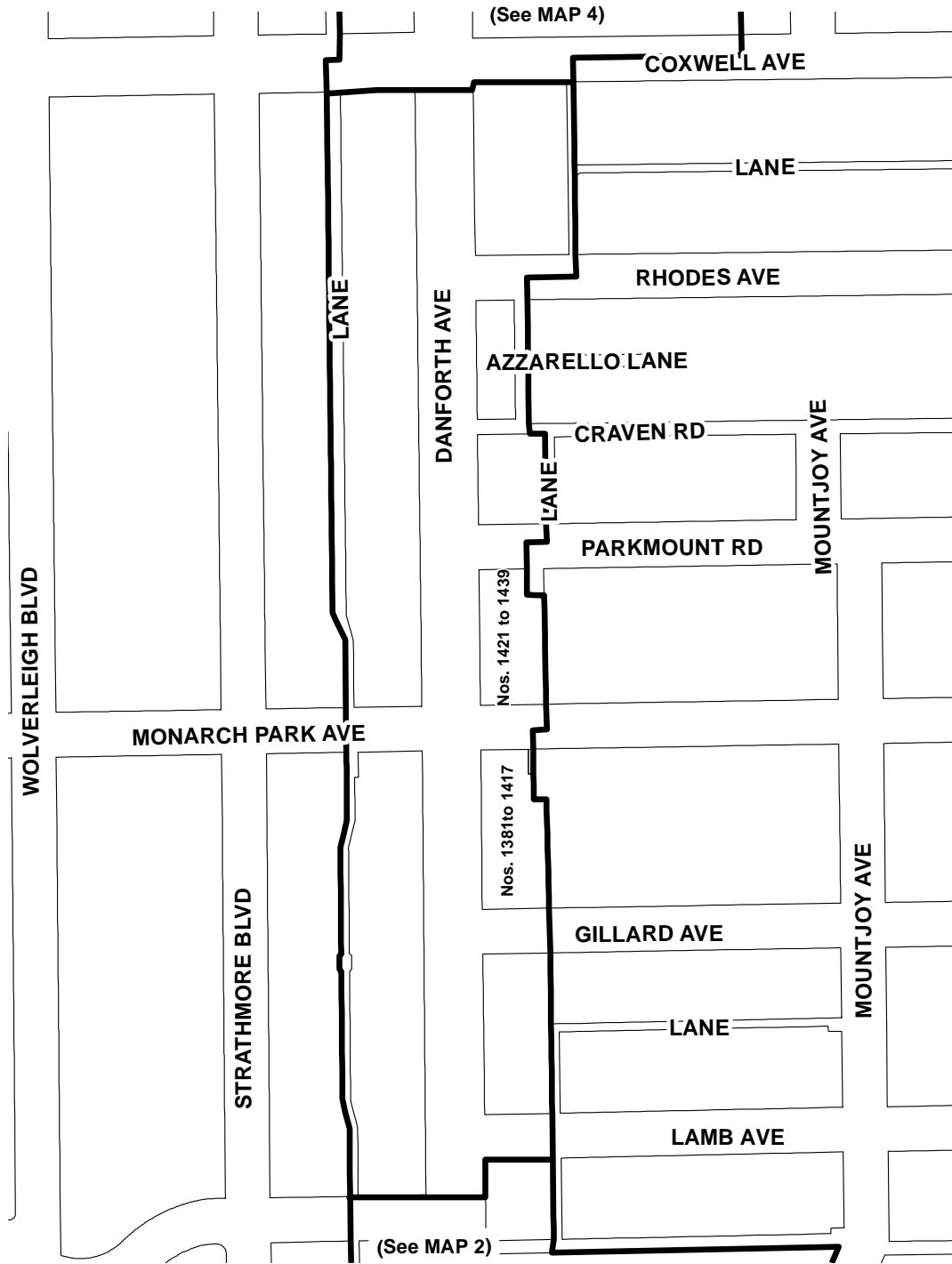
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: DanforthMosaic\_cipfa1.mxd  
Created by: W. Silva  
February 2010

**Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 2 of 6**



TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: DanforthMosaic\_cipfa2.mxd  
Created by: W. Silva  
February 2010

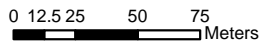
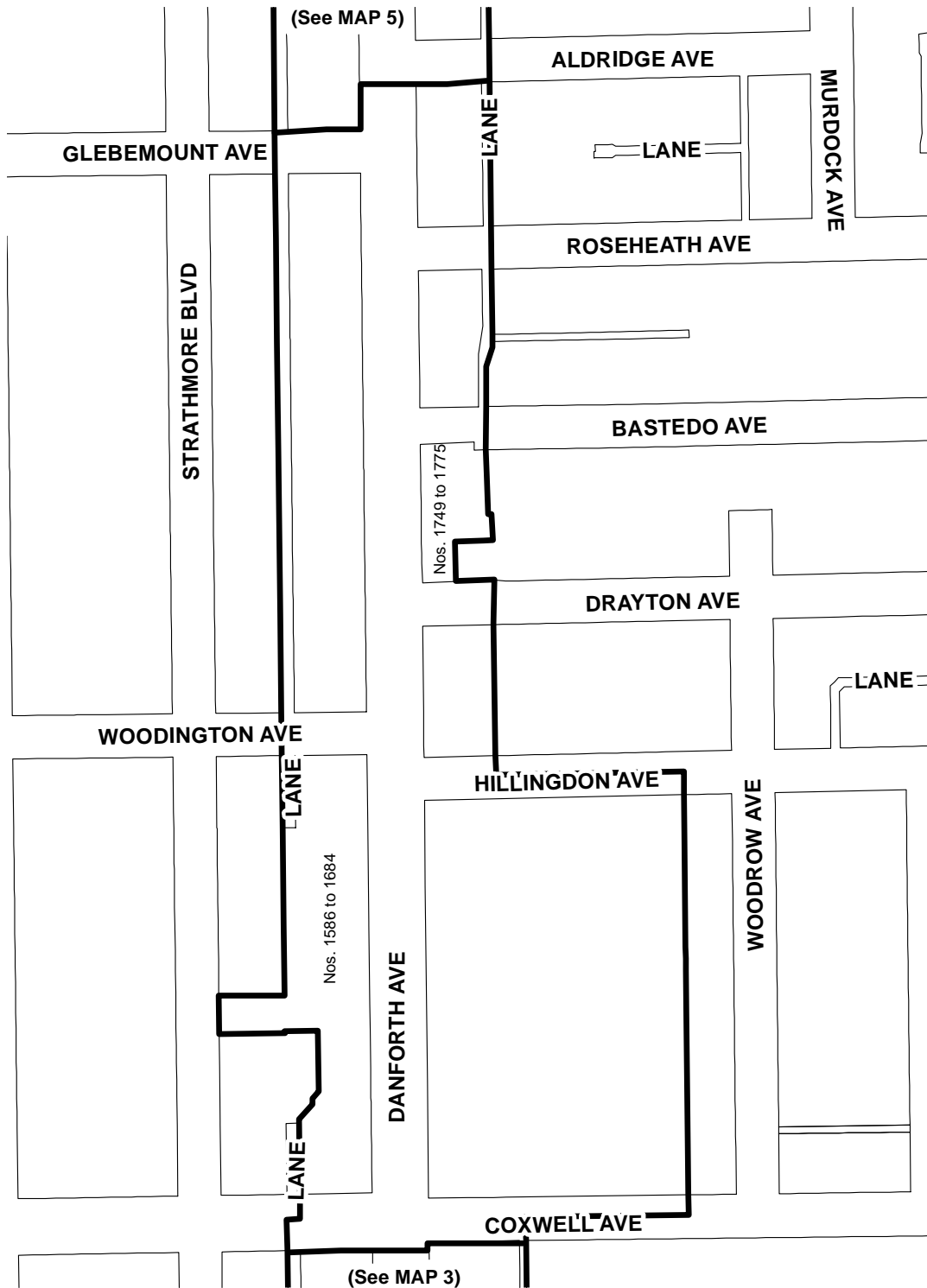
**Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 3 of 6**



TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'Yas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: DanforthMosaic\_cipfa3.mxd  
Created by: W. Silva  
February 2010

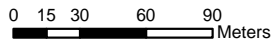
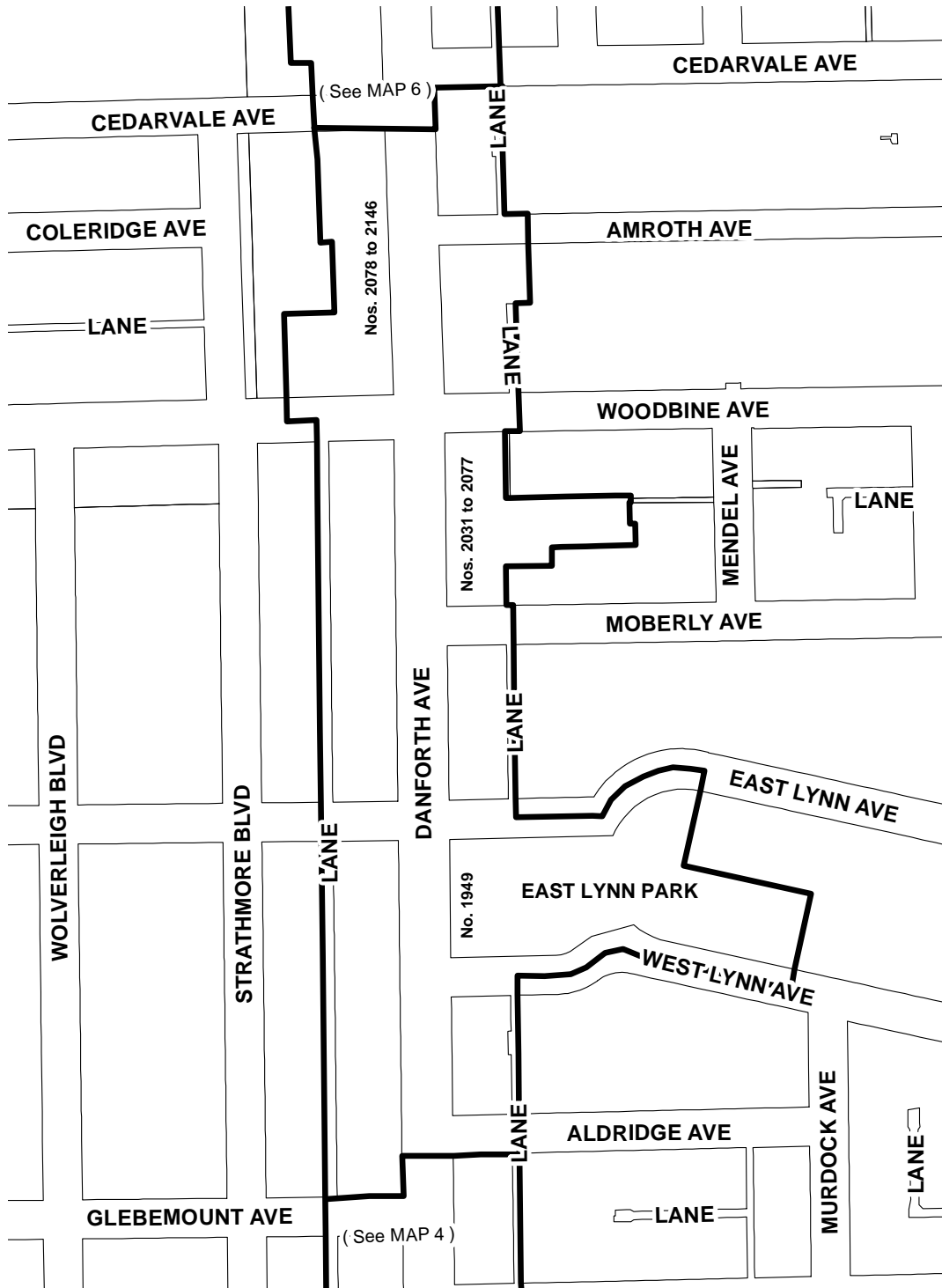


**Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 4 of 6**



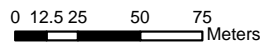
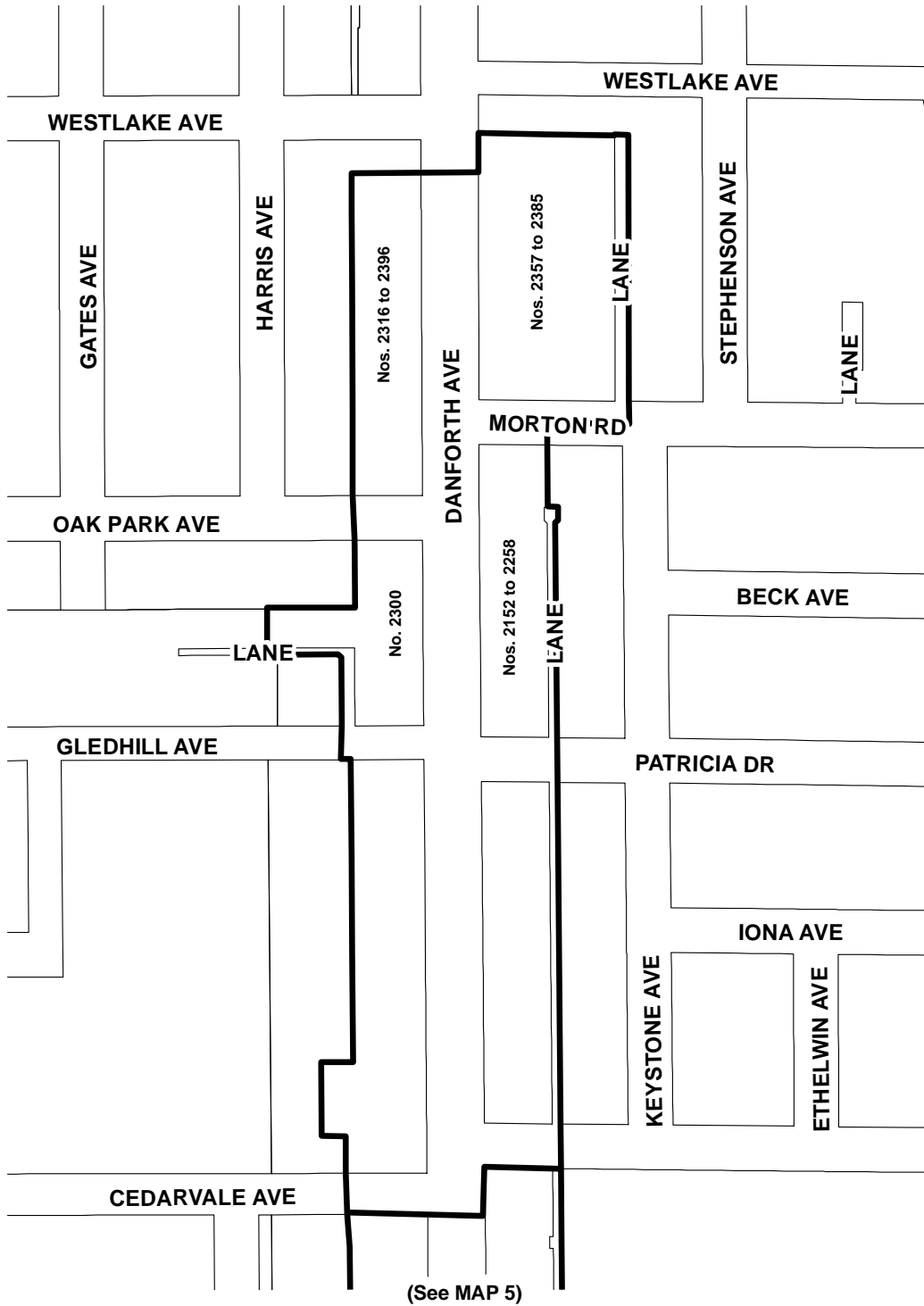
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd. 4th Floor  
Toronto, ON M3VB 1V5  
Map File: DanforthMosaic\_cipfa4.mxd  
Created by: W. Silva  
February 2010

**Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 5 of 6**



TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'YAS RD. 4th Floor  
Toronto, ON M3VB 1V5  
Map File: DanforthMosaic\_cip5.mxd  
Created by: W. Silva  
February 2010

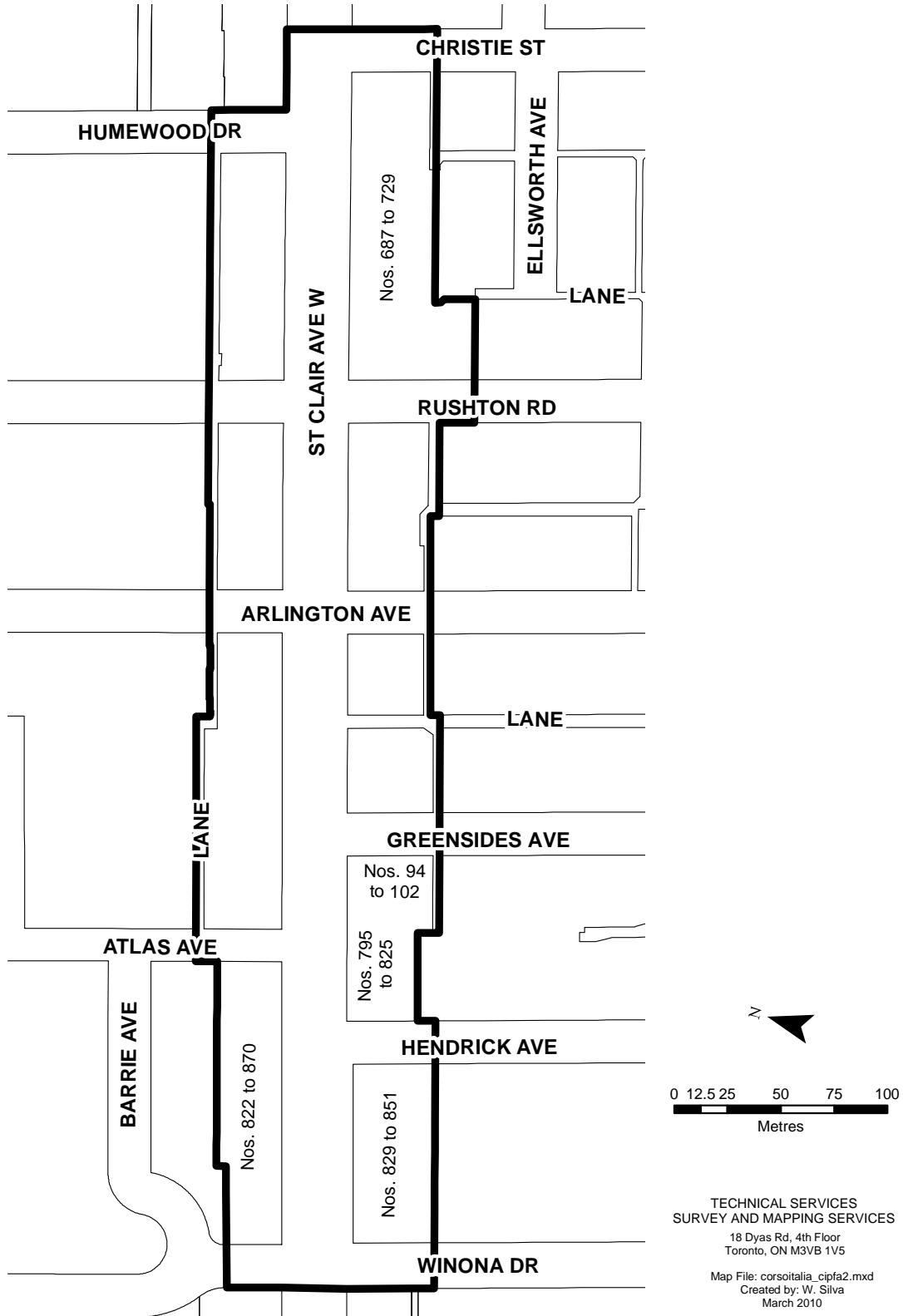
Commercial Facade Improvement Program CIP  
DANFORTH MOSAIC FOCUS AREA  
MAP 6 of 6



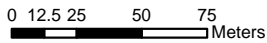
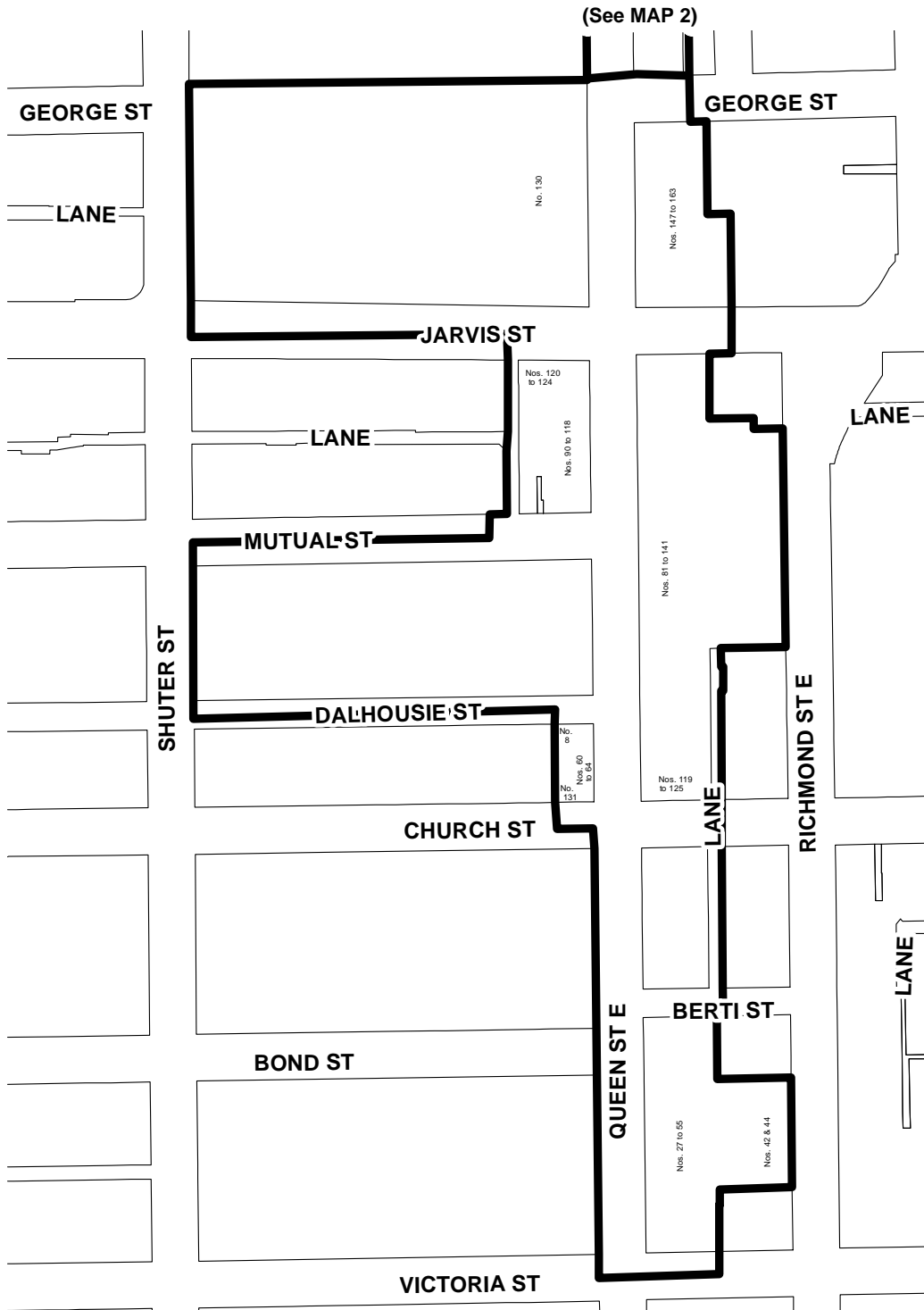
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'Yas Rd., 4th Floor  
Toronto, ON M3V8 1V5  
Map File: DanforthMosaic\_cip6.mxd  
Created by: W. Silva  
February 2010

Commercial Facade Improvement Program CIP

HILLCREST VILLAGE FOCUS AREA

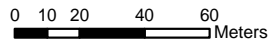
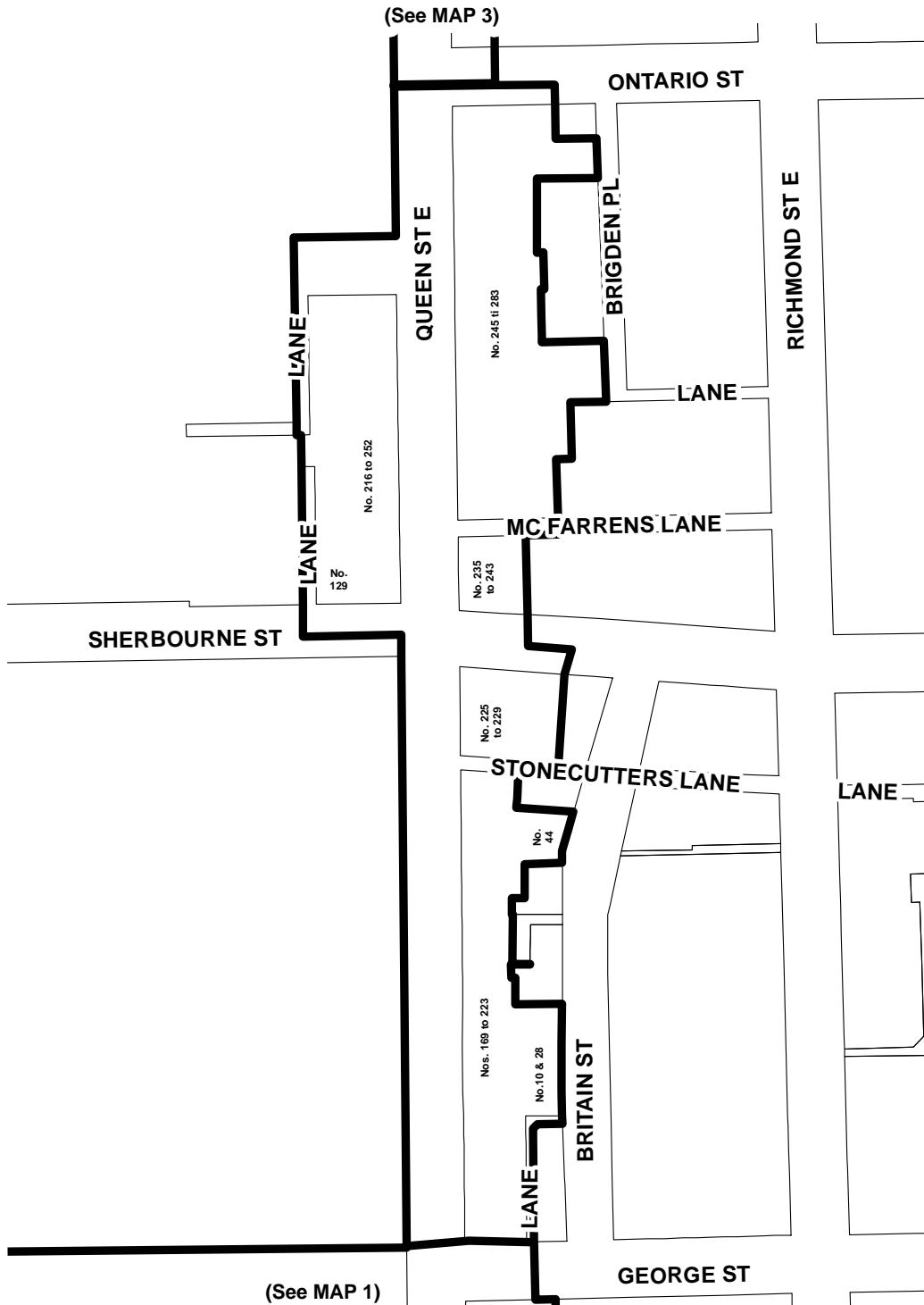


**Commercial Facade Improvement Program CIP  
HISTORIC QUEEN STREET FOCUS AREA  
MAP 1 of 4**



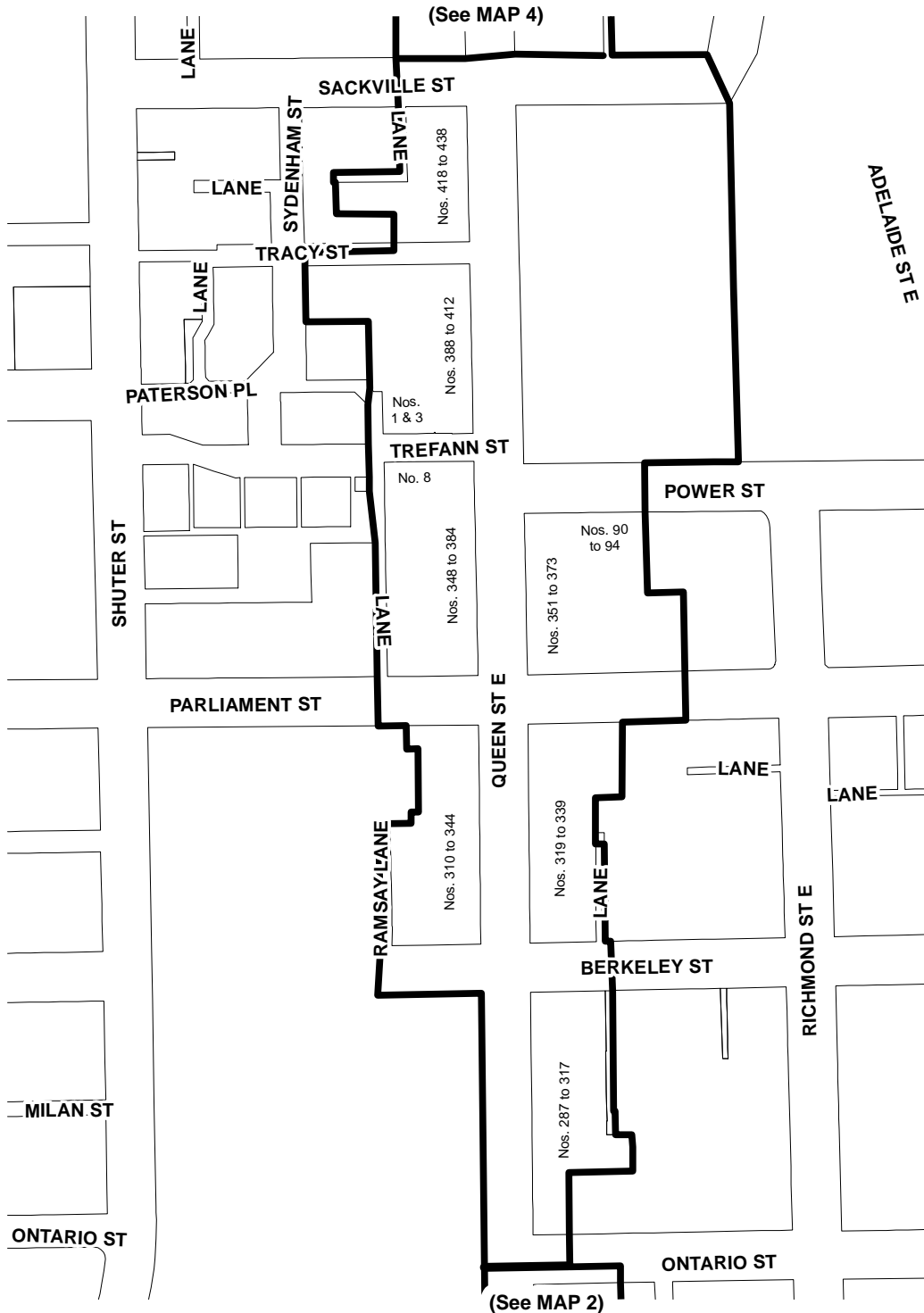
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'YAS RD. 4TH FLOOR  
TORONTO, ON M3VB 1V5  
Map File: historic\_queen\_cip1a1.mxd  
Created by: W. Silva  
February 2010

**Commercial Facade Improvement Program CIP  
HISTORIC QUEEN STREET FOCUS AREA  
MAP 2 of 4**



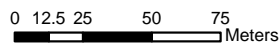
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'YAS RD. 4TH FLOOR  
TORONTO, ON M3VB 1V5  
Map File: historic\_queen\_cipfa2.mxd  
Created by: W. Silva  
February 2010

**Commercial Facade Improvement Program CIP  
HISTORIC QUEEN STREET FOCUS AREA  
MAP 3 of 4**



(See MAP 4)

(See MAP 2)



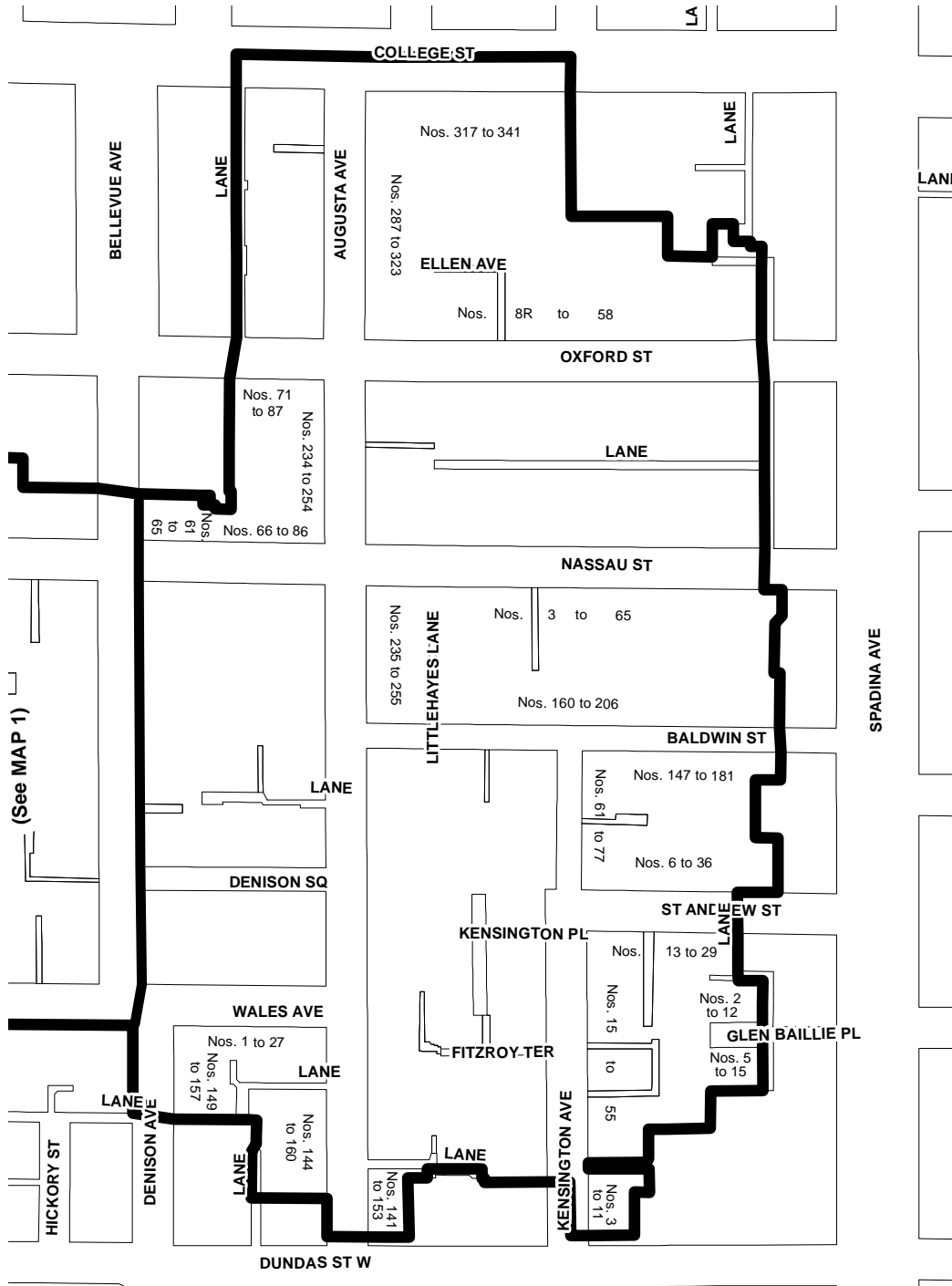
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: historic\_queen\_cipfa3.mxd  
Created by: W. Silva  
February 2010



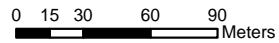




**Commercial Facade Improvement Program CIP  
KENSINGTON MARKET FOCUS AREA  
MAP 2 of 2**



(See MAP 1)

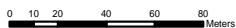
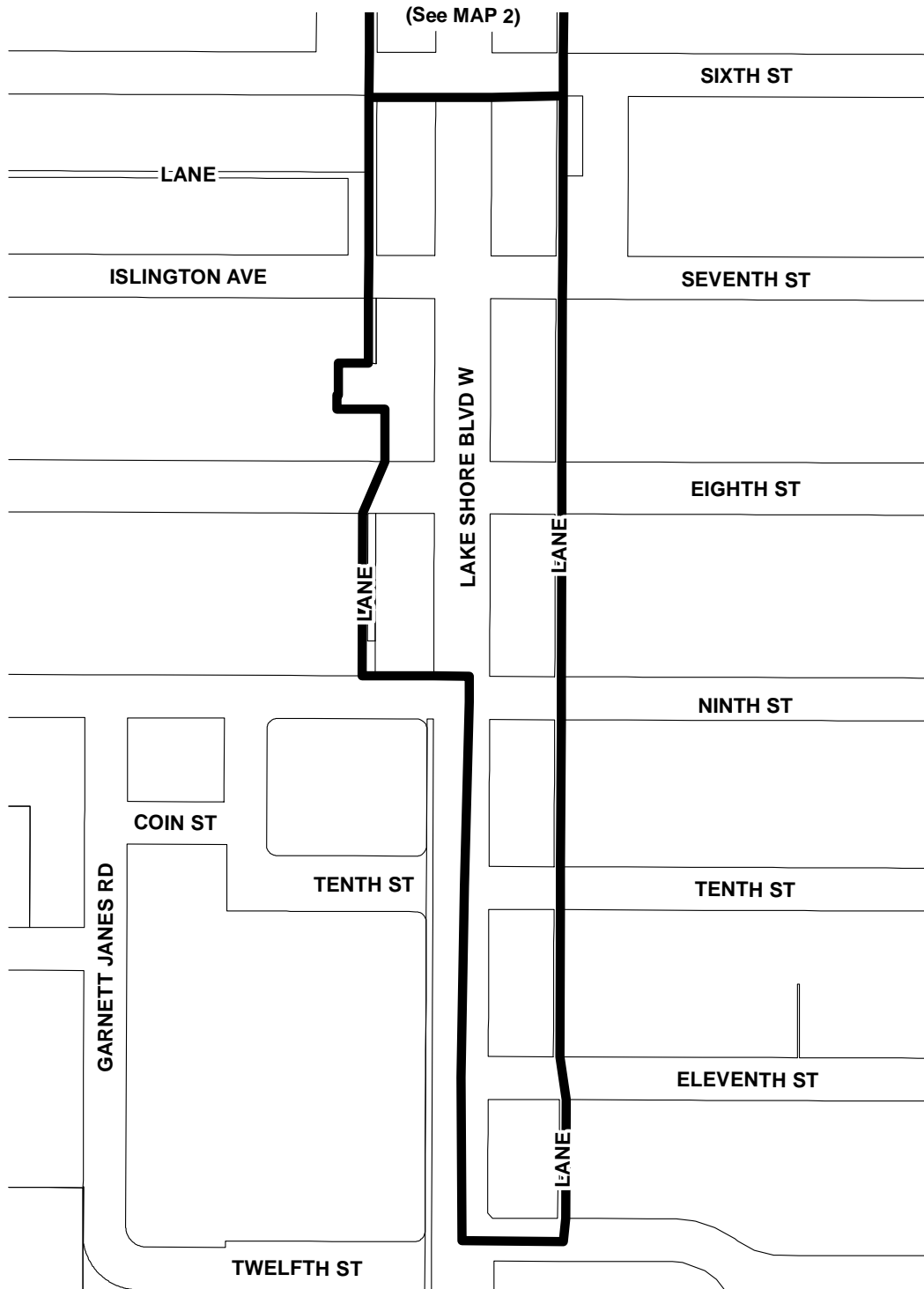


TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'Yas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: kensington\_cip2.mxd  
Created by: W. Silva  
February 2010

Commercial Facade Improvement Program CIP

LAKESHORE VILLAGE FOCUS AREA

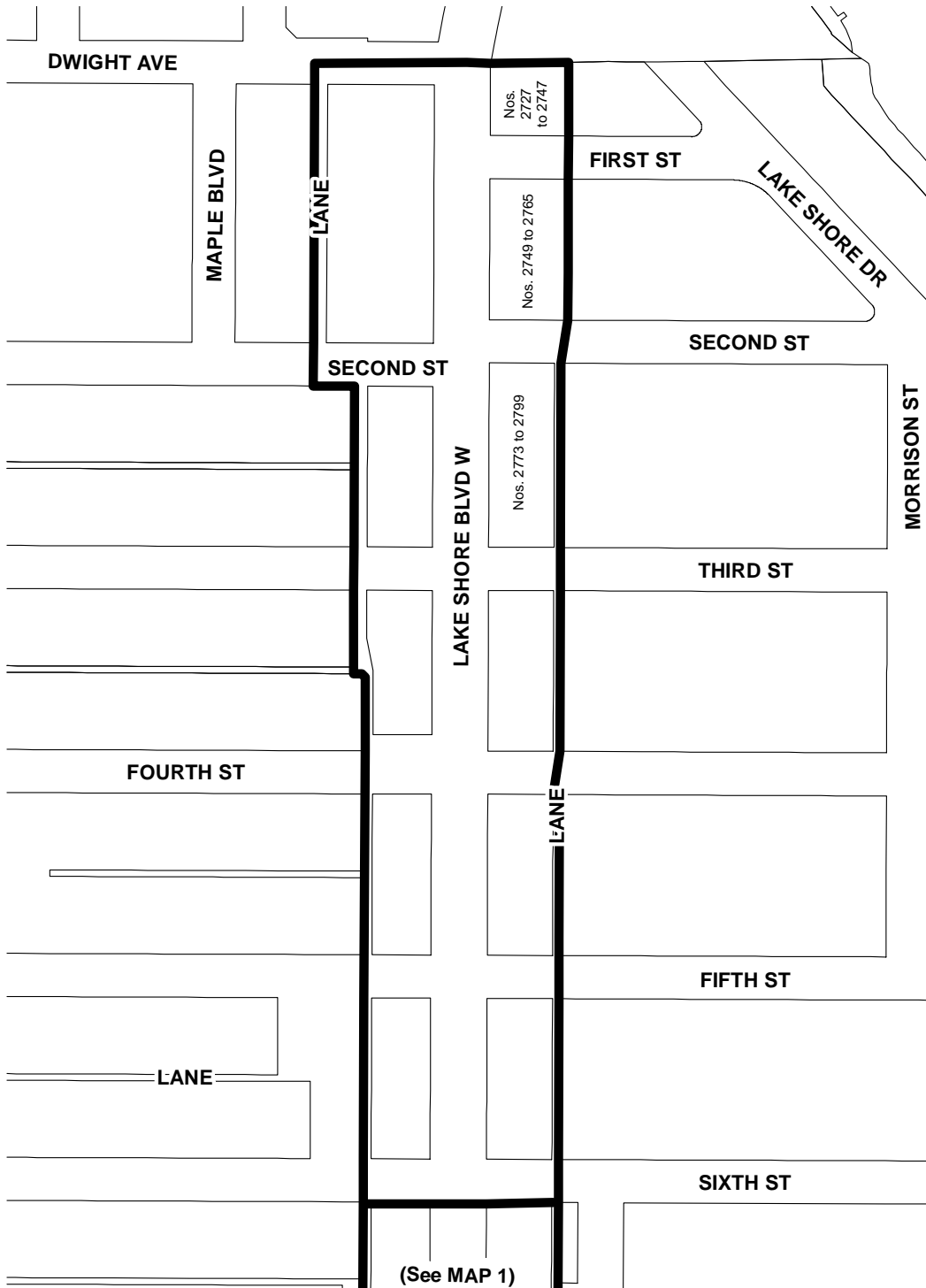
MAP 1 of 2



Map File: lakeshore\_village\_cipfa1.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
LAKESHORE VILLAGE FOCUS AREA  
MAP 2 of 2**

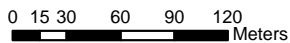
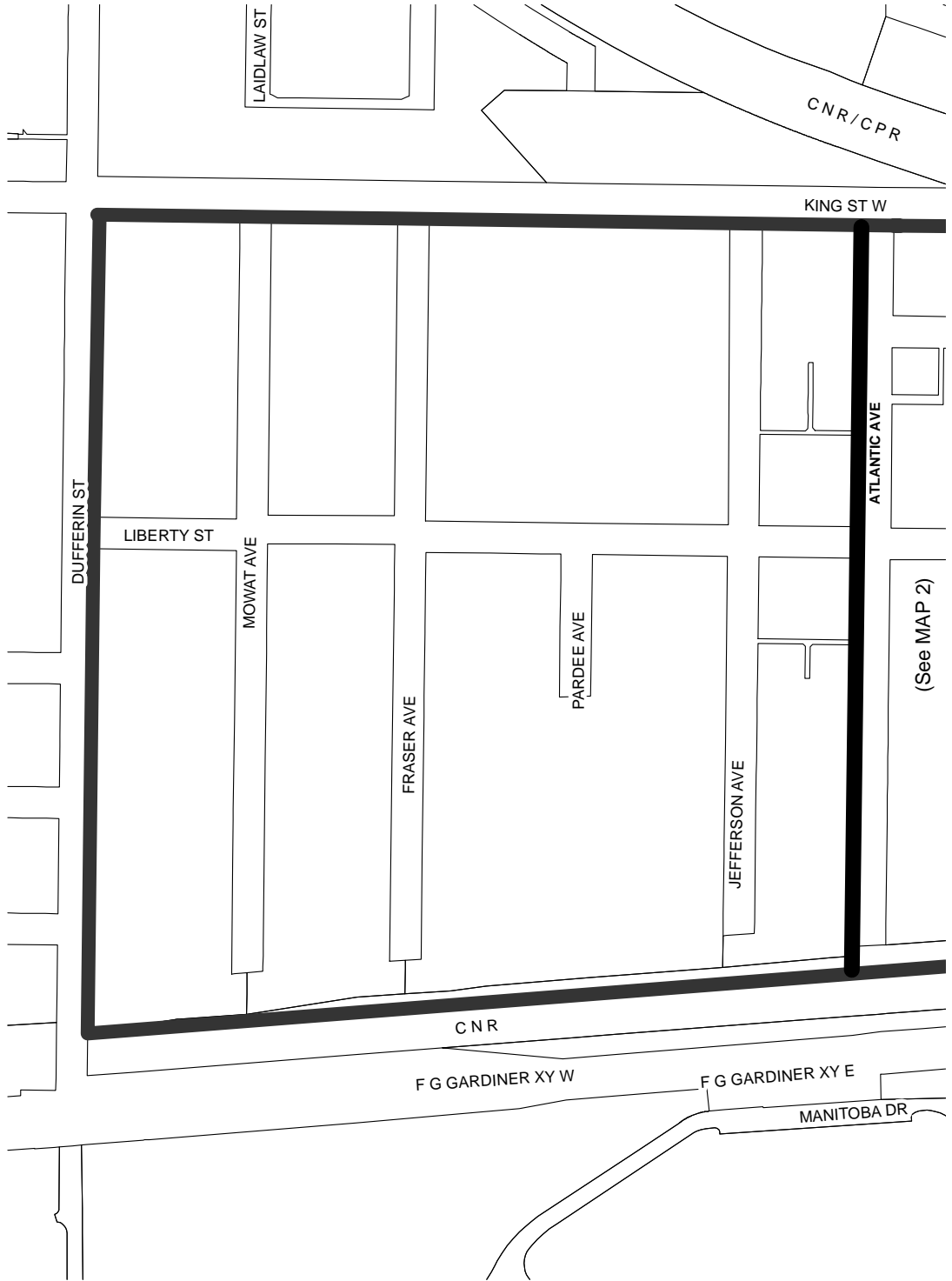


0 10 20 40 60 80 Meters

Map File: lakeshore\_village\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

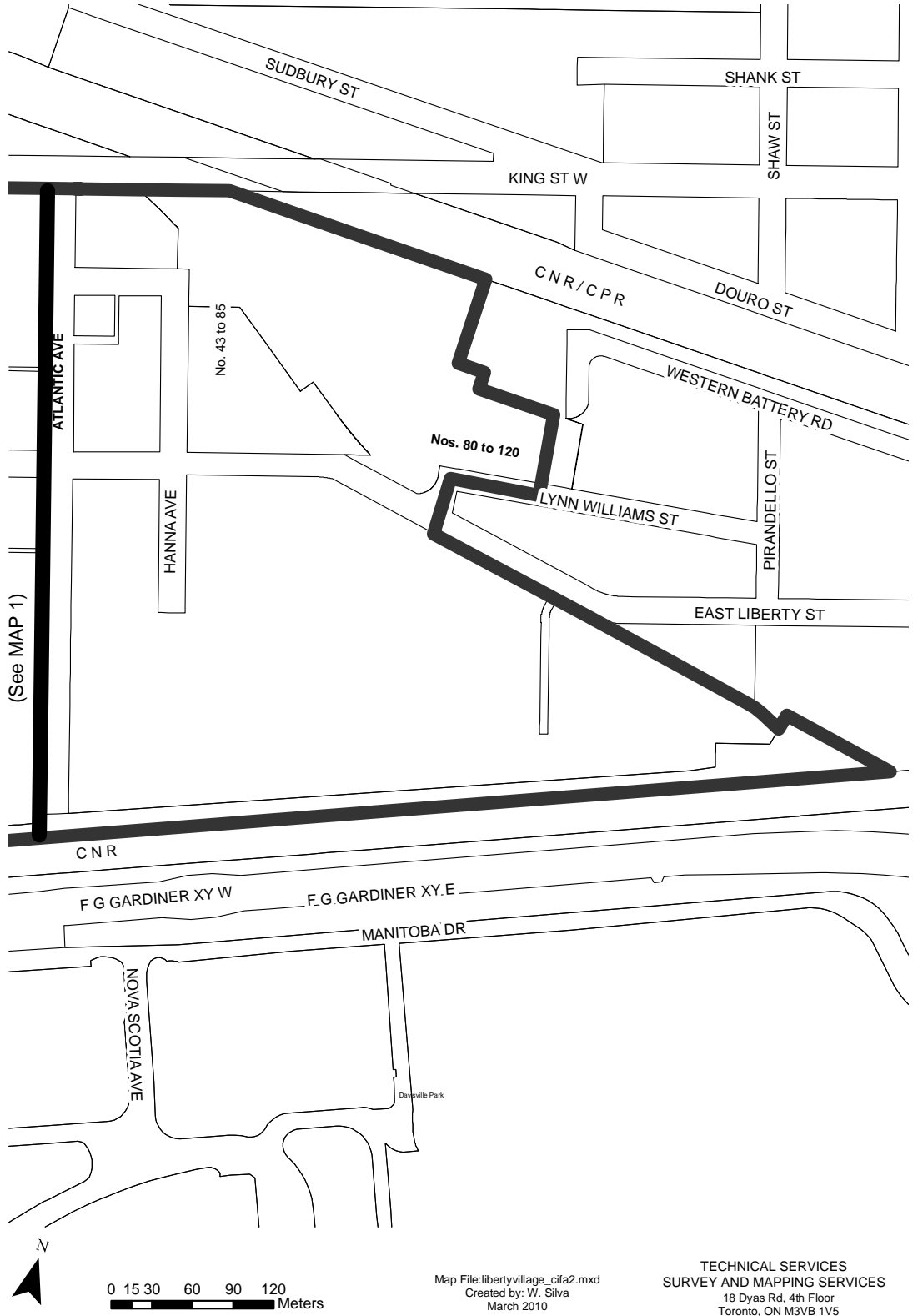
**Commercial Facade Improvement Program CIP  
LIBERTY VILLAGE FOCUS AREA  
MAP 1 of 2**



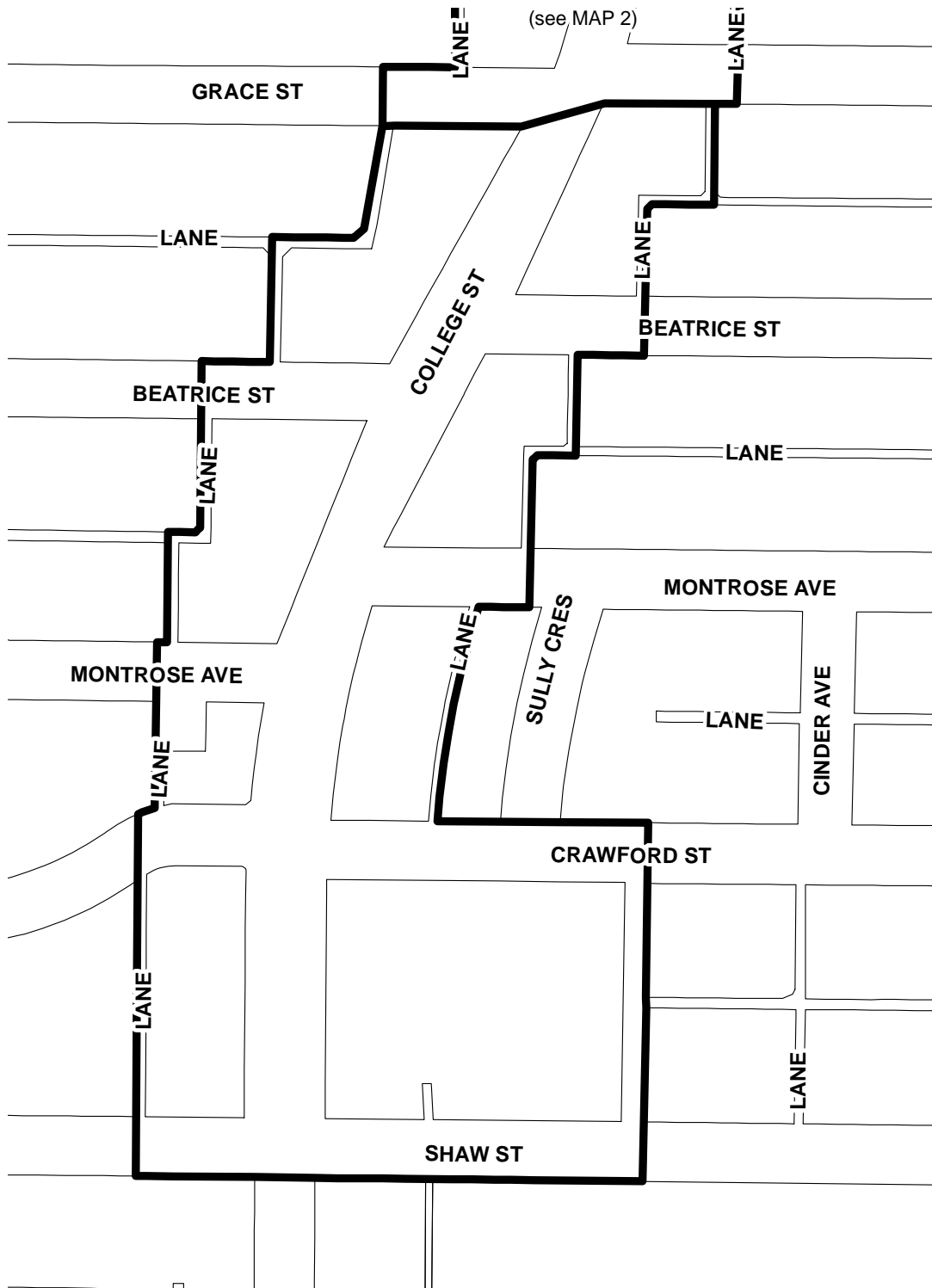
Map File:libertyvillage\_cifa1.mxd  
Created by: W. Silva  
November 2008

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
LIBERTY VILLAGE FOCUS AREA  
MAP 2 of 2**



**Commercial Facade Improvement Program CIP  
LITTLE ITALY FOCUS AREA  
MAP 1 of 3**

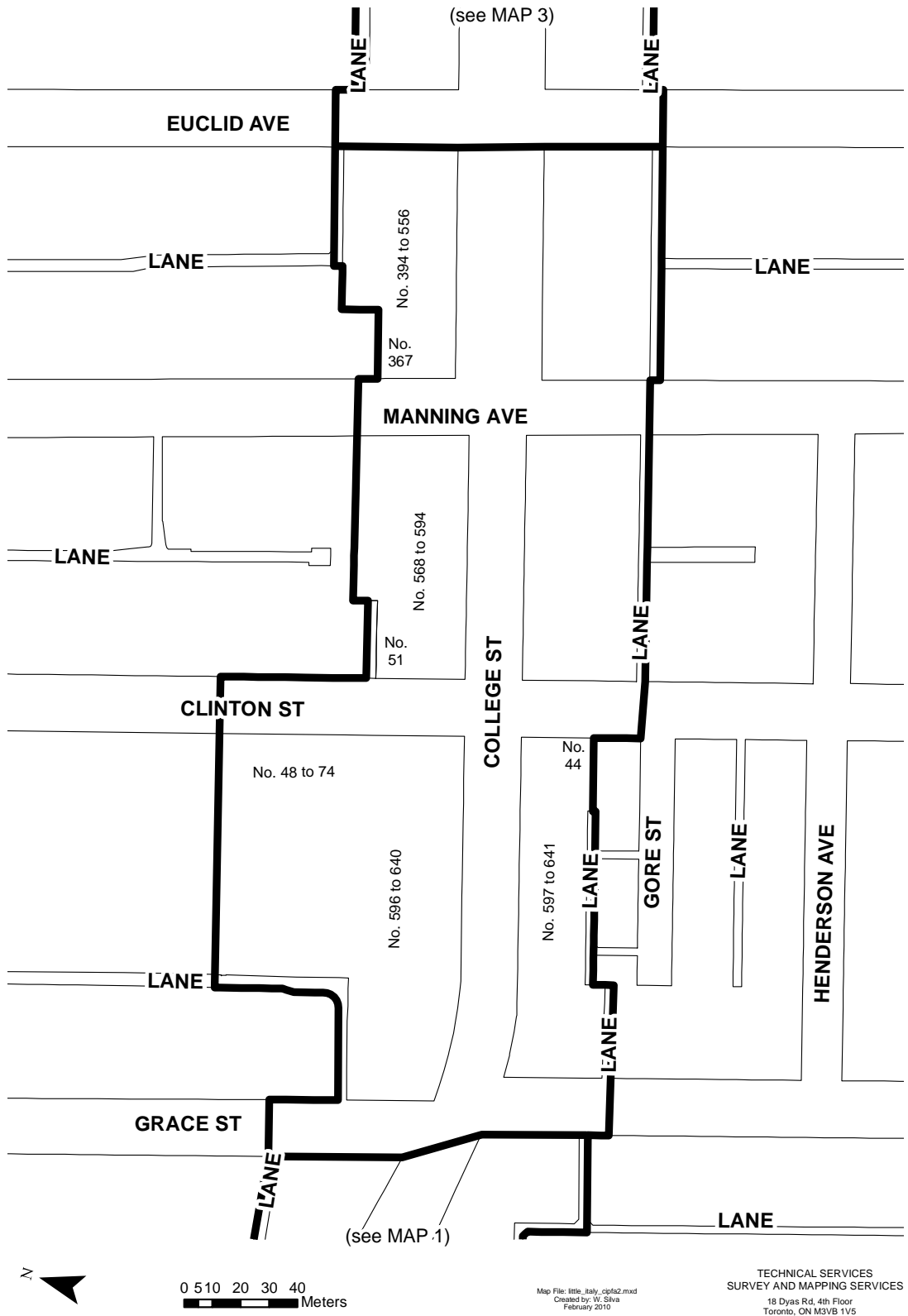


04.59 18 27 36  
Meters

Map File: little\_italy\_cip1.mxd  
Created by: W. Silva  
February 2010

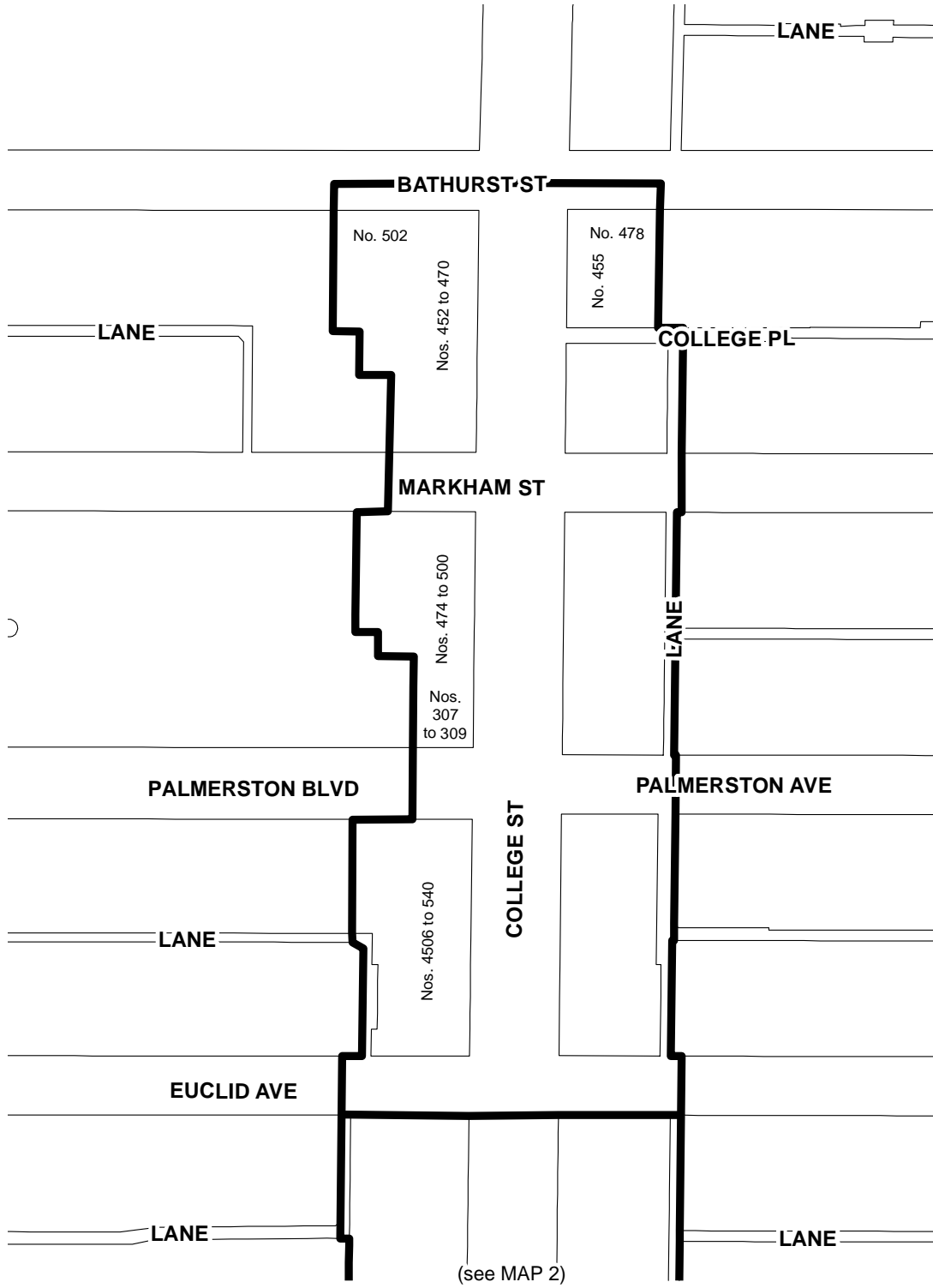
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
LITTLE ITALY FOCUS AREA  
MAP 2 of 3**





**Commercial Facade Improvement Program CIP  
LITTLE ITALY FOCUS AREA  
MAP 3 of 3**

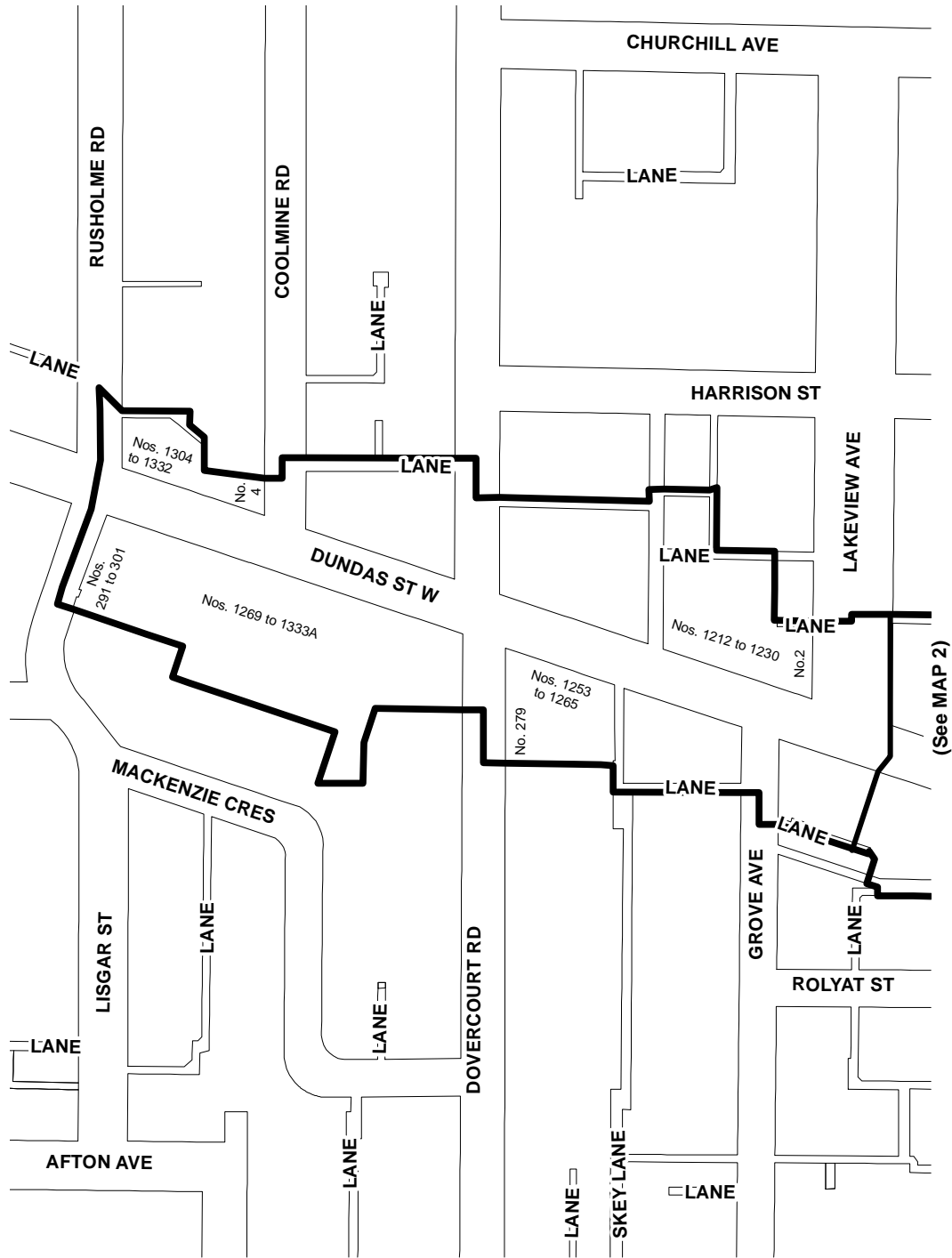


04.59 18 27 36  
Meters

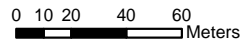
Map File: little\_italy\_cipfa3.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
LITTLE PORTUGAL FOCUS AREA  
MAP 1 of 2**

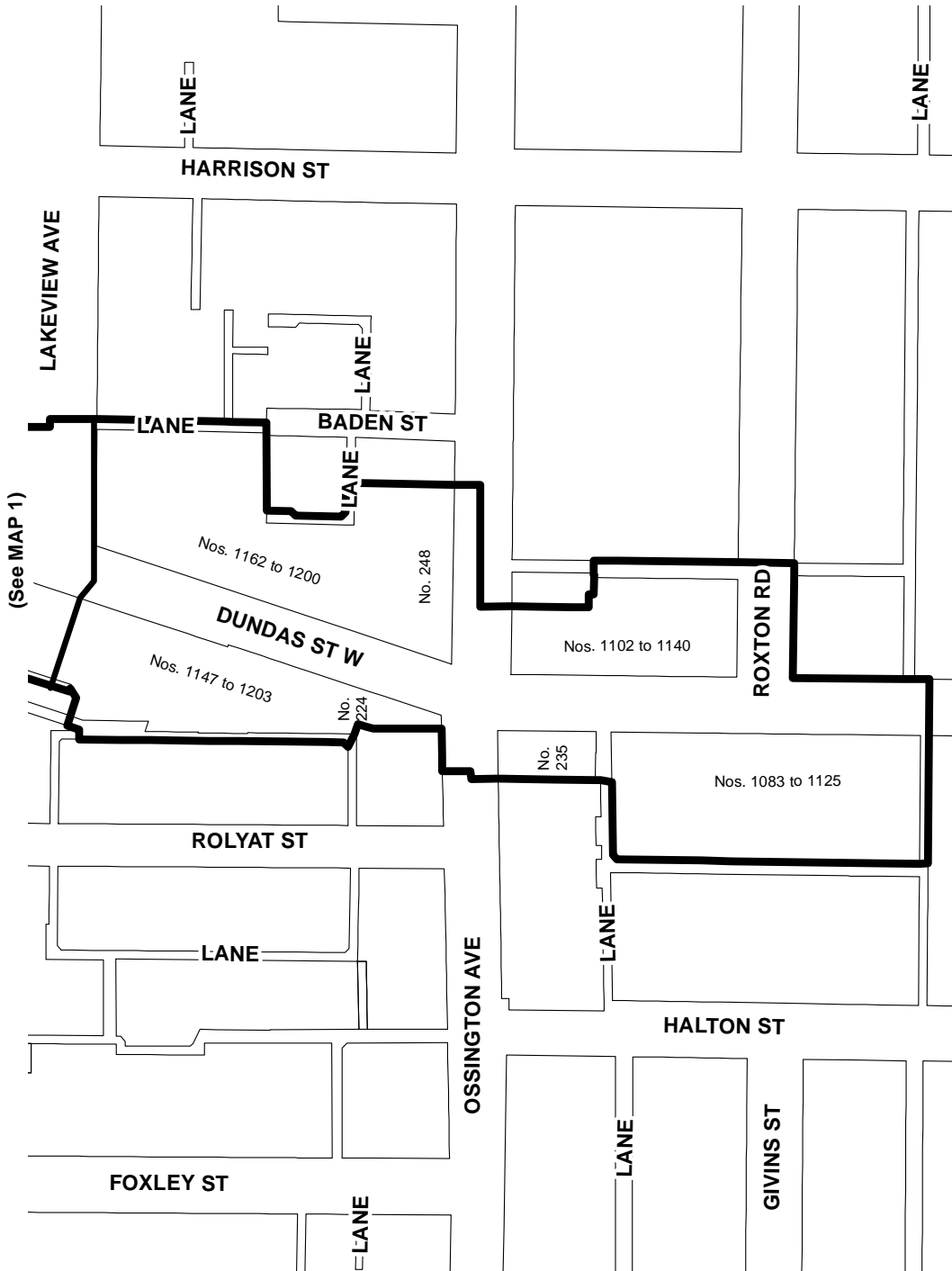


(See MAP 2)

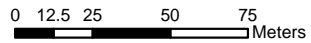


TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: LittlePortugal\_cPfa1.mxd  
Created by: W. Silva  
February 2010

**Commercial Facade Improvement Program CIP  
LITTLE PORTUGAL FOCUS AREA  
MAP 2 of 2**



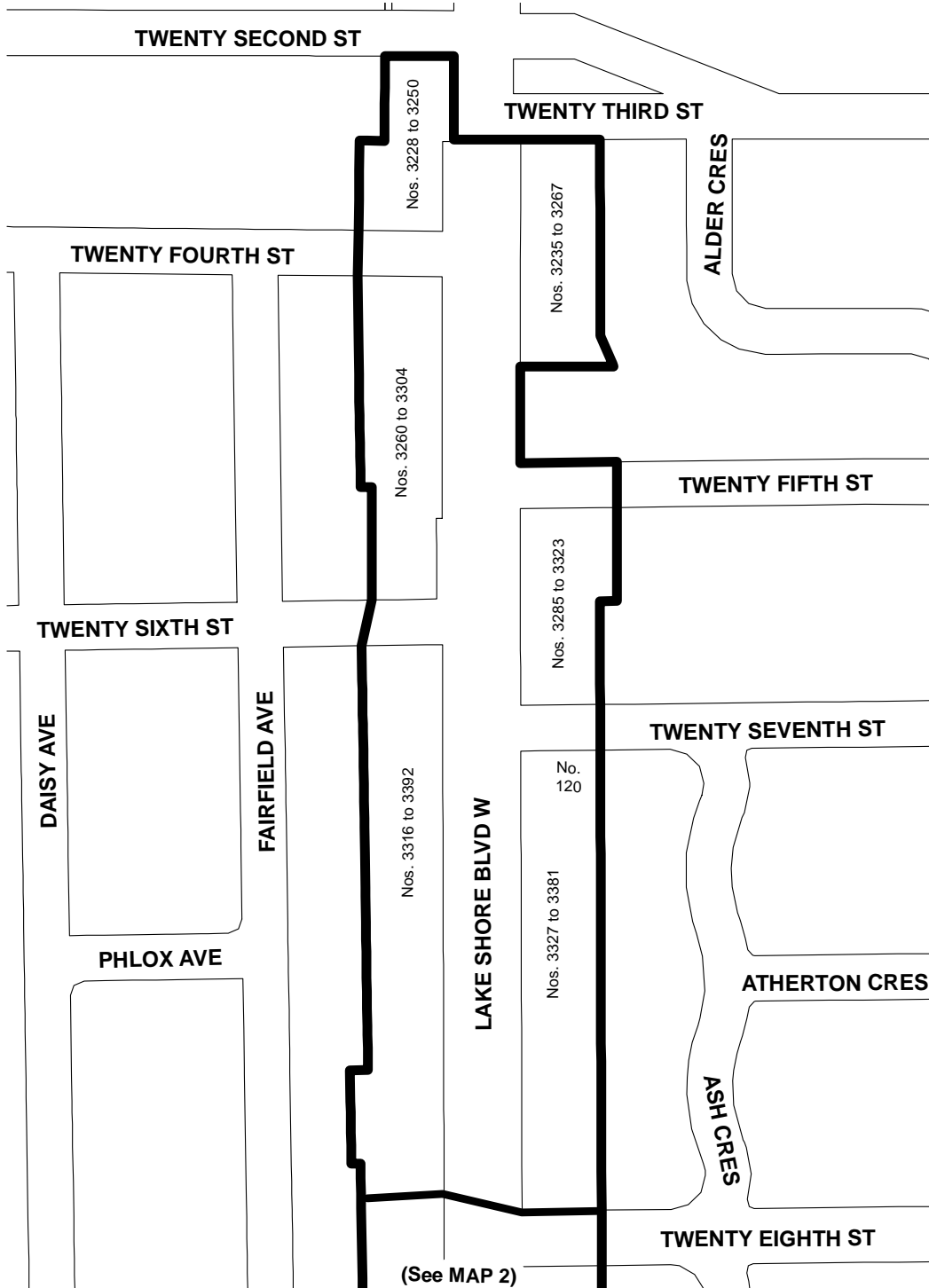
(See MAP 1)



TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: LittlePortugal\_cip42.mxd  
Created by: W. Silva  
February 2010

Commercial Facade Improvement Program CIP

LONG BRANCH FOCUS AREA  
MAP 1 of 2



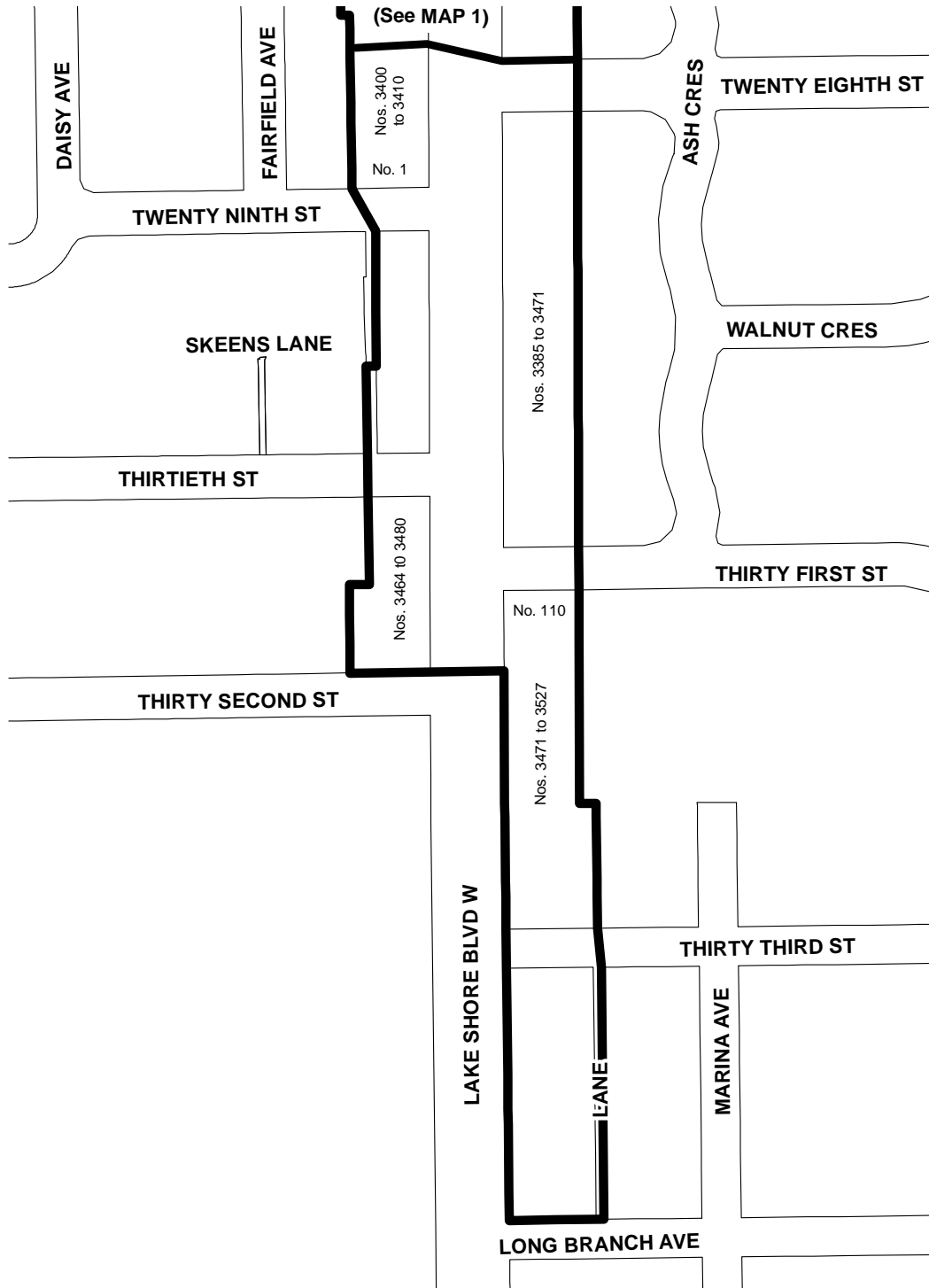
0 4 8 16 24 32 Meters

Map File: lakeshore\_village\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP

LONG BRANCH FOCUS AREA  
MAP 2 of 2



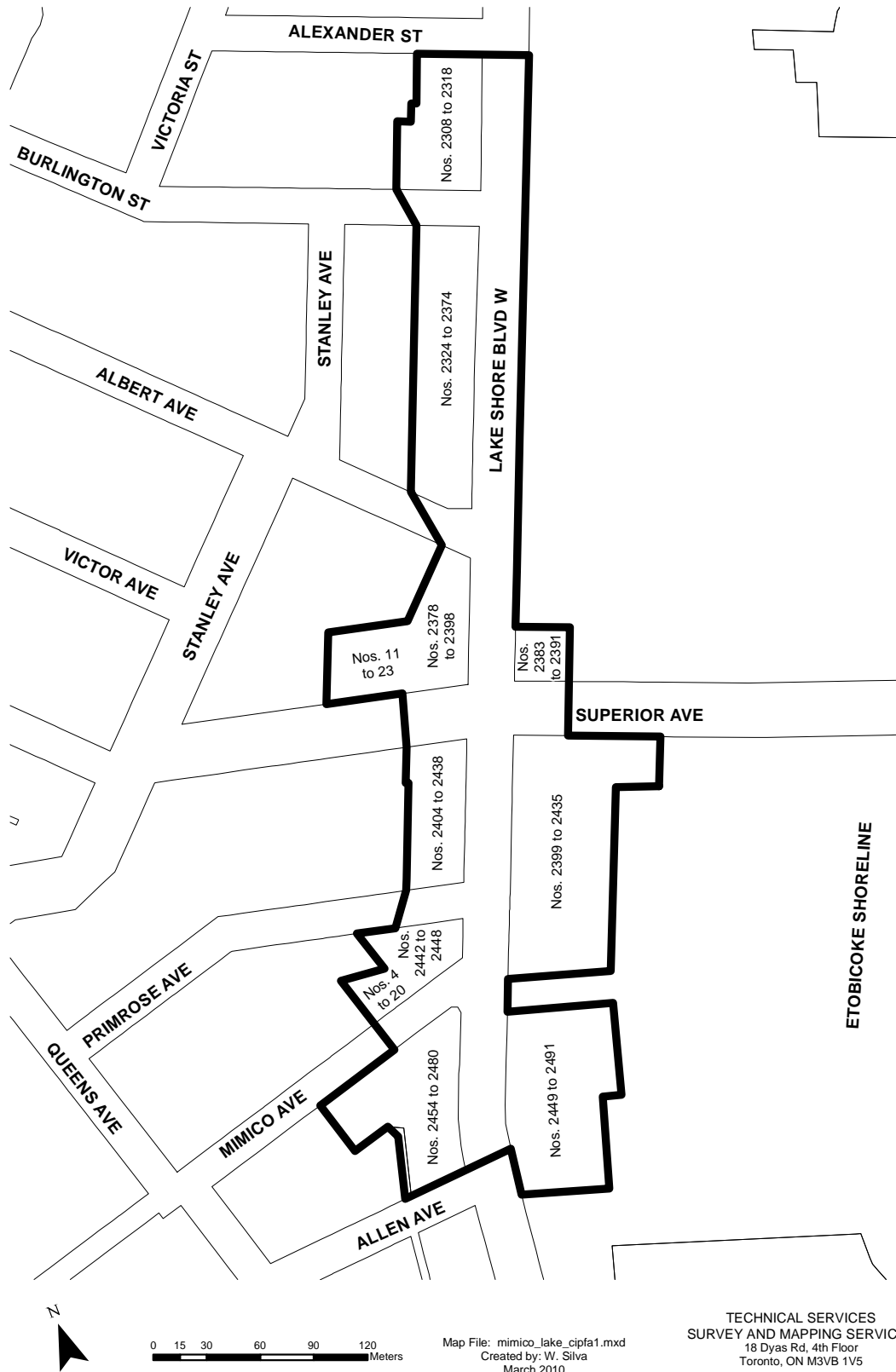
0 10 20 40 60 80 Meters

Map File: lakeshore\_village\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

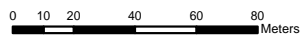
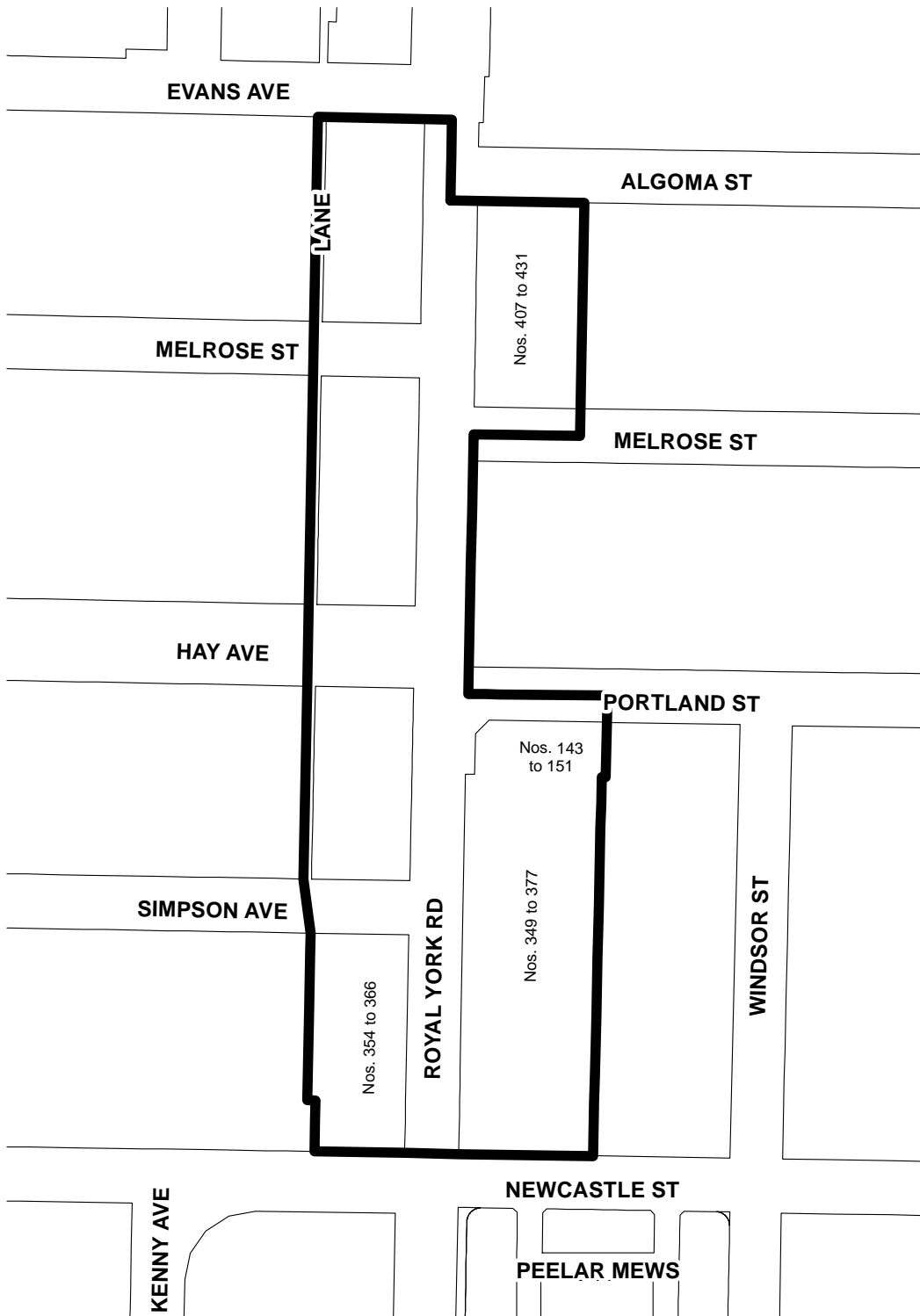
# Commercial Facade Improvement Program CIP

## MIMICO BY THE LAKE FOCUS AREA



Commercial Facade Improvement Program CIP

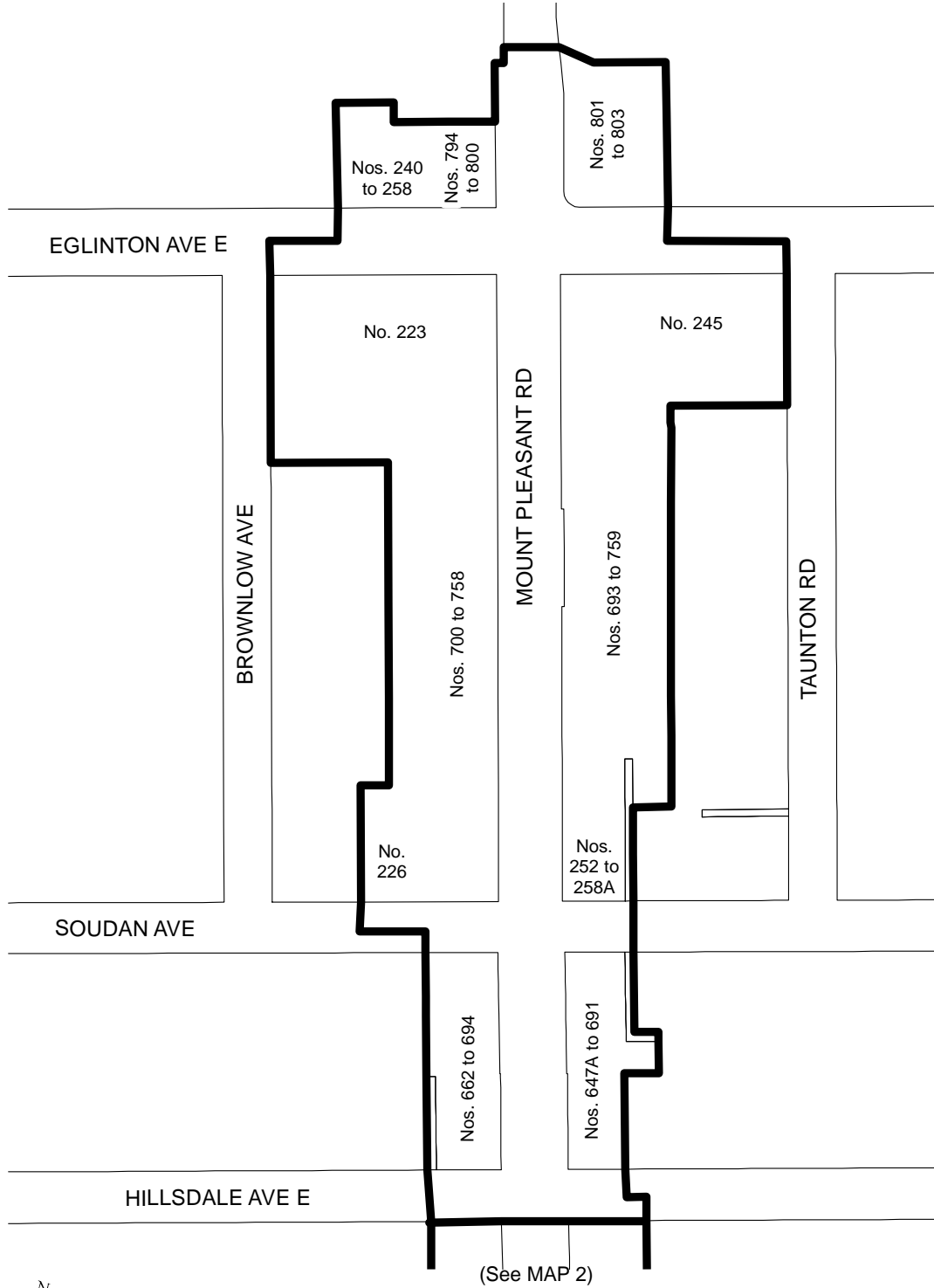
MIMICO VILLAGE FOCUS AREA



Map File: mimico\_VILLAGE\_cipfa1.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
MOUNT PLEASANT FOCUS AREA  
MAP 1 of 2**



0 10 20 40 60 80  
Meters

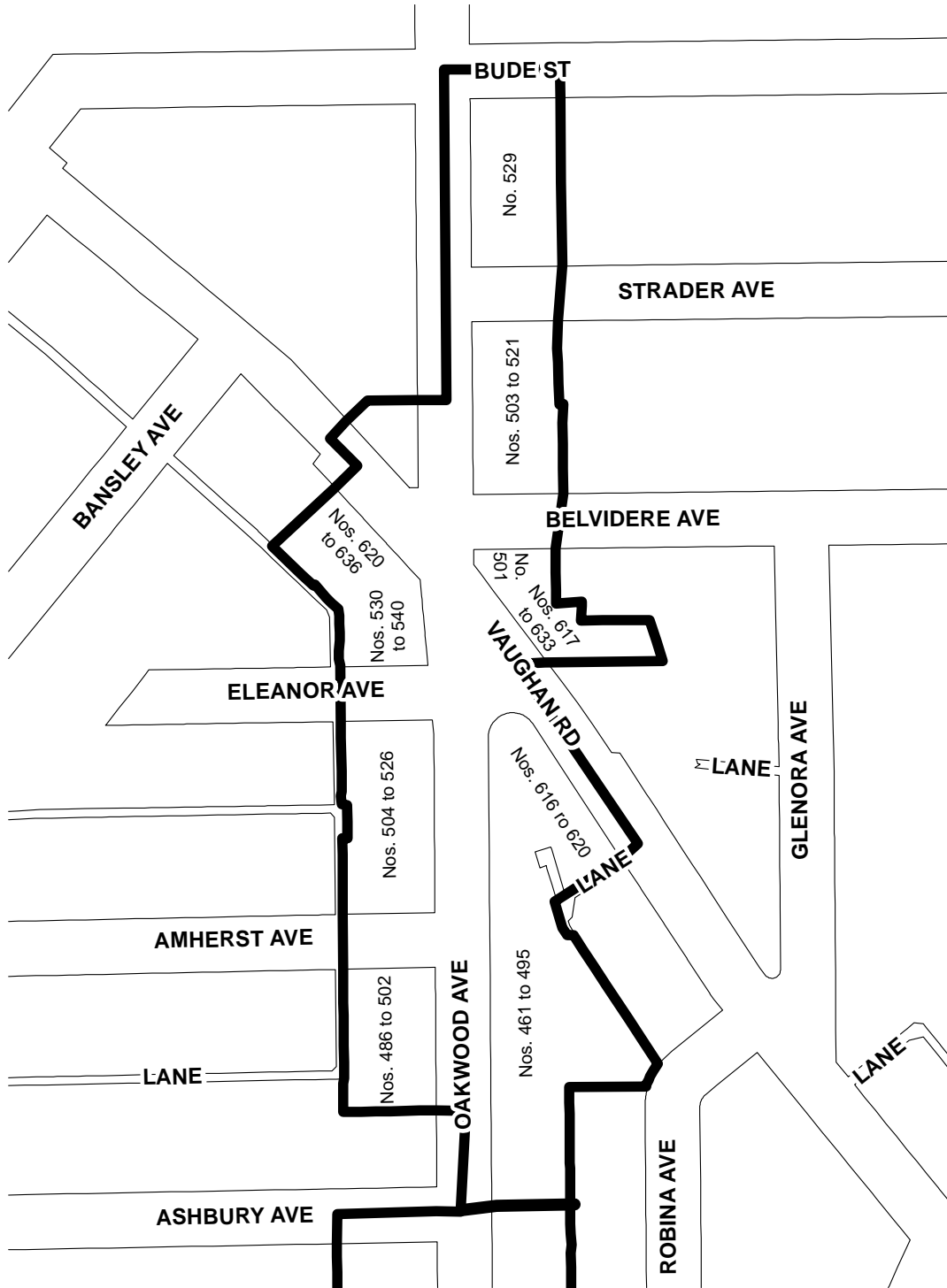
Map File: Mount\_Pleasant\_cipa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

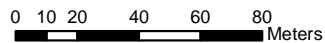




**Commercial Facade Improvement Program CIP  
OAKWOOD VILLAGE FOCUS AREA  
MAP 1 of 3**



(See MAP 2)

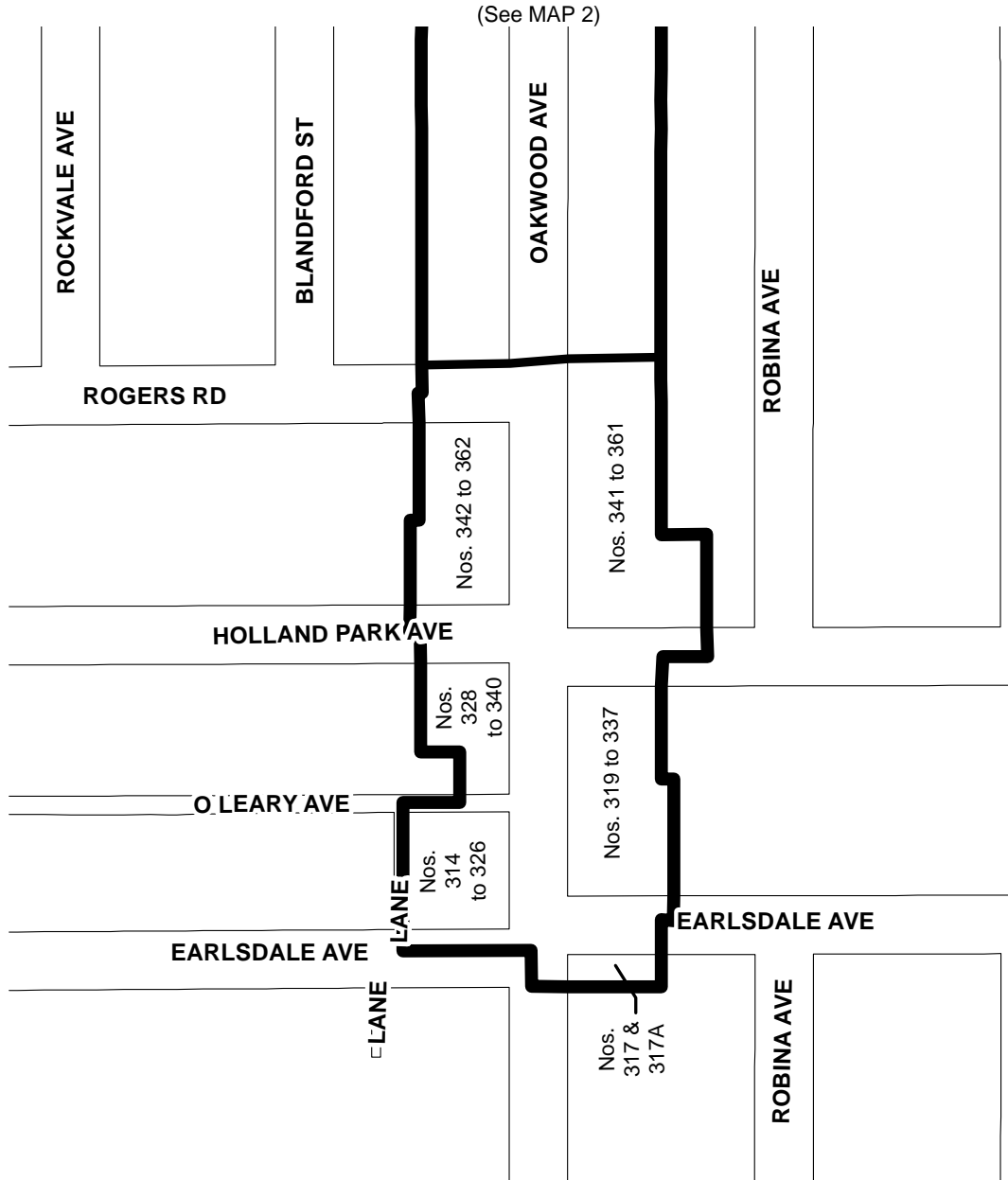


Map File: oakwood\_cipa1.mxd  
Created by: W. Silva  
February 2010

**TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES**  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5



**Commercial Facade Improvement Program CIP  
OAKWOOD VILLAGE FOCUS AREA  
MAP 3 of 3**

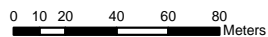
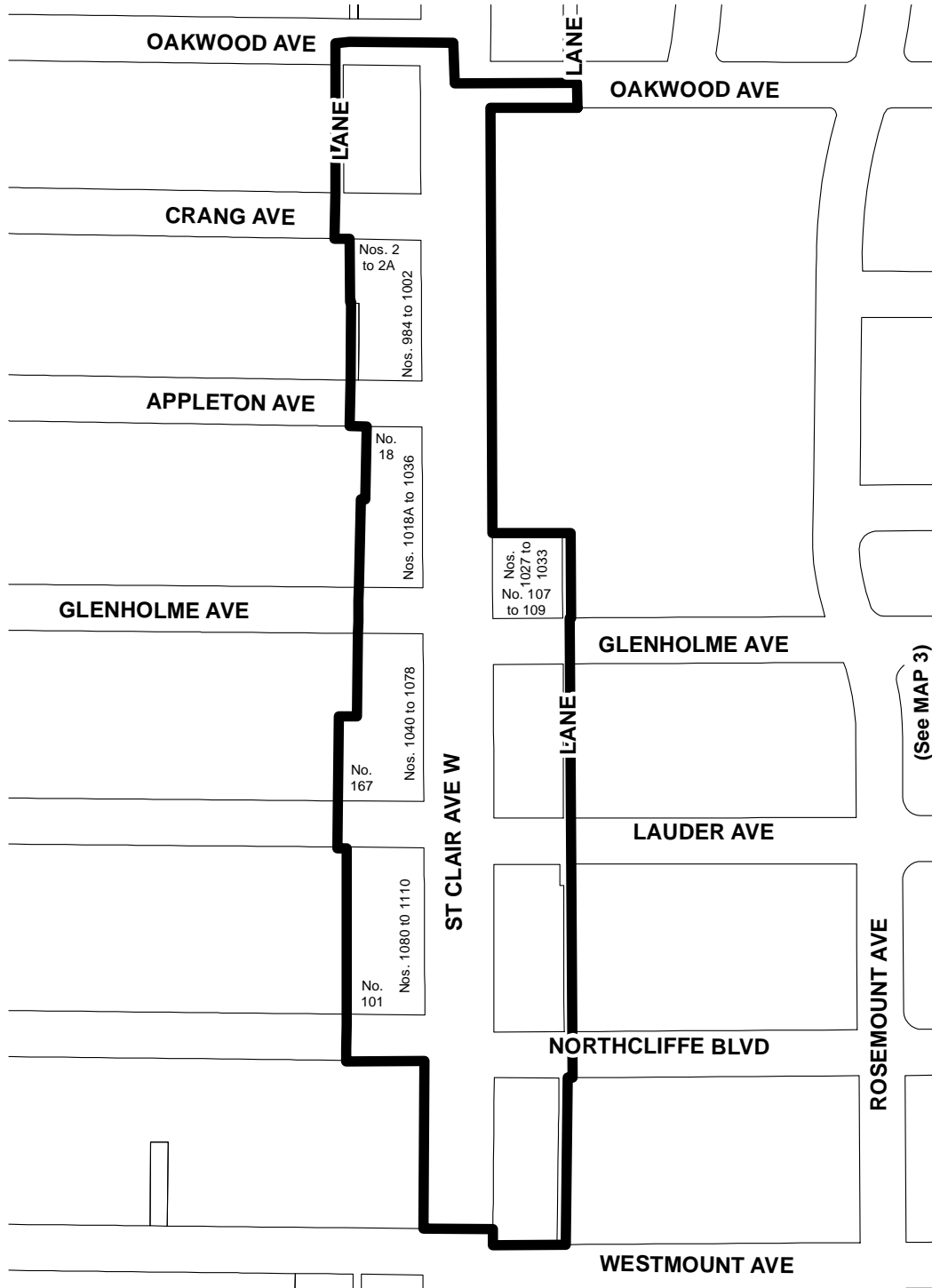


0 510 20 30 40  
Meters

Msp File: oakwood\_cipfa3.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

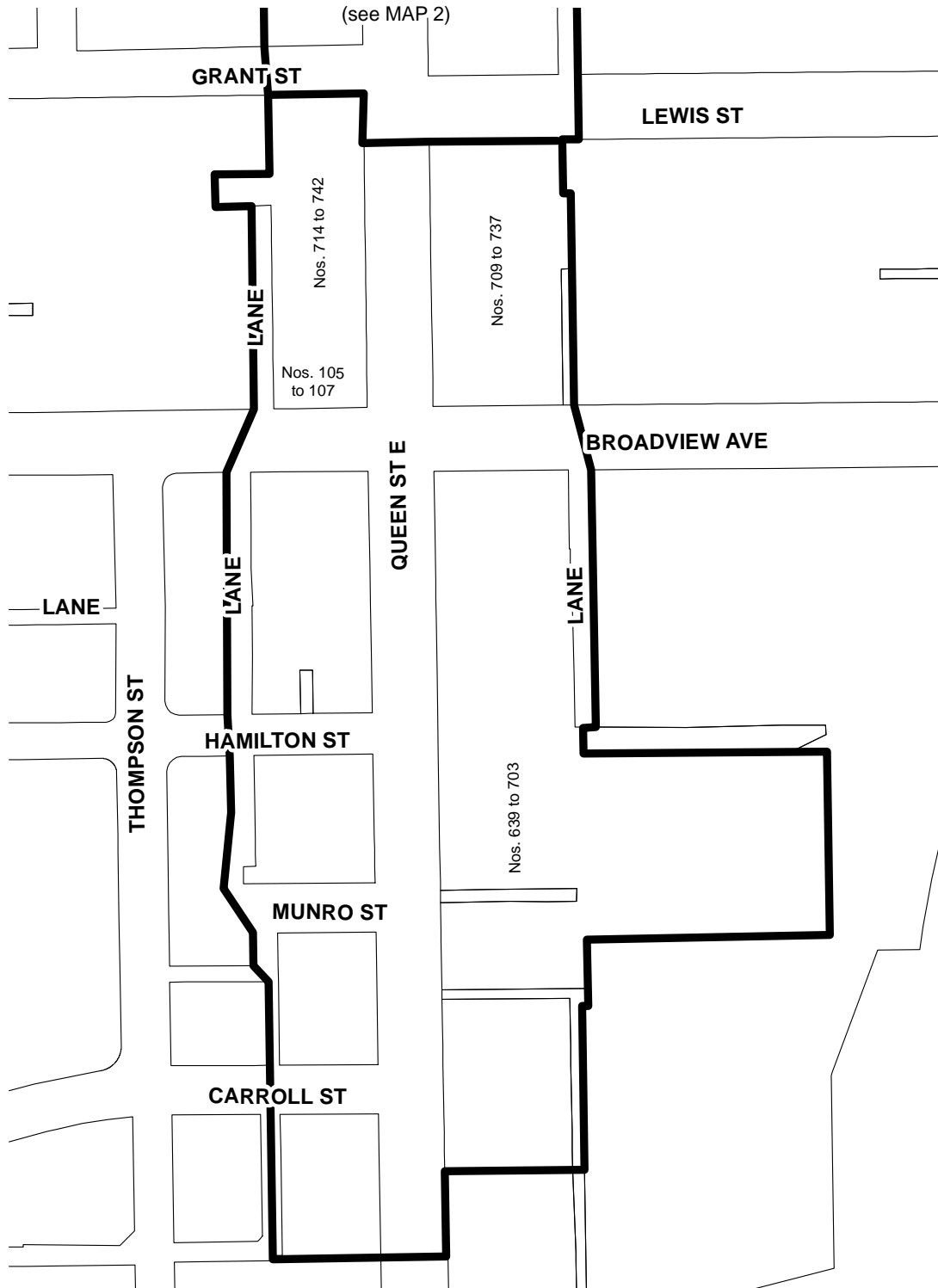
**Commercial Facade Improvement Program CIP  
REGAL HEIGHTS VILLAGE FOCUS AREA**



Map File: regal\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
RIVERSIDE FOCUS AREA  
MAP 1 of 2**

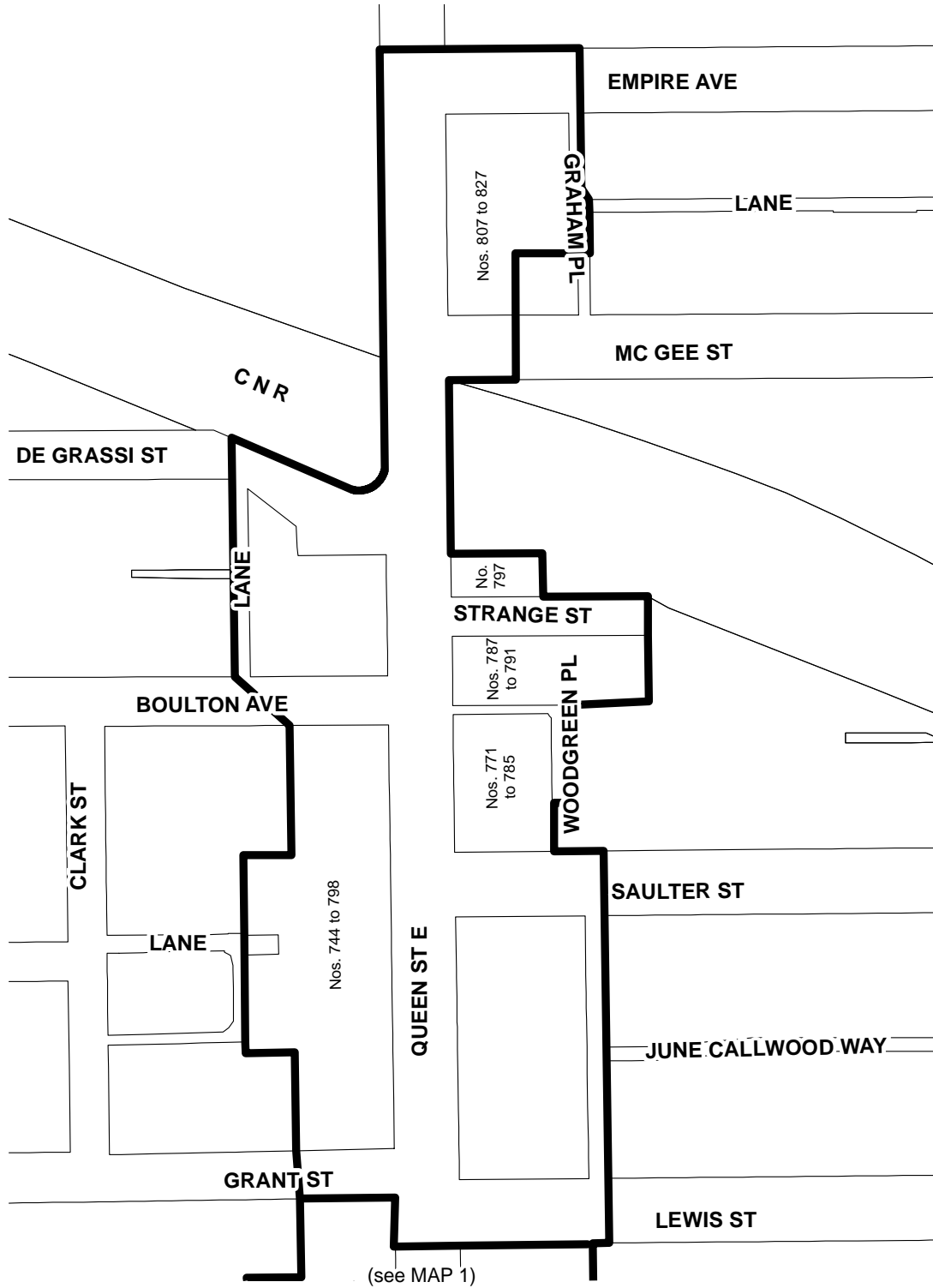


0 5 10 20 30 40  
Meters

Map File: riverside\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
RIVERSIDE FOCUS AREA  
MAP 2 of 2**

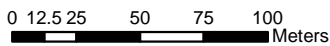
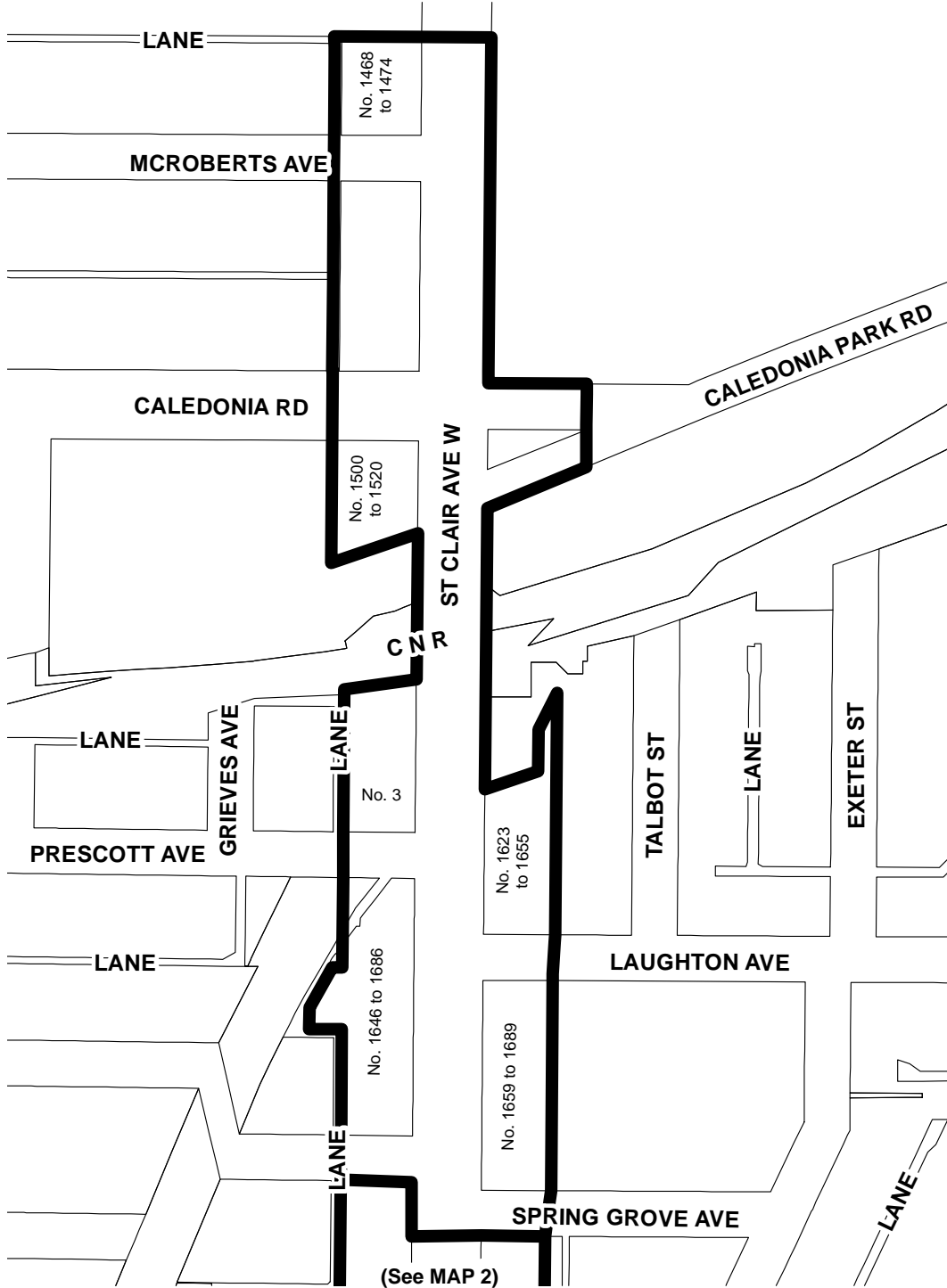


0 5 10 20 30 40  
Meters

Map File: riverside\_cipfa2.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
ST CLAIR GARDENS FOCUS AREA  
MAP 1 of 2**



Map File: stclairgrdns\_cipfa1.mxd  
Created by: W. Silva  
February 2010

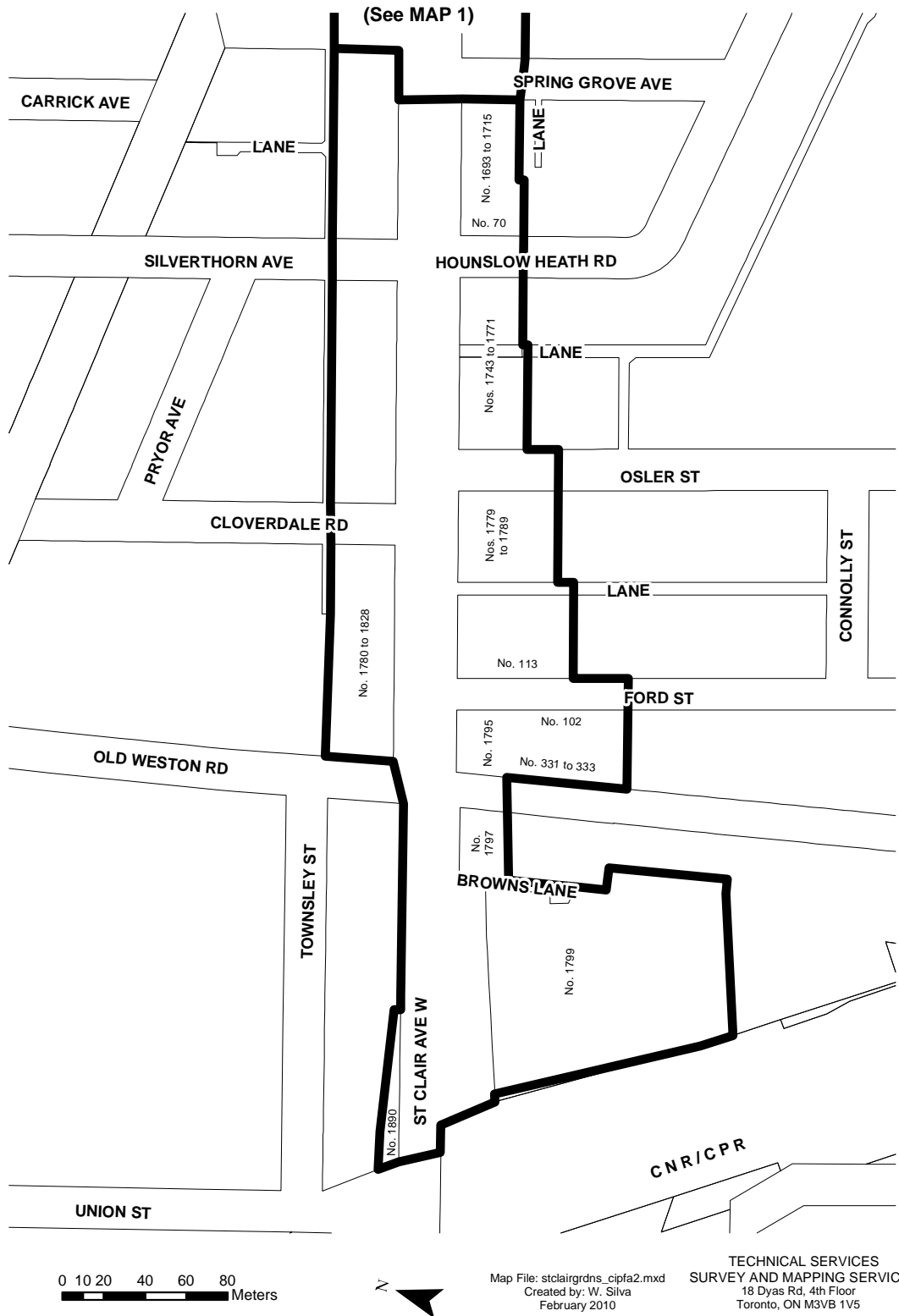
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5



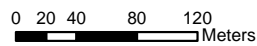
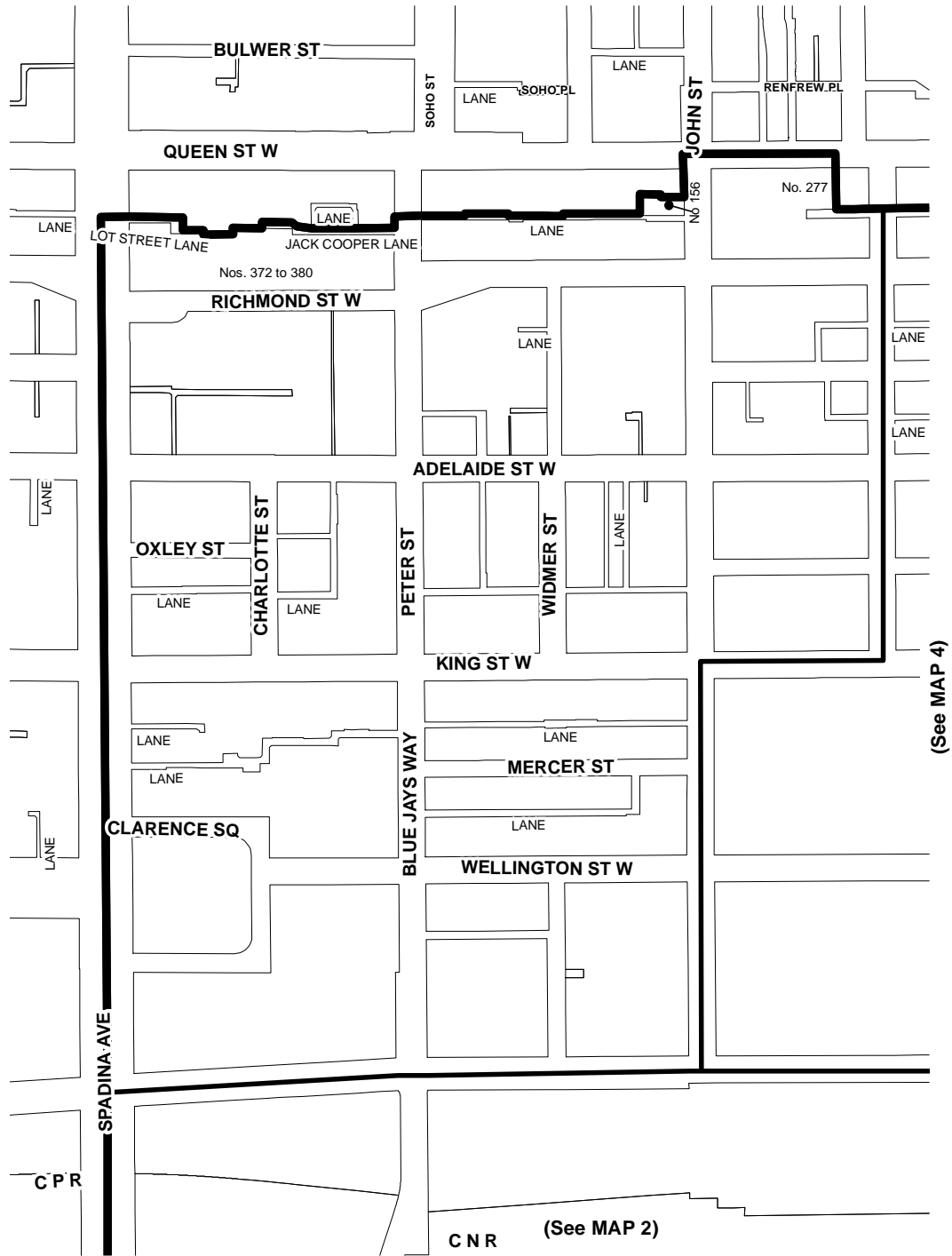
Commercial Facade Improvement Program CIP

ST CLAIR GARDENS FOCUS AREA

MAP 2 of 2



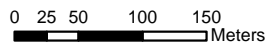
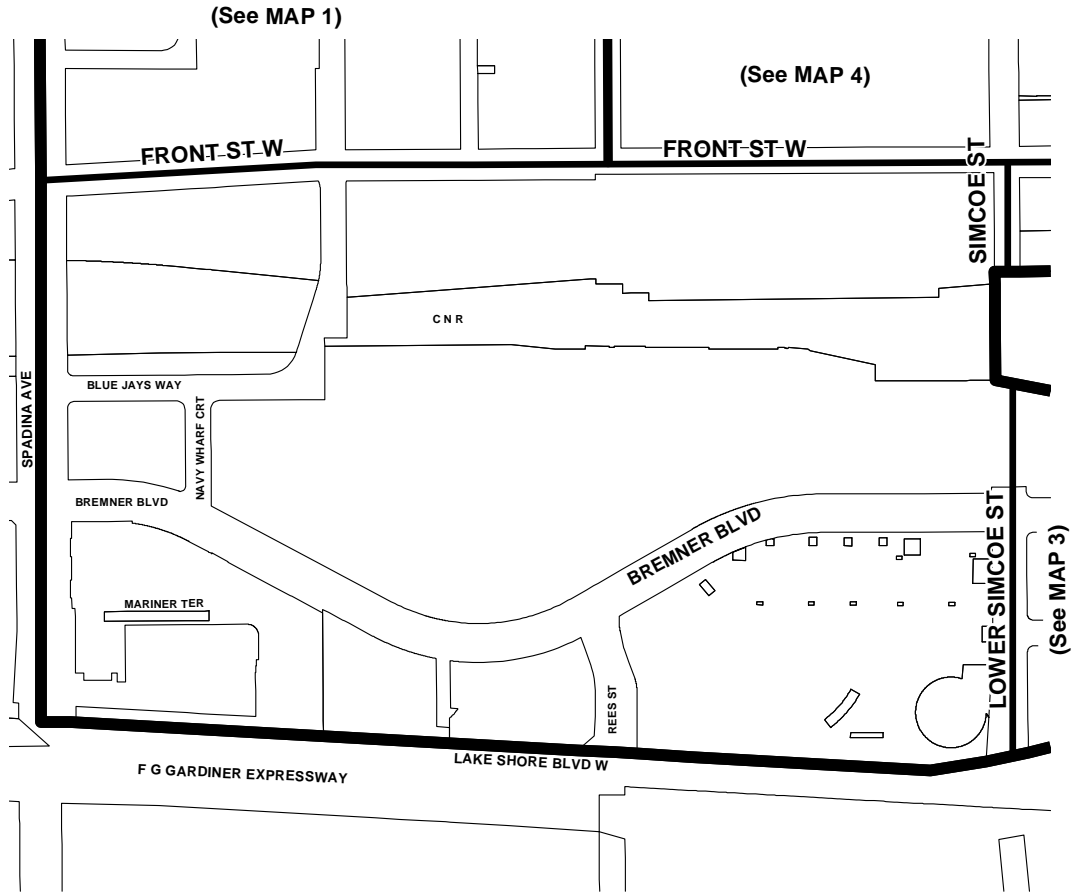
**Commercial Facade Improvement Program CIP  
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA  
MAP 1 of 4**



Map File: teda\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 D'Yas Rd, 4th Floor  
Toronto, ON M3VB 1V5

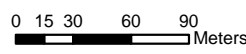
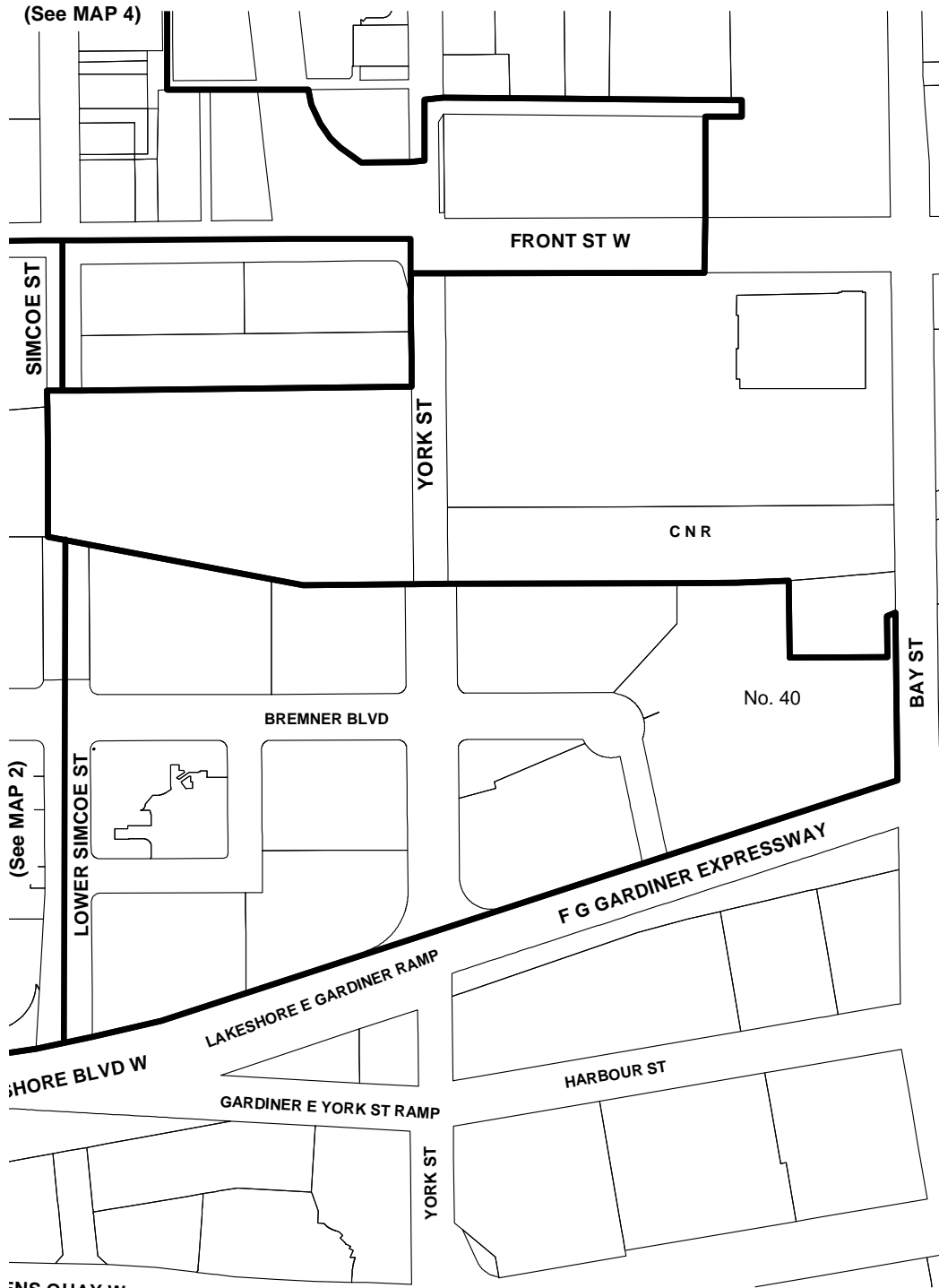
**Commercial Facade Improvement Program CIP  
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA  
MAP 2 of 4**



Map File: teda\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA  
MAP 3 of 4**

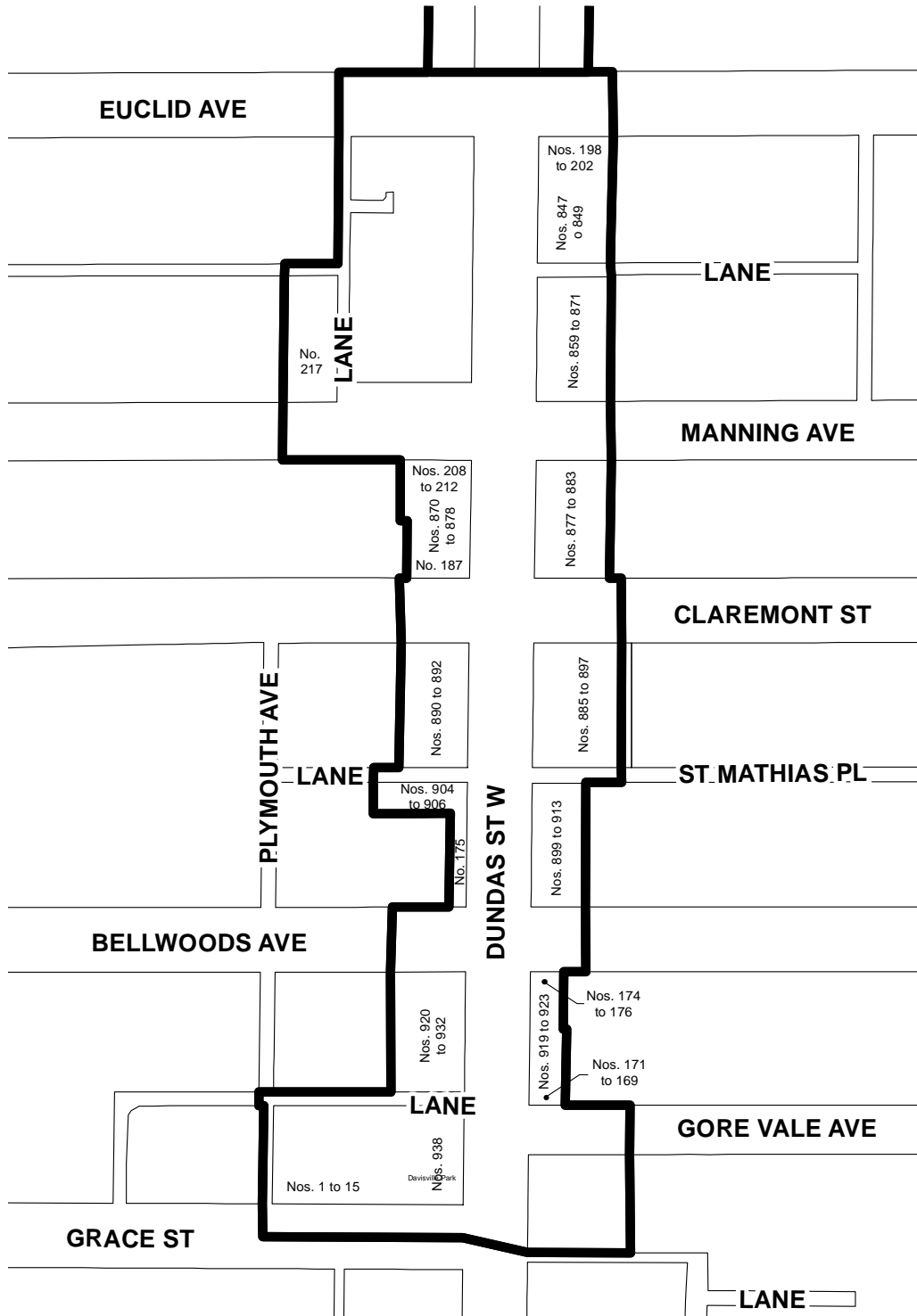


Map File: kensington\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5



**Commercial Facade Improvement Program CIP  
TRINITY BELLWOODS FOCUS AREA  
MAP 1 of 2**

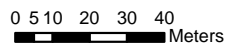
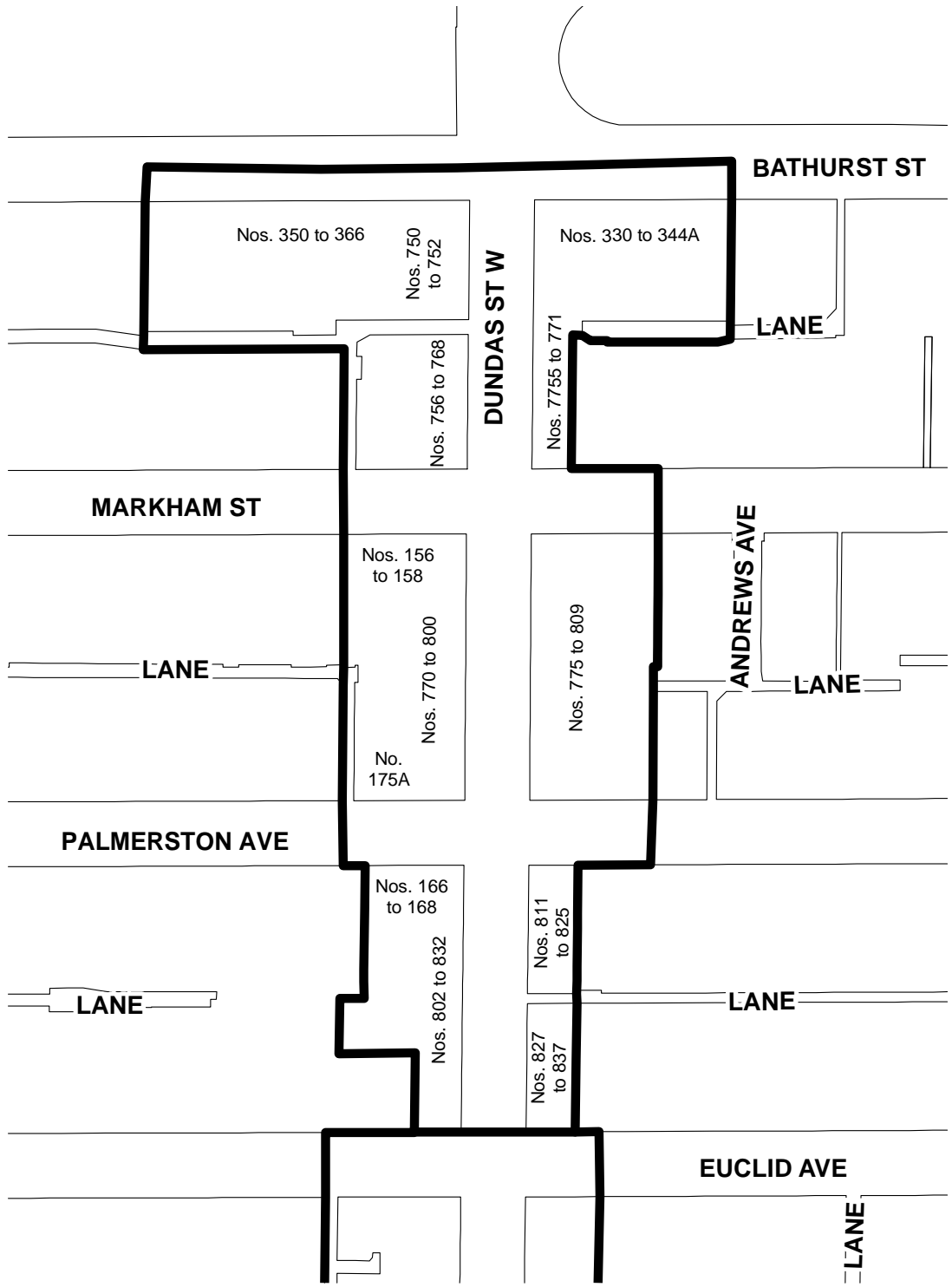


0 5 10 20 30 40  
Meters

Map File: trinity\_cipfa1.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

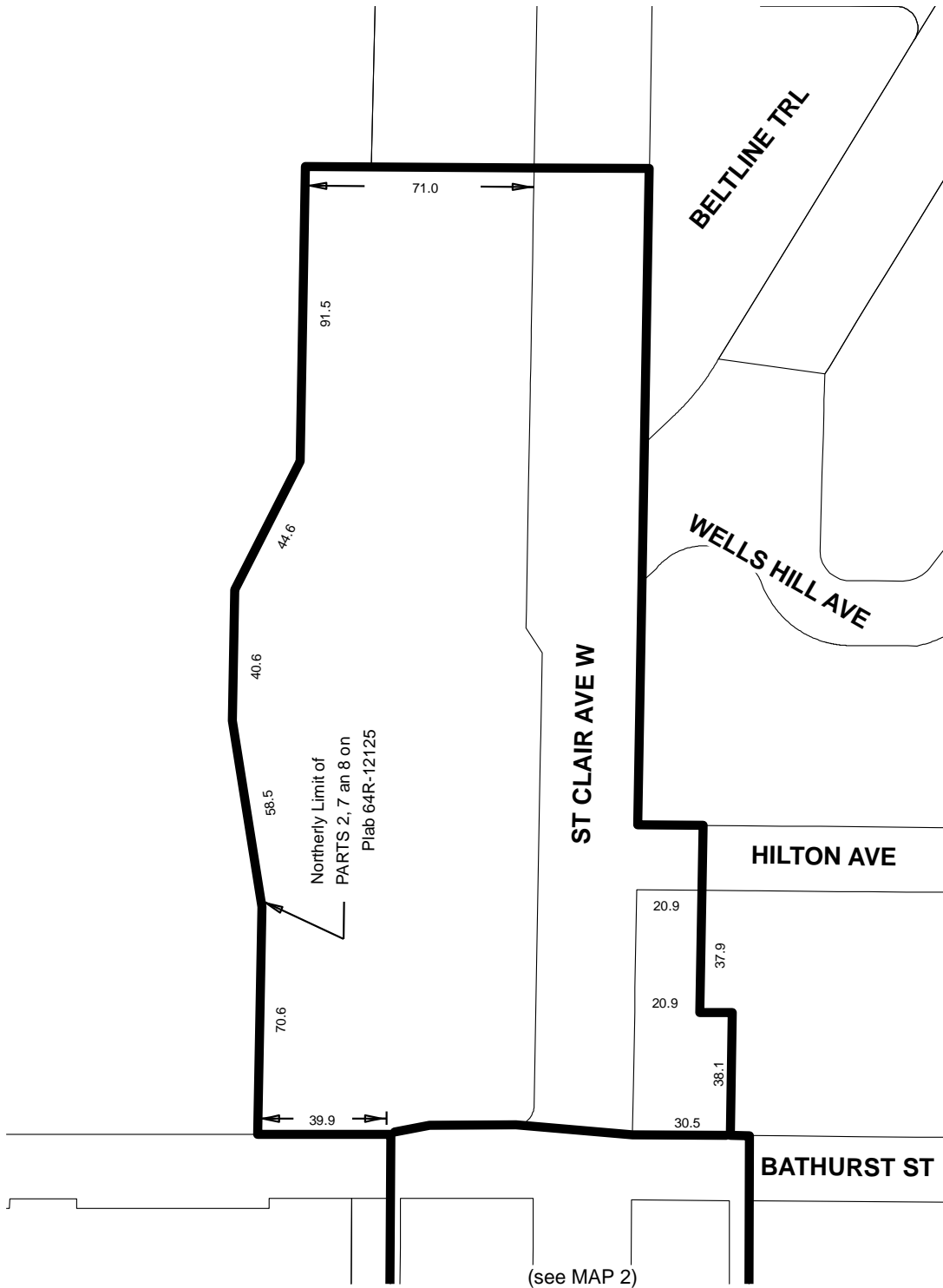
**Commercial Facade Improvement Program CIP  
TRINITY BELLWOODS FOCUS AREA  
MAP 2 of 2**



Map File: trinity\_cifa2.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
 WYCHWOOD HEIGHTS FOCUS AREA  
 MAP 1 of 4**



0 5 10 20 30 40  
 Meters

Map File: wychwood\_cipfa1.mxd  
 Created by: W. Silva  
 February 2010

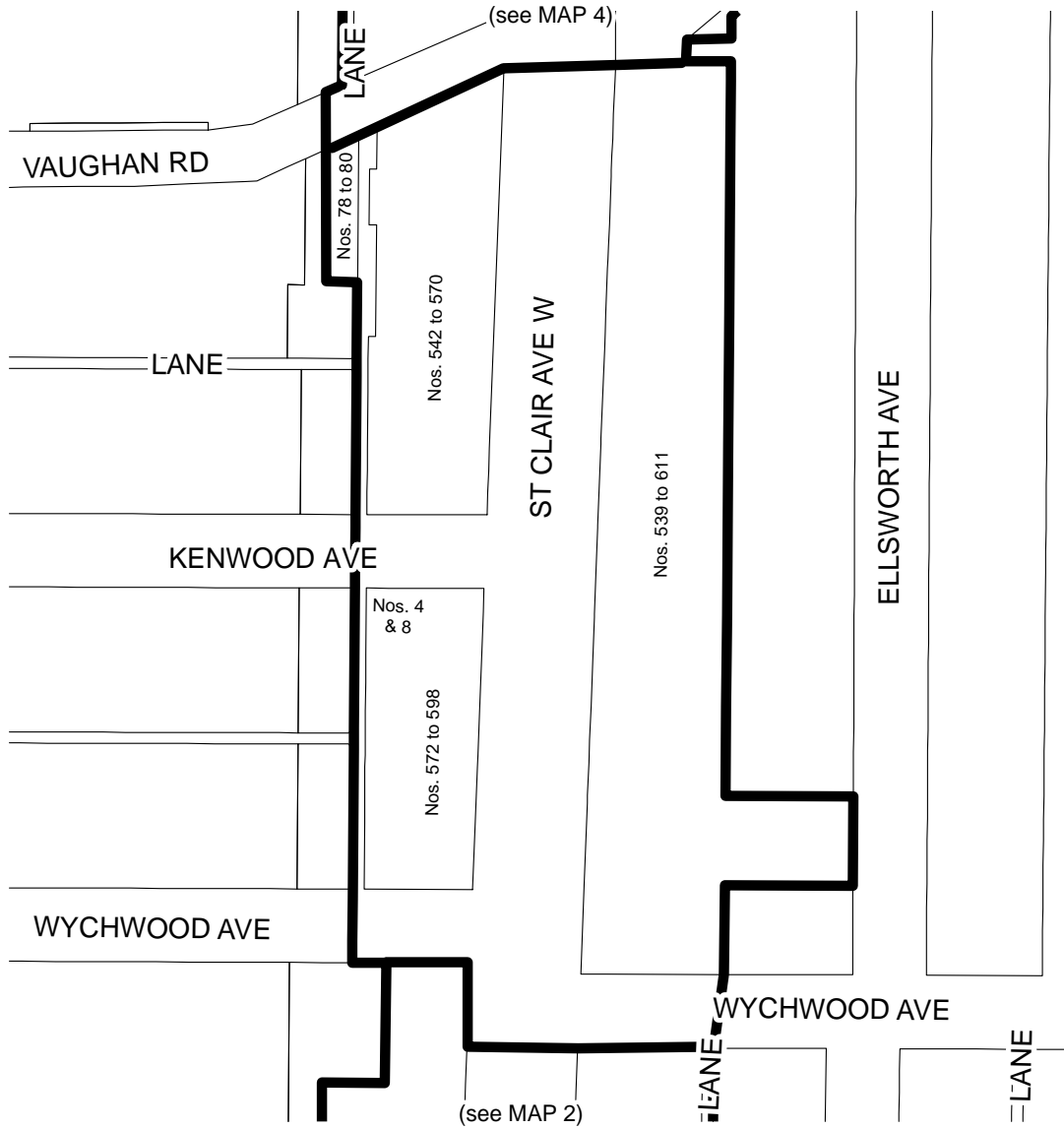
TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5





Commercial Facade Improvement Program CIP

WYCHWOOD HEIGHTS FOCUS AREA  
MAP 3 of 4

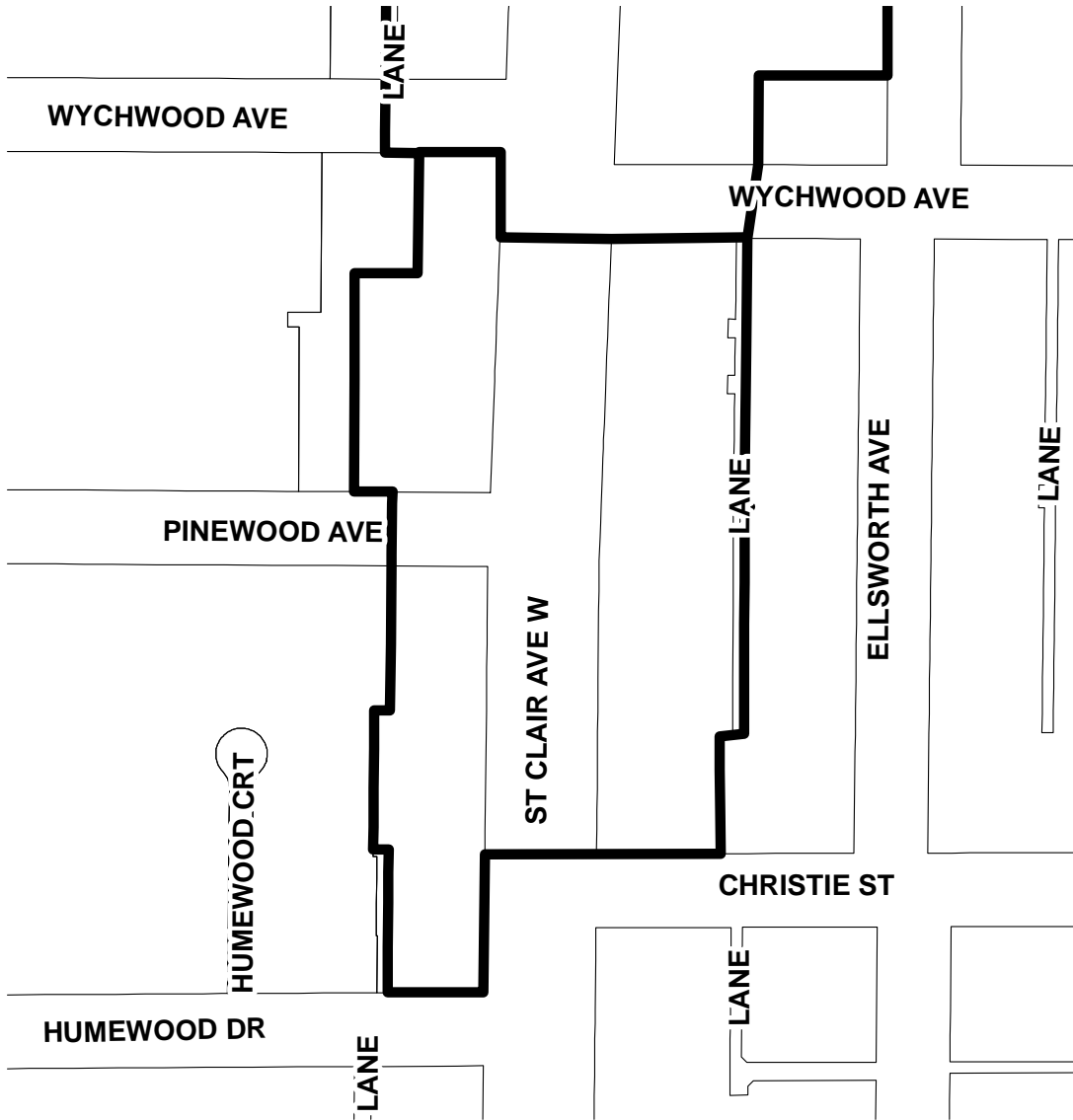


04.59 18 27 36  
Meters

Map File: wychwood\_cipfa2.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP  
WYCHWOOD HEIGHTS FOCUS AREA  
MAP 4 of 4



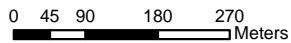
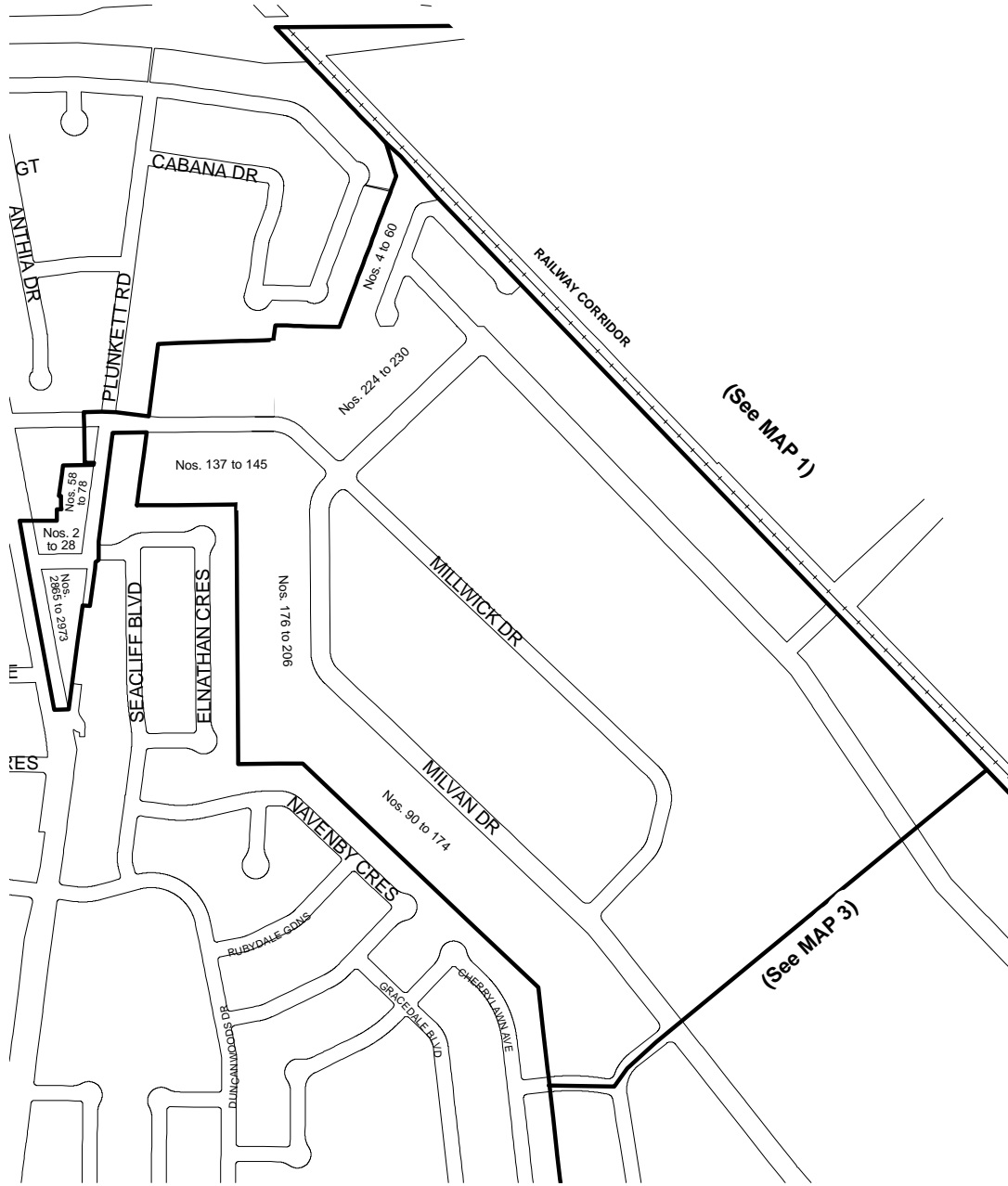
04.59 18 27 36  
Meters

Map File: wychwood\_cipfa4.mxd  
Created by: W. Silva  
February 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

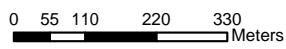
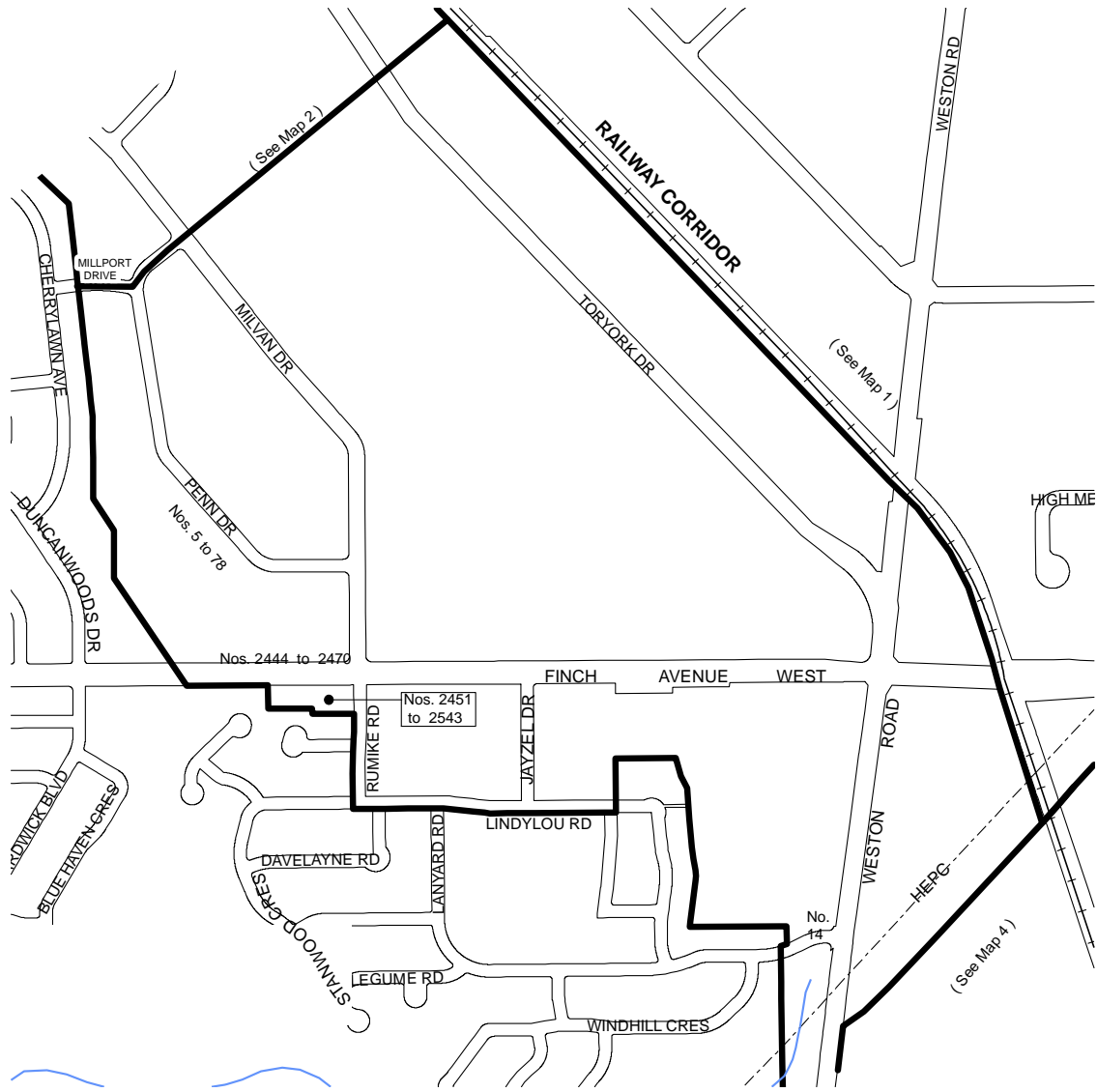


**Commercial Facade Improvement Program CIP  
EMERY VILLAGE FOCUS AREA  
MAP 2 of 6**



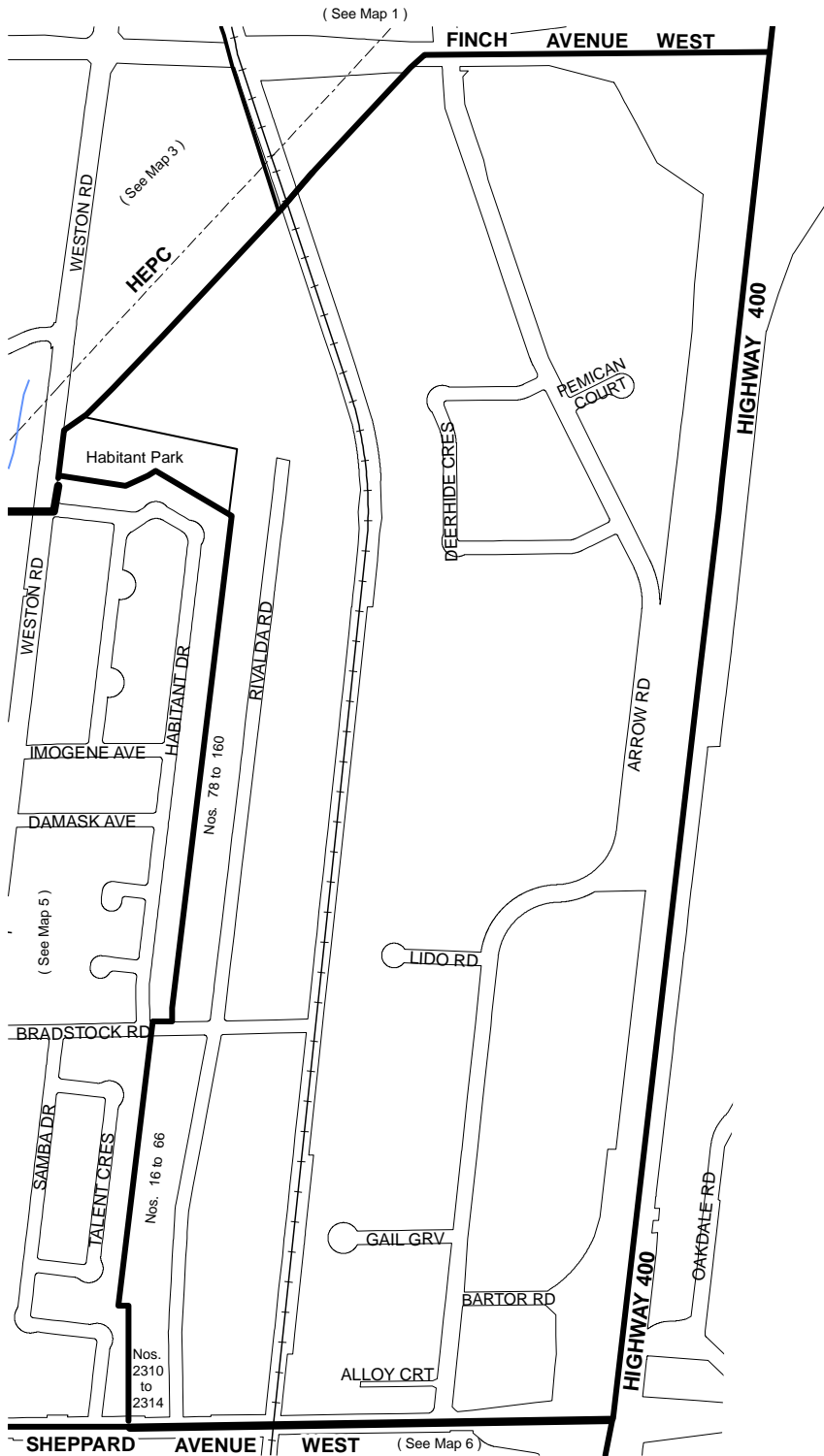
TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5  
Map File: emery\_cip1a1.mxd  
Created by: W. Silva  
March 2010

**Commercial Facade Improvement Program CIP  
EMERY VILLAGE FOCUS AREA  
MAP 3 of 6**



TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd. 4th Floor  
Toronto, ON M3VB 1V5  
Map File: emery\_cip3a3.mxd  
Created by: W. Silva  
March 2010

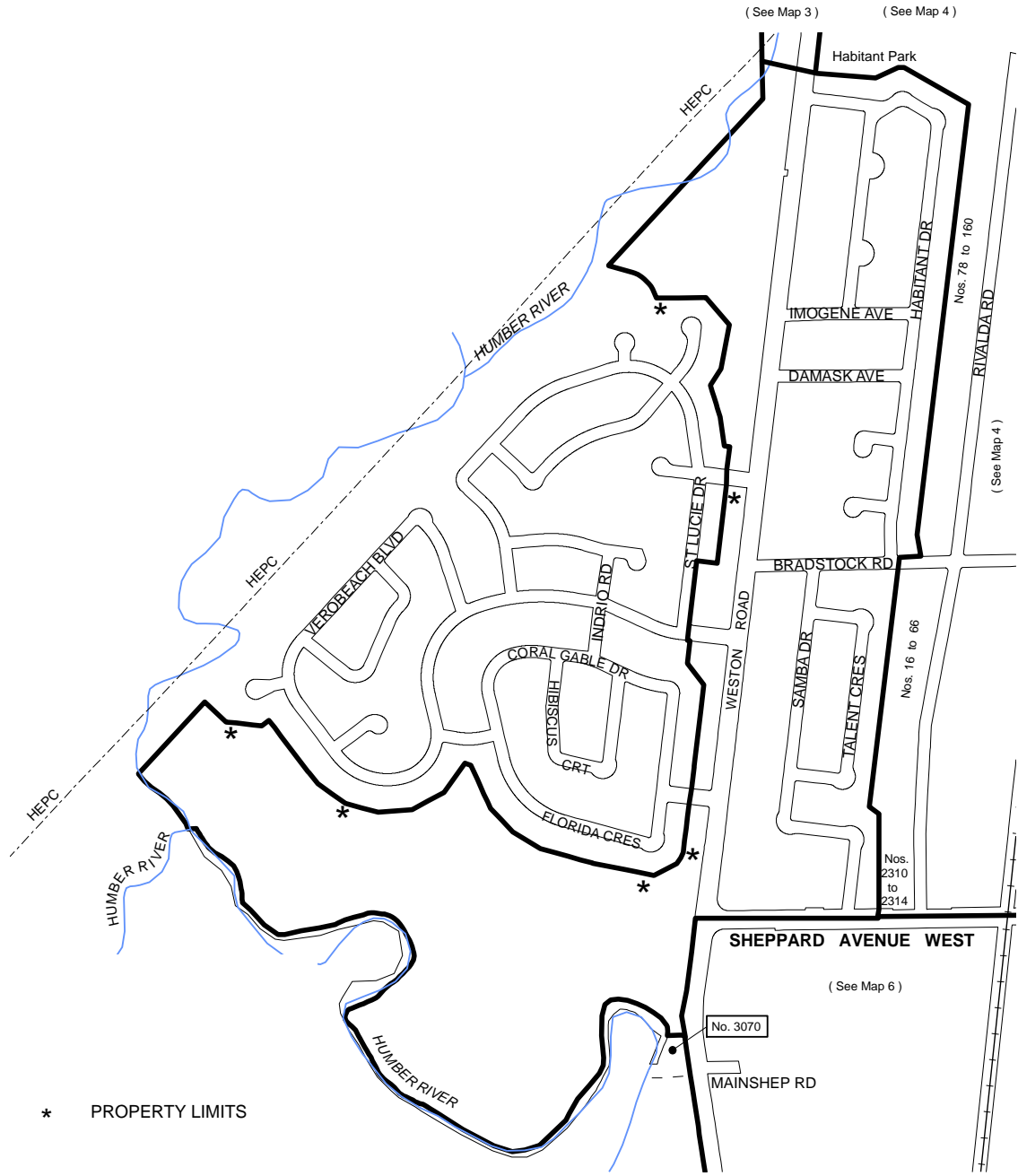
**Commercial Facade Improvement Program CIP  
EMERY VILLAGE FOCUS AREA  
MAP 4 of 6**



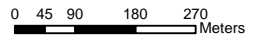
Map File: emery\_cipfa4.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
EMERY VILLAGE FOCUS AREA  
MAP 5 of 6**



\* PROPERTY LIMITS

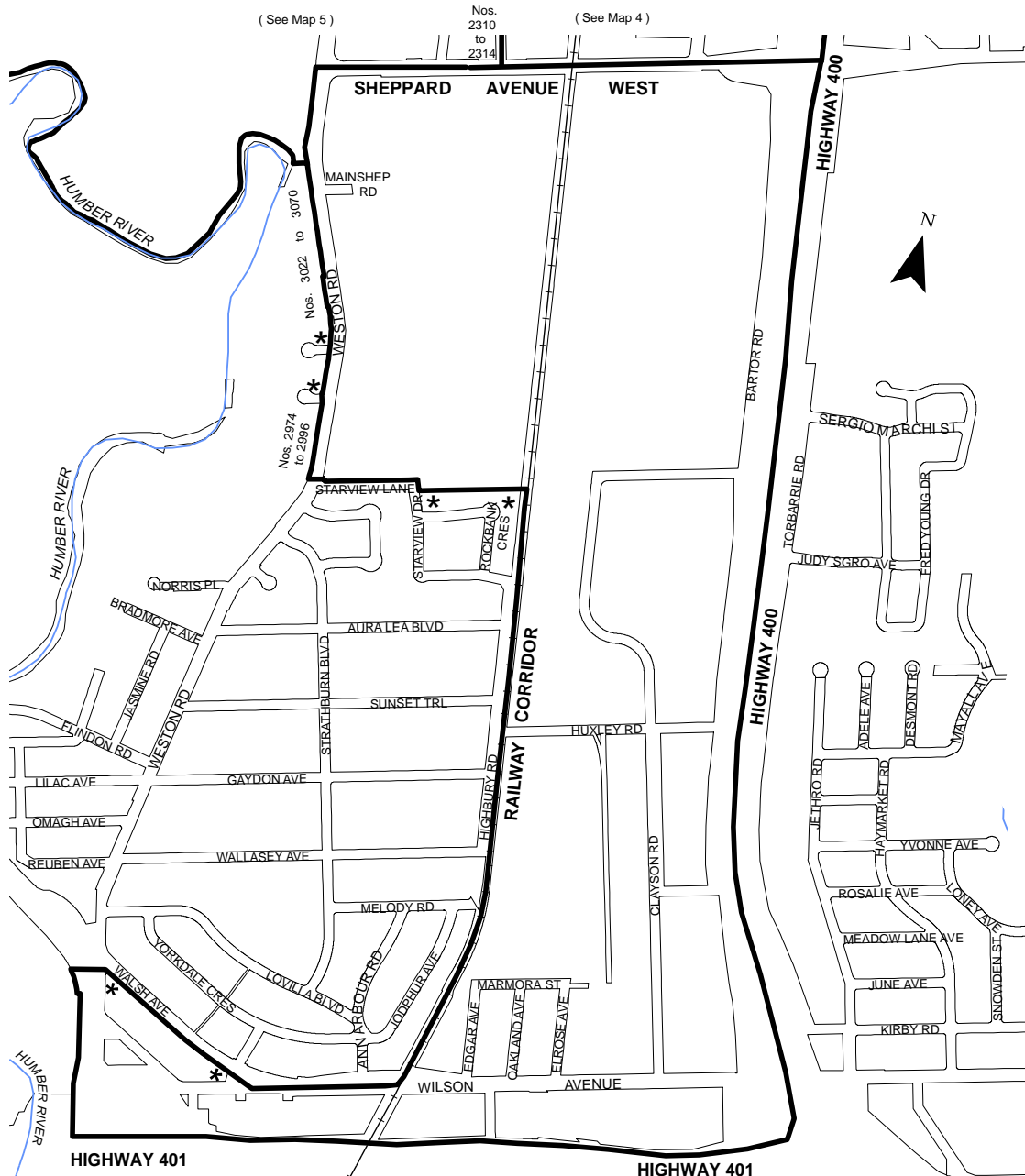


Map File: emery\_cipla5.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5



**Commercial Facade Improvement Program CIP**  
**EMERY VILLAGE FOCUS AREA**  
**MAP 6 of 6**



\* PROPERTY LIMITS



Map File: emery\_cipfa6.mxd  
 Created by: W. Silva  
 March 2010

TECHNICAL SERVICES  
 SURVEY AND MAPPING SERVICES  
 18 Dyas Rd, 4th Floor  
 Toronto, ON M3VB 1V5

**Attachment 3: Draft By-law to amend the York Community Improvement Plan to implement the Commercial Façade Improvement Program for an expanded Mt Dennis Focus Area**

Authority: Planning & Growth Management Committee Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 2010

Enacted by Council: ~, 2010

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2010**

**To amend the York Community Improvement Plan to implement the Commercial Façade Improvement Program for an expanded Mt Dennis Focus Area**

WHEREAS Council by By-law 139-2006 amended the York Community Improvement Plan to include commercial façade improvement program provisions for certain lands within the York Community Improvement Project Area known as the Mount Dennis Façade Improvement Focus Area;

WHEREAS Council by By-law 516-2008 designated the City of Toronto, with the exception of limited portions of the waterfront as a Community Improvement Project Area, in accordance with the *Planning Act*;

WHEREAS Council has determined it appropriate to amend the boundaries of the Mount Dennis Focus Area to which the aforesaid amendments apply; 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. City of Toronto By-law 139-2006 is hereby amended to:
  - a. delete Map “1” of Schedule “A” and replace it with Maps 1-3, attached hereto.

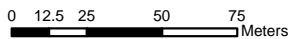
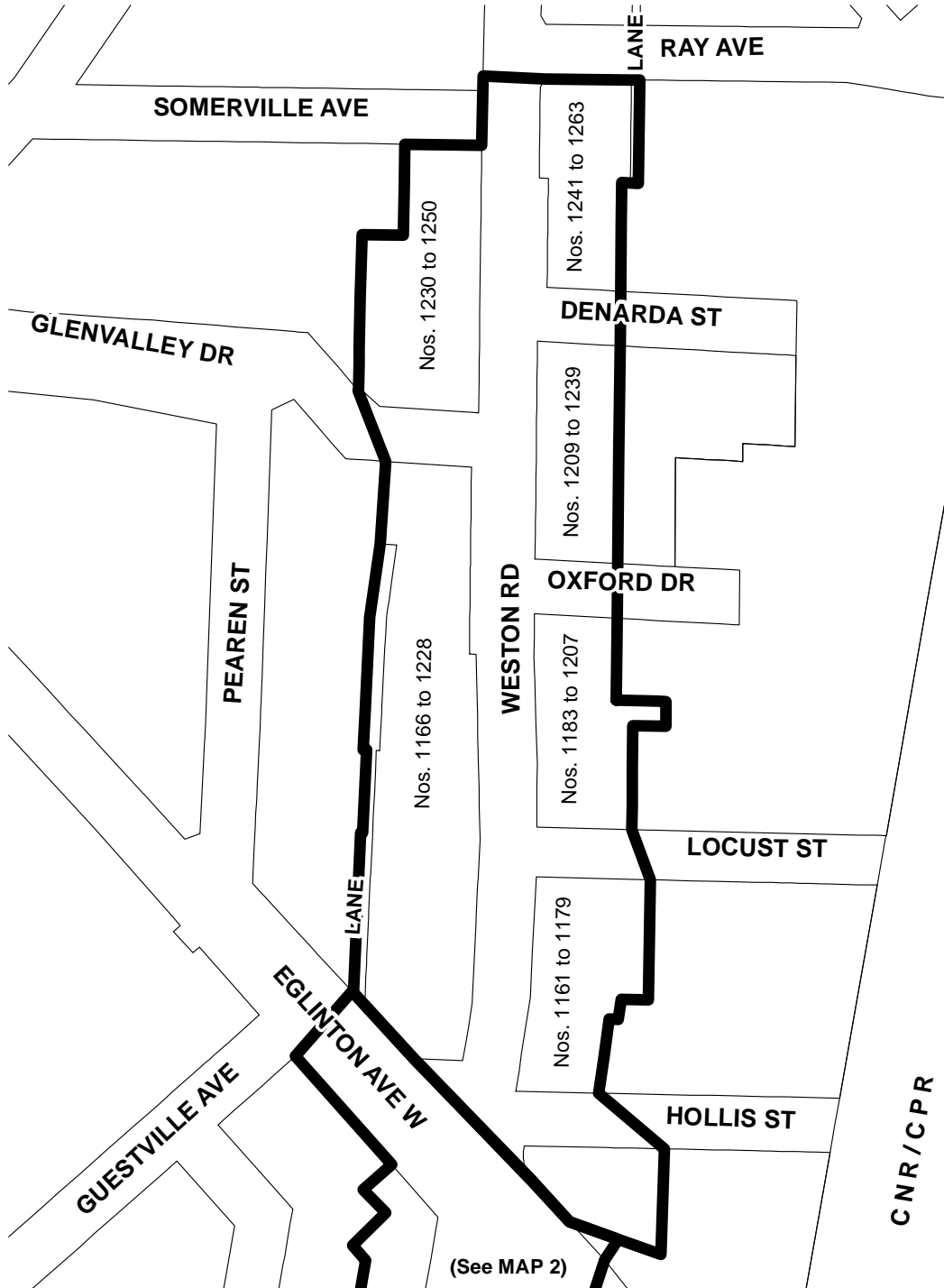
ENACTED AND PASSED this \_\_\_\_\_, A.D.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

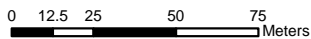
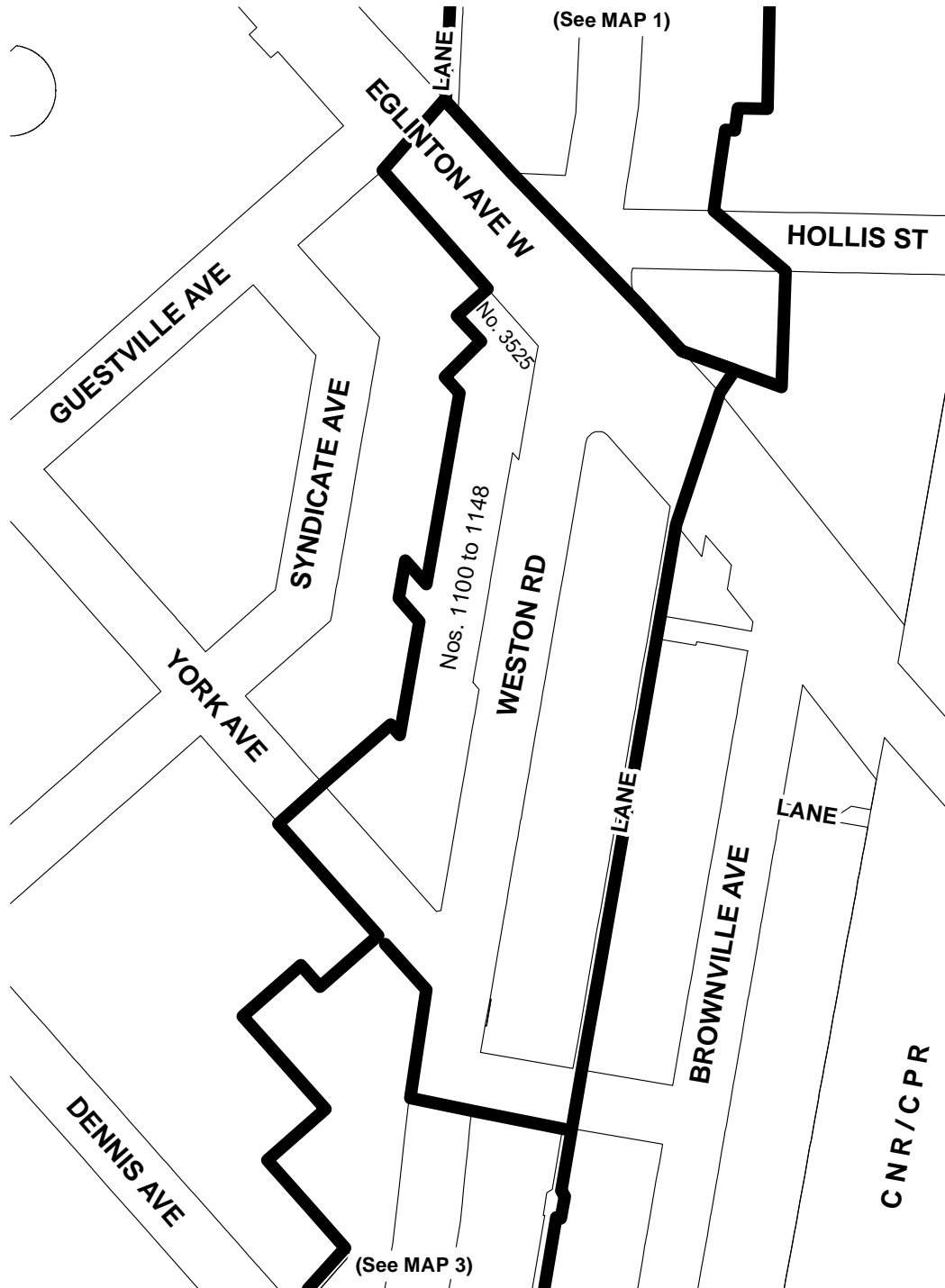
**Commercial Facade Improvement Program CIP  
MOUNT DENNIS FOCUS AREA  
MAP 1 of 3**



Map File: mtdennis\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

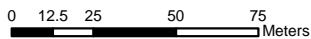
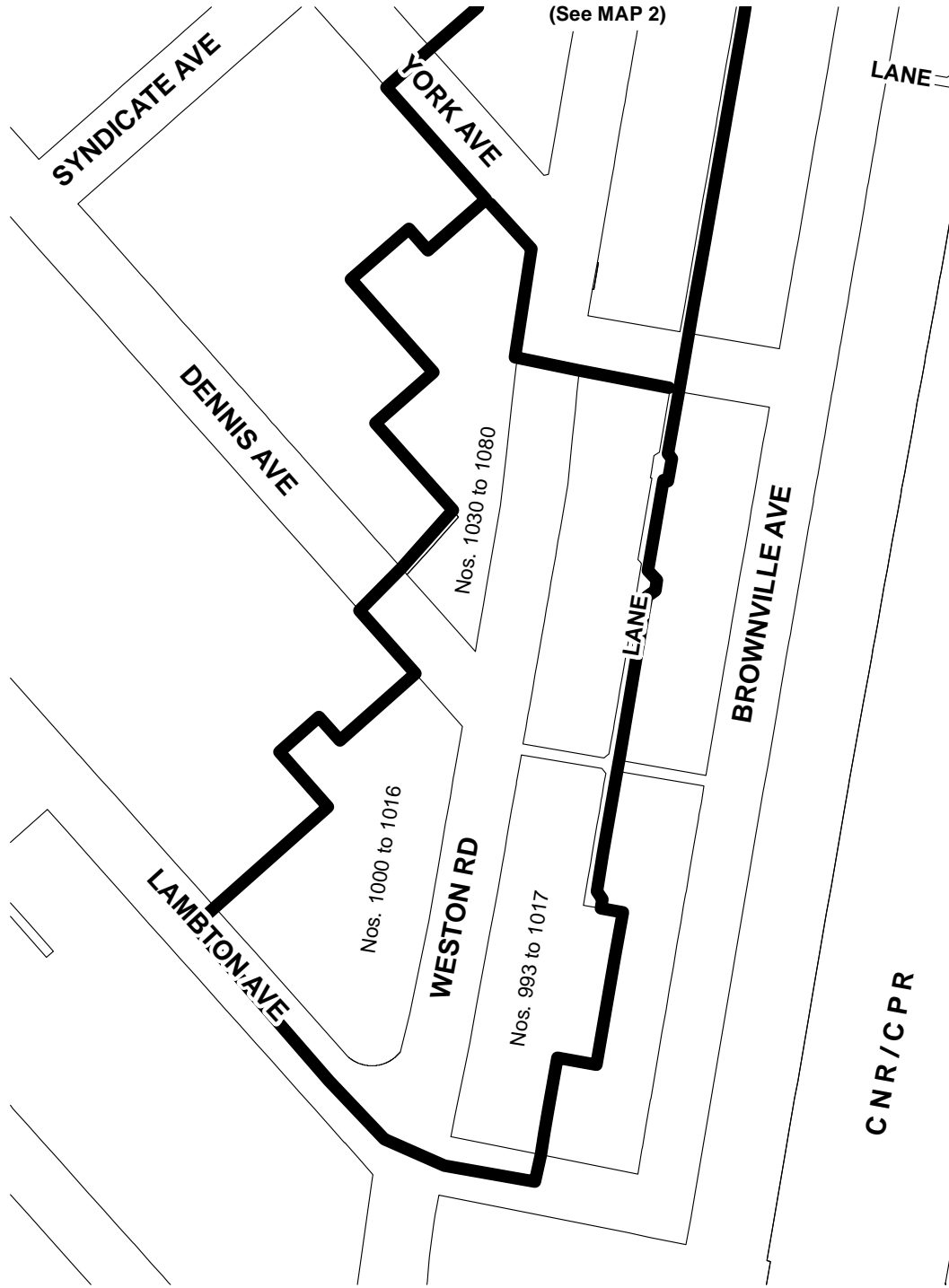
**Commercial Facade Improvement Program CIP  
MOUNT DENNIS FOCUS AREA  
MAP 2 of 3**



Map File: mtdennis\_cipfa2.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP  
MOUNT DENNIS FOCUS AREA  
MAP 3 of 3**



Map File: mtdennis\_cipfa3.mxd  
Created by: W. Silva  
March 2010

TECHNICAL SERVICES  
SURVEY AND MAPPING SERVICES  
18 Dyas Rd, 4th Floor  
Toronto, ON M3VB 1V5