



STAFF REPORT ACTION REQUIRED

Cabbagetown Business Improvement Area (BIA) - Minor Boundary Expansion

Date:	October 21, 2011
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	28
Reference Number:	P:/2011/Cluster A/EDC/ECON DEV/November/ed1111-033

SUMMARY

The purpose of this report is to recommend a minor expansion of the Cabbagetown Business Improvement Area (BIA) boundaries to include the property at 12 Amelia Street.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by Attachment No. 1 as the amended Cabbagetown Business Improvement Area (BIA) under Chapter 19 of the Toronto Municipal Code.
2. City Council direct the City Solicitor to submit a by-law to designate the area described in Attachment No. 1 as a Business Improvement Area (BIA).
3. City Council grant the City Solicitor authority to amend Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Cabbagetown Business Improvement Area (BIA).

Financial Impact

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

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

DECISION HISTORY

At its meeting on June 14, 2011, the Board of Management for the Cabbagetown BIA approved a motion to expand the BIA to include the property at 12 Amelia Street, located east of Parliament Street and south of Wellesley Street. Both the owner of the property and the owner of the property's business tenant (F'Amelia Restaurant) have submitted written confirmation advising that they wish to join the BIA.

ISSUE BACKGROUND

Section 19-7A of the Municipal Code provides that the City is not required to give notice of minor boundary expansions that represent an increase in total commercial and industrial property assessment value of less than 5 percent of the existing assessment value of properties within the existing BIA boundary. In such circumstances, City Council must receive a written request for a boundary expansion from the BIA board of management and written consent from all property owners and business tenants within the proposed expansion area.

The BIA Office is in receipt of the request for expansion from the BIA and consents from the property owner and business tenant.

COMMENTS

The proposed expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required. The built-form and use of the subject expansion property is in character with the Cabbagetown BIA. The property is the last commercial property on the north side of Amelia Street, east of Parliament Street, before the residential area begins.

The Board of Management for the BIA has adopted a motion to expand the BIA's boundaries and has submitted consent letters from both the property owner and business tenant as per the requirement of the Municipal Code.

It is recommended that City Council designate the area described by Attachment No. 1 as the amended Cabbagetown Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

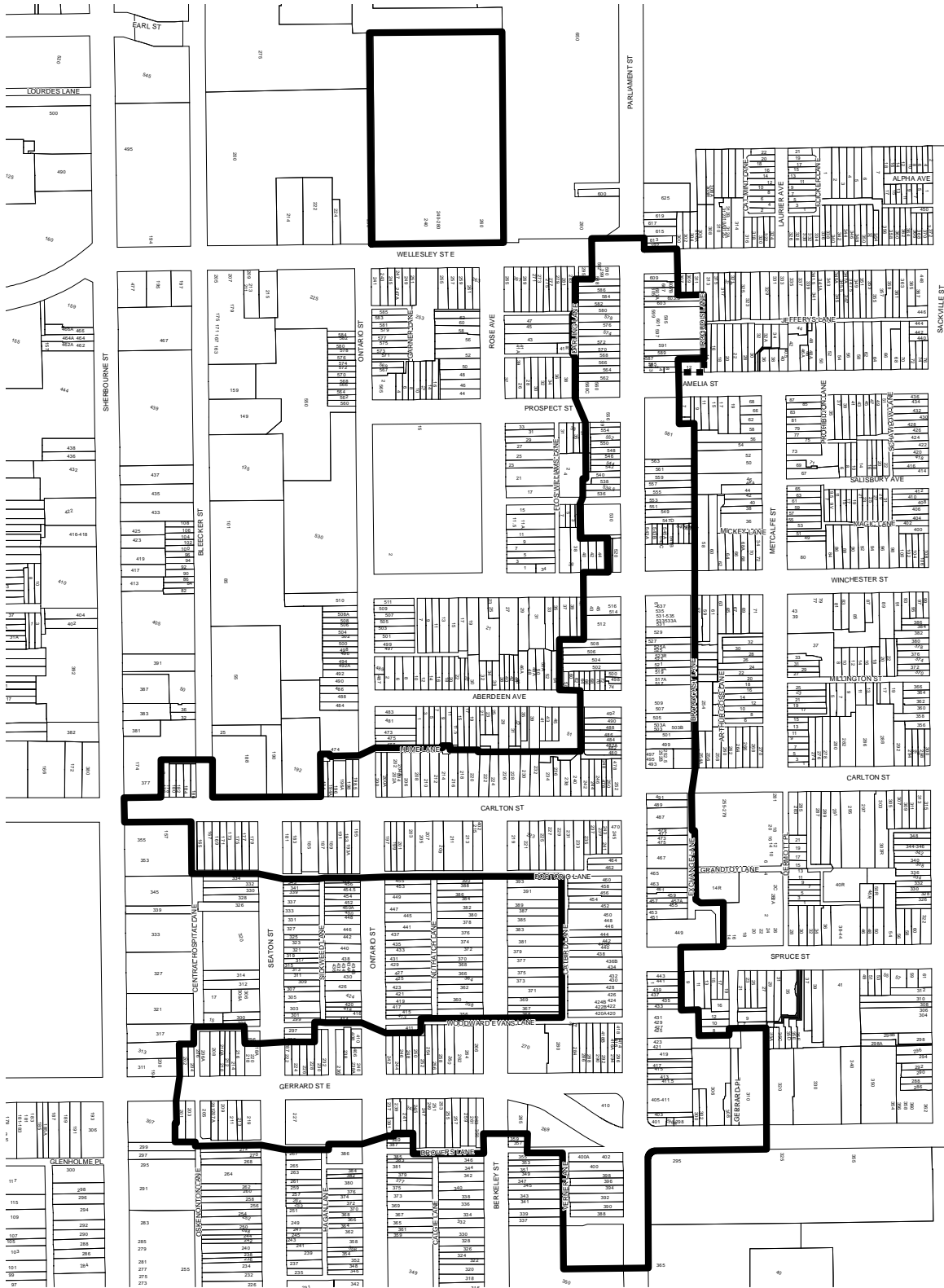
Henry Byres
Economic Partnership Advisor, BIA Office
Tel: 416 392-1134
Fax: 416 392-1380
Email: hbyres@toronto.ca



SIGNATURE

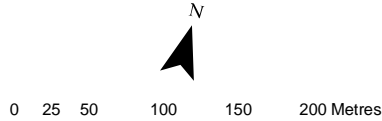
Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENT

Attachment No. 1 – Map of Proposed Cabbagetown BIA Expansion



 Business Imp Area
 Proposed Expansion




 GEOSPATIAL COMPETENCY CENTRE
 18 Dyas Rd. 4th Floor
 Toronto, ON M3V 1V5
 Tel: 416-392-7755, Fax: 416-392-0081
 Map File: Cabbagetown_exp_rpt1.mxd
 October 2011