



STAFF REPORT ACTION REQUIRED

Poll Results – Leslieville Business Improvement Area (BIA)

Date:	January 9, 2013
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	30 and 32
Reference Number:	P:/2013/Cluster A/EDC/ECON DEV/January/ed1301-003

SUMMARY

The purpose of this report is to recommend that Leslieville be designated as a Business Improvement Area (BIA).

In accordance with Chapter 19 of the City of Toronto Municipal Code ("Chapter 19"), the City Clerk conducted a poll to determine if there is sufficient support to designate the Leslieville area as a BIA.

The City received sufficient number of ballots to validate the poll, and the majority of accepted ballots were in favour of establishing a BIA. Accordingly, it is recommended that City Council pass a by-law to designate the area described by the map in Attachment No. 1 as the Leslieville Business Improvement Area (BIA).

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate, based on the poll results respecting the intention to designate Leslieville Business Improvement Area (BIA), the area described by Attachment No. 1 as the designated Leslieville 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 the Leslieville Business Improvement Area; and

3. City Council approve those amendments necessary to Schedule "A" of Municipal Code Chapter 19, Business Improvement Areas, to include the Leslieville Business Improvement Area (BIA).

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the Leslieville BIA. Capital improvements projects are usually cost-shared equally between the BIA and the City.

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

DECISION HISTORY

At its meeting of July 11, 12 and 13, 2012 City Council adopted, ED15.12 entitled Intention to Designate Leslieville Business Improvement Area (BIA)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.ED15.12>

The staff report recommended that City Council state its intention to designate Leslieville Business Improvement Area under Chapter 19 of the City of Toronto Municipal Code.

ISSUE BACKGROUND

This is the second poll to be conducted under the new polling procedures adopted by City Council at its meeting on July 12, 13, and 14, 2011.

Before passing a by-law to establish a BIA, the Municipal Code requires notice of the proposed by-law be sent by prepaid mail to every person who is listed as owner and is assessed for rateable property that is in a business property class that is located in the proposed Business Improvement Area using the following documents:

1. Current returned assessment roll; and/or
2. Municipal Connect, Toronto Property System (TPS) or any other related geographic information system (GIS) developed using information from Municipal Property Assessment Corporation (MPAC) and City records.

Any person who receives notice are required to give a copy of the notice to each commercial/industrial tenant of the property to which the notice relates. The Steering Committee hand delivered notices to commercial and industrial tenants of those properties receiving notice. The notice included a copy of the ballot with instructions on how to obtain a printable copy of the ballot through the Clerk or from the City's website, along with acceptable forms of proof of tenancy.

A person receiving notice is entitled to complete and submit one ballot regardless of the number of properties or businesses owned by that person within the proposed business improvement area.

The polling period commencing on September 10, 2012 for 60 days, closed on November 8, 2012.

The City Clerk shall determine whether all conditions have been met, and if they are, shall issue a certificate affirming the fact.

Council cannot pass a by-law to establish a new business improvement area if:

1. The number of accepted ballots returned fails to exceed the lesser of a minimum of 30 percent of the number of notices mailed or 100 ballots; or
2. Fifty percent or more of the accepted ballots respond in the negative.

COMMENTS

On September 10, 2012, the City Clerk mailed a total of 281 Notices and ballots for the Intention to Designate the Leslieville Business Improvement Area (BIA) to all owners of commercial/industrial property assessed for rateable property within the area to determine if there was sufficient support to establish the BIA. A total of 2 ballots were returned by Canada Post resulting in a total of 279 persons were identified to receive notice, setting a validity benchmark of 84 ballots or 30% to be returned.

The City Clerk received a total of 122 (44%) ballots by November 8, 2012, the end of the notice period, satisfying the criteria for the first bench mark as set out in Municipal Code Chapter 19.9H(1).

A total of 94 (77%) ballots were in favour of designating Leslieville as BIA, meeting the second bench mark as set out in the Municipal Code Chapter 19.9H(2). A total of 28 (30%) ballots opposed the creation of the BIA and there were no spoiled ballots.

Based on the results, it is recommended that Council pass a by-law to designate the area described by Attachment No. 1, as the Leslieville BIA.

CONTACT

Mike Major, Manager, BIA Office
Tel: 416 392-0623
Fax: 416 392-1380
Email: mmajor@toronto.ca

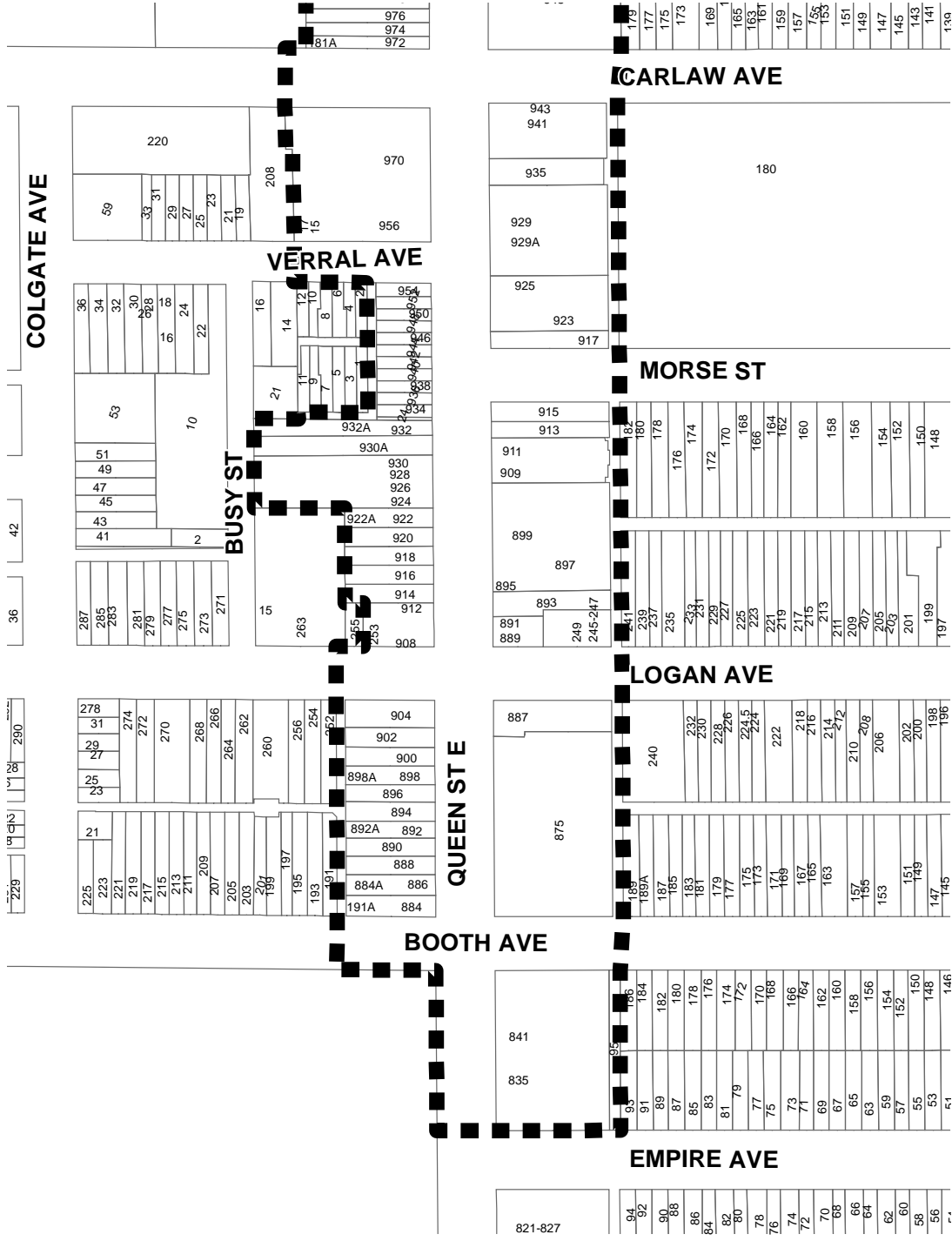
SIGNATURE

Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Leslieville BIA

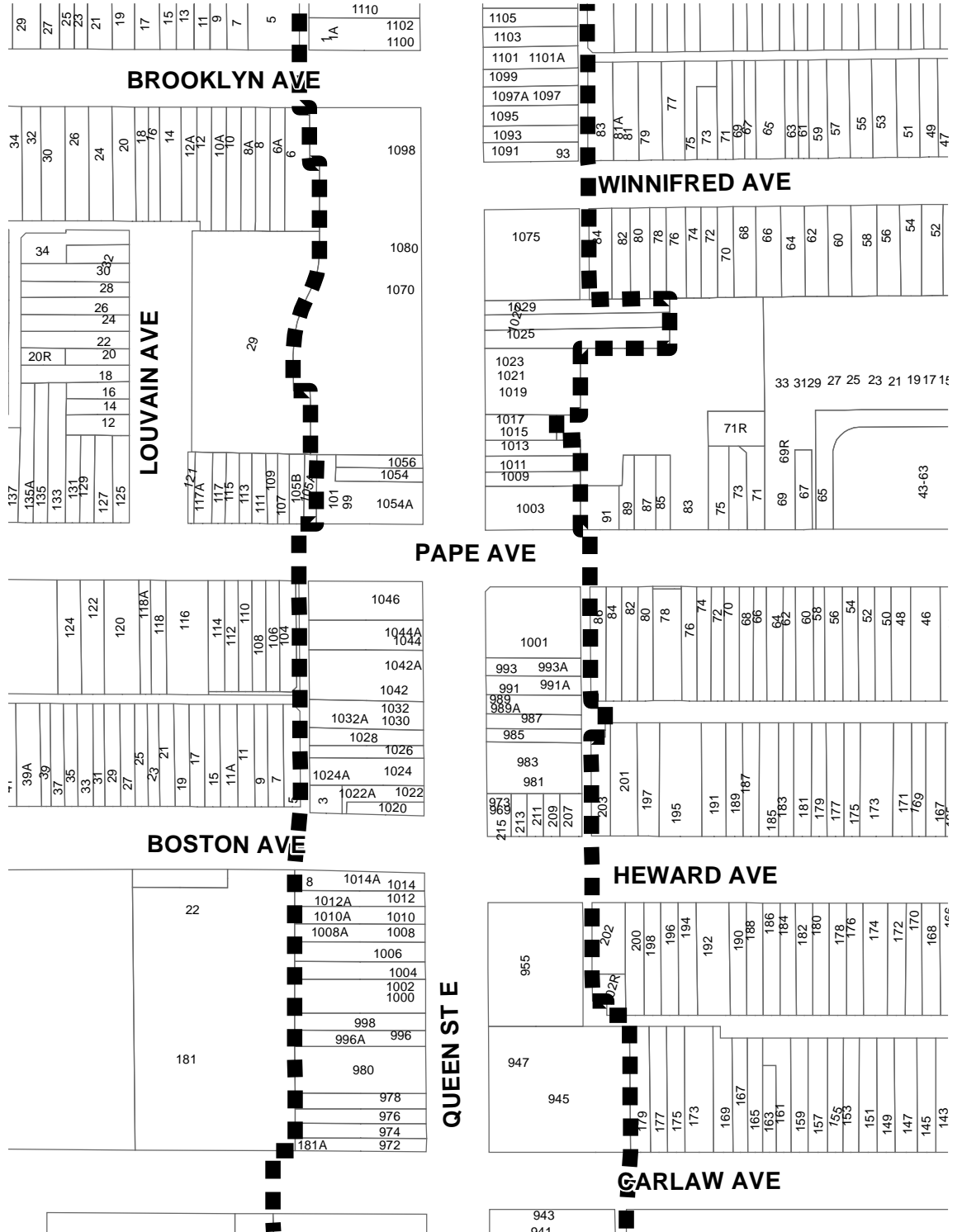
Leslieville Business Improvement Area (BIA)



Proposed Leslieville BIA

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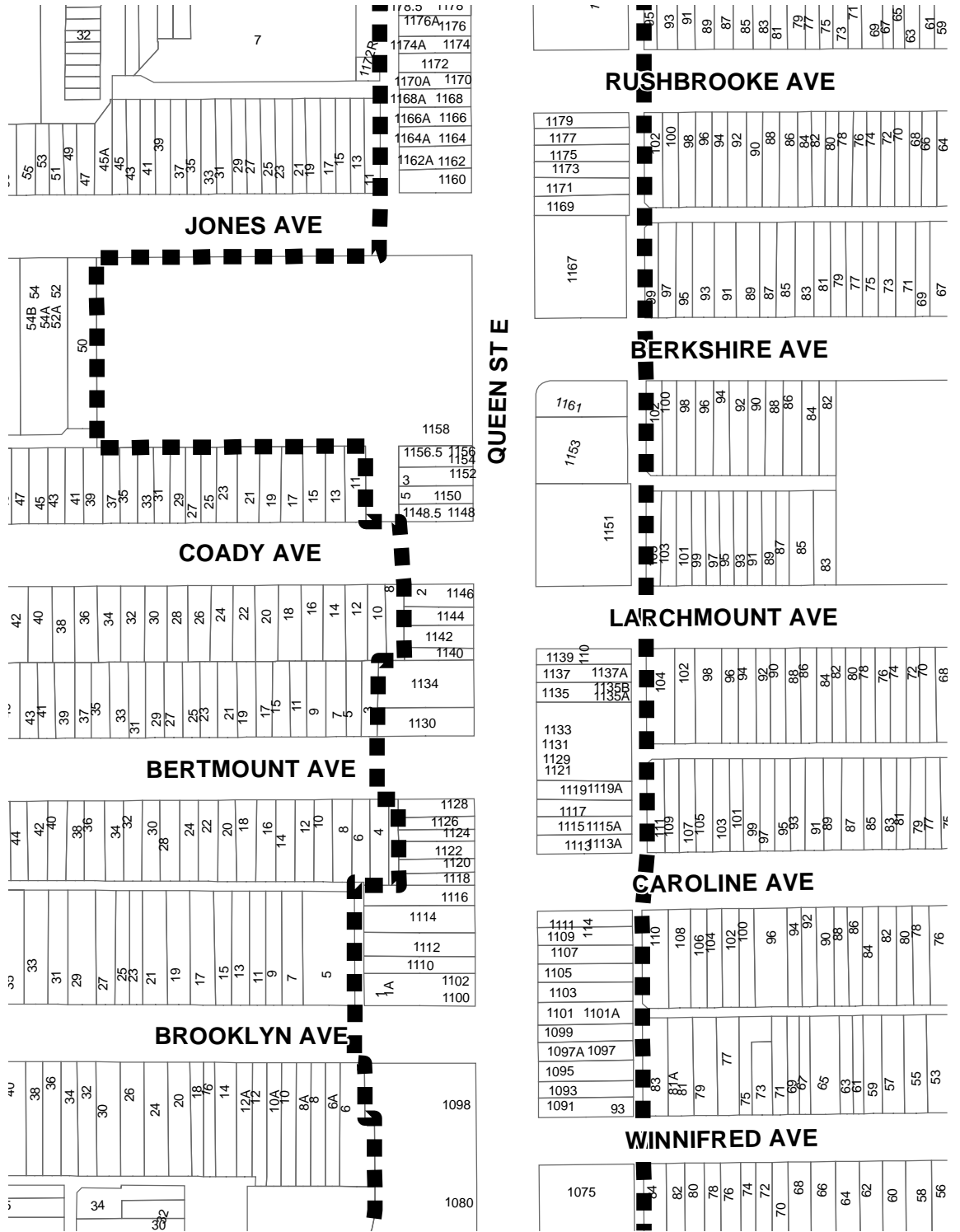




Proposed Leslieville BIA

0 5 10 20 30 40 Metres



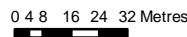
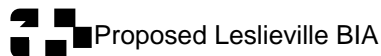
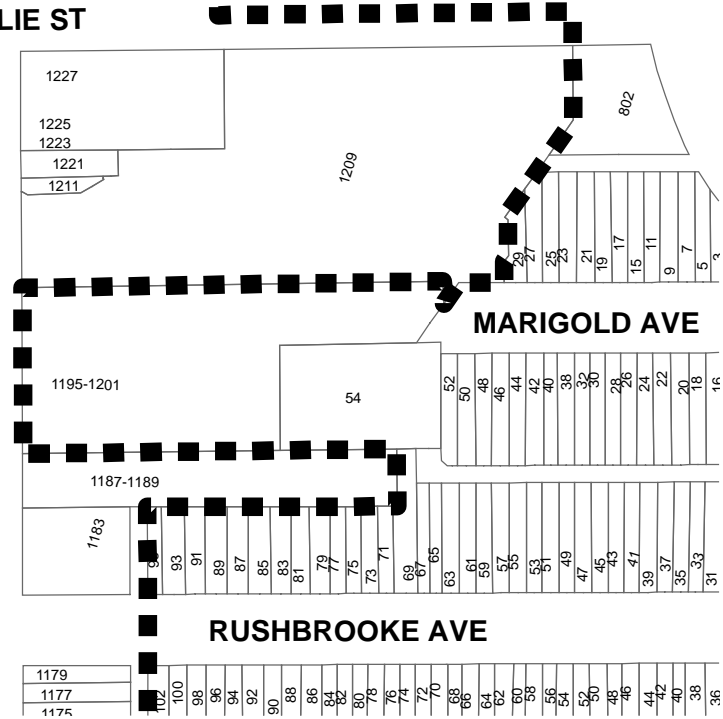
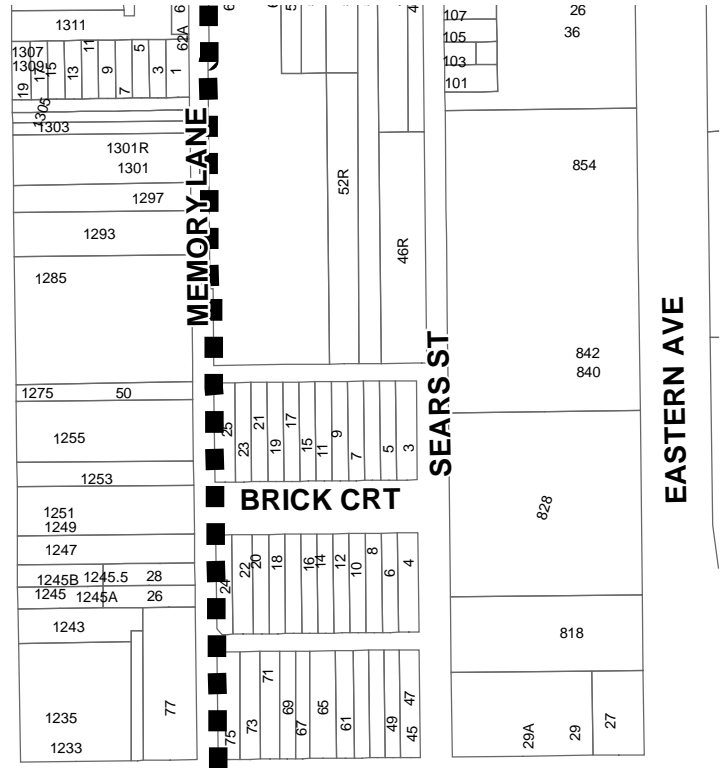
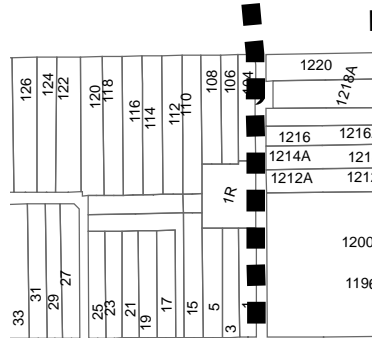
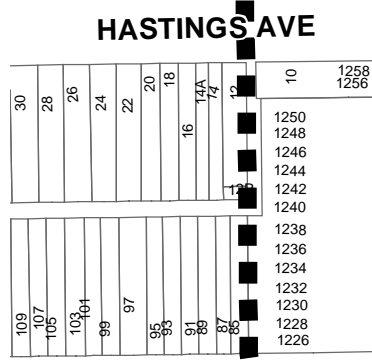
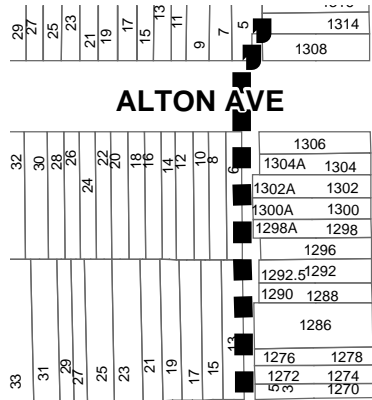


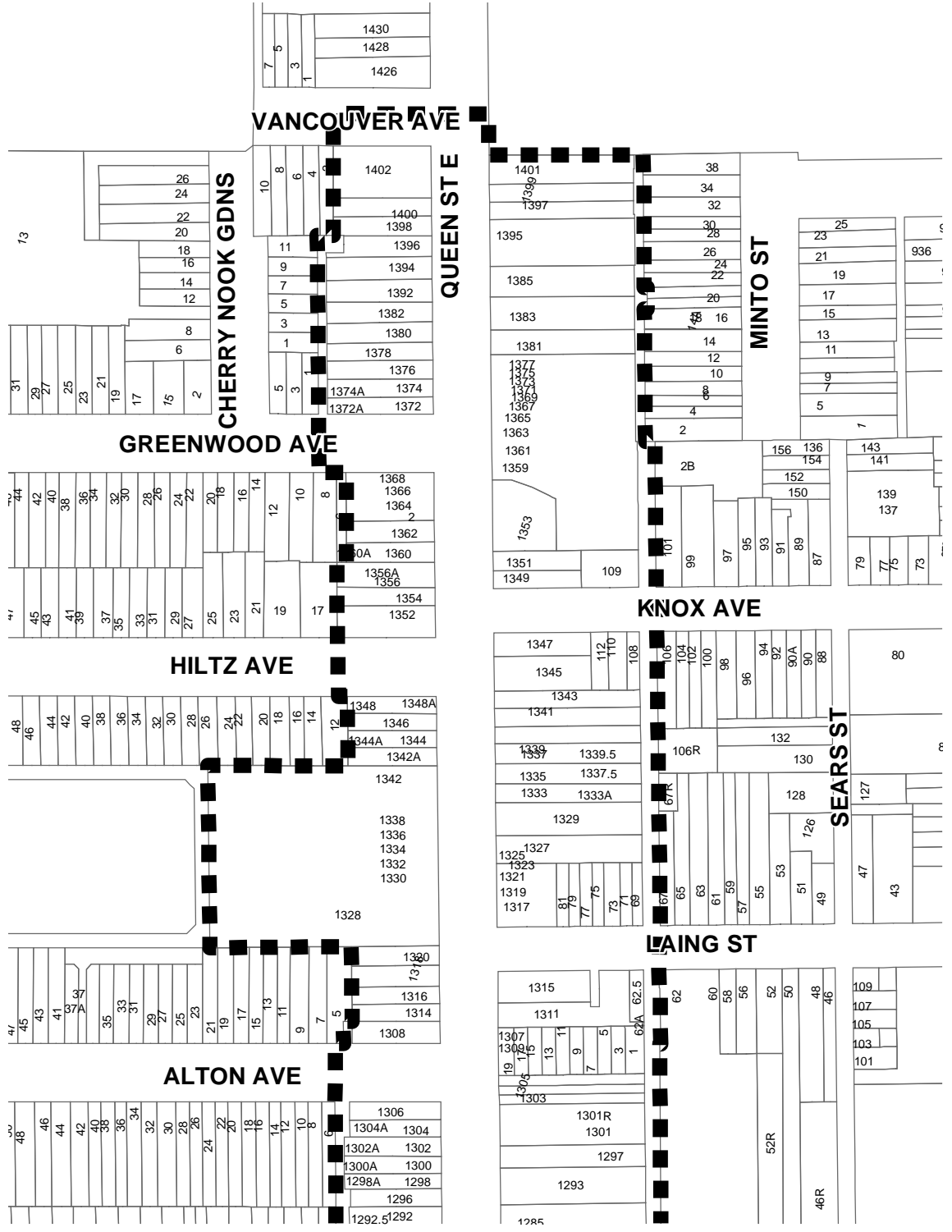
Proposed Leslieville BIA

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Geospatial Competency Centre
 Information & Technology Division
 18 Spadina Place, 2nd Floor
 Toronto, ON M5S 1S5
 E-mail: ggc@toronto.ca
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Proposed Leslieville BIA

