

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Chapter 19

BUSINESS IMPROVEMENT AREAS

ARTICLE I

General

§ 19-1. Definitions.

§ 19-2. Application.

ARTICLE II

Business Improvement Areas

§ 19-3. Purpose of a business improvement area board.

§ 19-4. Establishing and expanding a business improvement area.

§ 19-5. Notice and polling - new business improvement areas.

§ 19-6. Notice and polling - expanding a business improvement area.

§ 19-7. Minor boundary expansions.

§ 19-8. Board continued.

§ 19-9. Repeal of business improvement area by-law.

§ 19-10. Council repeal.

§ 19-11. Re-notification.

§ 19-12. Translation.

ARTICLE III

Board of Management

§ 19-13. Board of management established

§ 19-14. Limitations.

§ 19-15. Appointment of directors.

§ 19-16. Refusal to appoint.

§ 19-17. Elections of nominees; voter eligibility.

§ 19-18. Officers.

§ 19-19. Board vacancies; replacements; additions.

§ 19-20. Meetings; records.

§ 19-21. Quorum - Board of Management.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

§ 19-22. Annual general meeting; notice.

§ 19-23. Quorum - annual general meetings and general meetings.

§ 19-24. Councillors attending annual general meetings.

§ 19-25. Procedure by-law.

§ 19-26. Insurance.

§ 19-27. Dissolution of board.

§ 19-28. Liabilities upon dissolution.

ARTICLE IV
Financial Requirements

§ 19-29. Annual budget.

§ 19-30. Financial procedures and reports.

§ 19-31. Post City election budget.

§ 19-32. Audited financial statement.

ARTICLE V
Special Charge

§ 19-33. Funds to be raised.

§ 19-34. Special charge.

§ 19-35. Minimum and maximum charges.

§ 19-36. Effect of by-law.

§ 19-37. Exclusion.

ARTICLE VI
Borrowings, Priority Lien Status

§ 19-38. Borrowings.

§ 19-39. Priority lien status.

Schedule A, Individual Boards of Management and [Business Improvement Area Maps](#)

Schedule B, Business Improvement Area Board of Management Procedures

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

[History: Adopted by the Council of the City of Toronto December 6, 2001 by By-law 1110-2001; amended in its entirety June 11, 2007 by By-law 636-2007.¹; amended in its entirety July 14, 2011 by By-law 960-2011²; amended December 17, 2013 by By-law 1665-2013. Subsequent amendments noted where applicable.]

General References

City of Toronto Act, 2006 - See S.O. 2006, c. 11.

Municipal Conflict of Interest Act, - See R.S.O. 1990, c. M.50.

Municipal Freedom of Information and Protection of Privacy Act - See R.S.O. 1990, c. M.56.

ARTICLE I

General

§ 19-1. Definitions.

A. As used in this chapter, the following terms shall have the meanings indicated:

ACT - The *City of Toronto Act, 2006*.

ANNUAL GENERAL MEETING - A meeting for which notices are distributed to all business improvement area members at which, among other matters: the board presents a report on the program, accomplishment and forecasted revenues and expenses for the current year; the business improvement area members consider the budget for the following year and the previous year's audited financial statements; and the membership elects members to the board when required.

APPLICATION FOR BOARD NOMINATION - An application form, satisfactory to the business improvement area office, required to nominate a business improvement area member or representative for a position on the board.

BOARD - A board of management for a business improvement area.

BUSINESS IMPROVEMENT AREA - An area designated as an improvement area by a by-law passed under the *City of Toronto Act, 2006* or predecessor legislation.

BUSINESS IMPROVEMENT AREA MEMBERS - All persons who own rateable property in the area that is in a business property class, commercial and industrial tenants of the property and non-residential tenants who are occupying rateable property; and recent purchasers of property in the area that is in a business property class, but not assessed on the last returned assessment roll, and commercial and industrial tenants of the property, and non-residential tenants who are occupying rateable property, if the recent

¹ Editor's Note: This by-law was passed under the authority of section 7, paragraph 5 of subsection 8(2), section 141 and section 429 of the *City of Toronto Act, 2006* (S.O. 2006, c. 11). Schedule A of By-law 636-2007 listed the business improvement area boards of management that were dissolved and re-established and continued as City boards under section 141 of the *City of Toronto Act, 2006*; and Schedule B of By-law 636-2007 listed the by-laws of the former municipalities that were repealed by By-law 636-2007; said Schedules A and B are available from the City Clerk's Office.

² Editor's Note: By-law 960-2011 passed under the authority of section 7, paragraph 5 of subsection 8(2) and section 141 of the *City of Toronto Act, 2006* (S.O. 2006, c. 11) repealed and substituted new Articles I to VI of this Chapter.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

purchasers produce evidence of property ownership satisfactory to the Chief Financial Officer.

BUSINESS IMPROVEMENT AREA OFFICE - The City's Business Improvement Area Office, Economic Development and Culture Division.

BUSINESS PROPERTY CLASS - The commercial property classes and the industrial property classes within the meaning of Subsection 275(1) of the *City of Toronto Act, 2006*.

CHIEF FINANCIAL OFFICER - The City's Deputy City Manager and Chief Financial Officer or his or her designate or successor.

CLERK - The City Clerk or his or her designate or successor.

COMMUNITY COUNCIL - As defined in Chapter 27, Council Procedures.

DESIGNATING BY-LAW - A by-law passed by Council to establish a geographic area as a business improvement area under this Chapter.

FORMAL PUBLIC CONSULTATION MEETING - A meeting organized, held and chaired by the business improvement area office to present information and receive comments and questions regarding a proposed new business improvement area, a proposed expansion of an existing business improvement area, or a proposed repeal of a by-law to designate a business improvement area, for which invitations are distributed to all property owners and business tenants within the proposed new business improvement area, expanded business improvement area or existing business improvement area, as appropriate.

GENERAL MANAGER - The City's General Manager of the Economic Development and Culture Division or his or her designate or successor.

GENERAL MEETING - A meeting that is not an annual general meeting, for which notices are distributed to all business improvement area members.

HOLIDAY - New Year's Day, Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, August Civic Holiday, Labour Day, Thanksgiving Day (Canada), Remembrance Day, Christmas Day, Boxing Day or any other day designated by City Council as a holiday.

MANAGEMENT LETTER - Written notification from the auditor of the business improvement area identifying internal control and other financial issues that need to be addressed by the board.

MEMBER DESIGNATE - A person, who is not a member of the business improvement area, who has been appointed by a member of the business improvement area to represent

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

the interests of the member at an annual general meeting or general meeting of the business improvement area.

NOTICE - A document prepared by the Clerk for circulation to relevant parties advising of certain intentions of Council.

POLITICAL PUBLICATION - Any newspaper, newsletter, booklet, electronic publication, or material published by or on behalf of a politician, political group or party but does not include any weekly, monthly or community newspaper that is not published by or on behalf of a political group or party, but which may publish a political advertisement or political opinion.

QUORUM - The number of board members to be present at a board meeting, general meeting or annual general meeting to legally conduct business at the meeting.

REPRESENTATIVE - A person appointed in writing by a business improvement area member to stand for nomination to the board on behalf of the member.

STEERING COMMITTEE - In the case of a proposed new business improvement area, a committee comprised of a minimum of five potential members of the business improvement area that is responsible for undertaking the requirements of §§ 19-4 and 19-29. In the case of a proposed expansion of an existing business improvement area that is not considered a minor boundary expansion under § 19-7, the steering committee shall be comprised of existing business improvement area members and potential members from the proposed expansion area, totaling a minimum of five people, and shall be responsible for undertaking the requirements of § 19-4.

- B. In this chapter, a reference to an Act, regulation or by-law is to that Act, regulation or by-law as it is amended or re-enacted from time to time.

§ 19-2. Application.

- A. This chapter sets out the procedures for the adoption by Council of a designating by-law, and the establishment and operation of business improvement area boards of management.
- B. This chapter applies to a board established under § 19-4 or set out in the following list:

Albion Islington Square BIA
Bloor Annex BIA
Bloor By The Park BIA
Bloor Street BIA
Bloor West Village BIA
Bloorcourt Village BIA
Bloordale Village BIA
Bloor-Yorkville BIA

Liberty Village BIA
Little Italy BIA
Long Branch BIA
Mimico By The Lake BIA
Mimico Village BIA
Mirvish Village BIA
Mount Dennis BIA
Pape Village BIA

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Cabbagetown BIA	Parkdale Village BIA
Chinatown BIA	Regal Heights Village BIA
Church-Wellesley Village BIA	Riverside District BIA
College Promenade BIA	Roncesvalles Village BIA
Corso Italia BIA	Rosedale Main Street BIA
Danforth Village BIA	Sheppard East Village BIA
Dovercourt Village BIA	St. Clair Gardens BIA
Downtown Yonge BIA	St. Lawrence Market Neighbourhood BIA
Dundas West BIA	The Beach BIA
Eglinton Hill BIA	The Danforth BIA
Emery Village BIA	The Eglinton Way BIA
Fairbank Village BIA	The Kingsway BIA
Forest Hill Village BIA	The Waterfront BIA
Gerrard India Bazaar BIA	Upper Village BIA
Greektown on the Danforth BIA	Uptown Yonge BIA
Harbord Street BIA	Village of Islington BIA
Hillcrest Village BIA	West Queen West BIA
Historic Queen East BIA	Weston Village BIA
Junction Gardens BIA	Wexford Heights BIA
Kennedy Road BIA	Wychwood Heights BIA
Korea Town BIA	Yonge Lawrence Village BIA
Lakeshore Village BIA	York-Eglinton BIA

ARTICLE II

Business Improvement Areas

§ 19-3. Purpose of a business improvement area board.

Where Council passes a designating by-law, Council, or community council under delegated authority, may establish a board under this chapter:

- A. To oversee the improvement, beautification and maintenance of municipally-owned land, buildings and structures in the business improvement area beyond City standard levels provided at the expense of the municipality generally;
- B. To maintain business improvement area-initiated streetscaping capital assets within the business improvement area;
- C. To promote the business improvement area as a business, employment, tourist or shopping area;
- D. To offer graffiti and poster removal services respecting building façades visible from the street, to all business improvement area member property owners who provide written consent, upon approval of the program by the business improvement area members;
- E. To undertake safety and security initiatives within the business improvement area;

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- F. To undertake strategic planning necessary to address business improvement area issues; and
- G. To advocate on behalf of the interests of the business improvement area subject to the limits set out in this chapter.

§ 19-4. Establishing and expanding a business improvement area.

The following process shall be undertaken in all areas considering the establishment of a new business improvement area or an expansion of an existing business improvement area, if the expansion is not considered minor under § 19-7, before the processing of a notice of the intention of Council to pass a by-law designating or expanding a business improvement area:

- A. Local business and property owners shall form a steering committee to undertake the following with the assistance of City staff:
 - (1) Define the desired boundary of the proposed business improvement area or the boundary extension of a proposed business improvement area expansion;
 - (2) Develop a rationale for the proposed business improvement area or boundary expansion, including potential benefits for the area and objectives for future improvements;
 - (3) Develop and implement a strategy to:
 - (a) Communicate its interest in establishing a new business improvement area, or expand an existing business improvement area, to area business and property owners;
 - (b) Distribute information on business improvement areas to area business and property owners;
 - (c) Canvass area business and property owners to determine the initial degree of local interest;
 - (d) Report to the business improvement area office on the number of written and verbal responses received from area business and property owners and summarize the initial degree of local interest; and
 - (e) Decide on whether to request the General Manager to proceed to a formal public consultation meeting.
- B. Upon the completion of Subsections A(1) and (2), the General Manager shall establish a web page on the City's website to provide information on the proposed new business

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

improvement area or business improvement area expansion, and the address of the web page shall be communicated through meeting notifications noted in §§ 19-5 and 19-6.

- C. If the steering committee decides to request the General Manager to proceed to a formal public consultation meeting under § 19-4A(3)(e), the steering committee shall submit a letter to the General Manager, signed by at least two steering committee members, making such a request and confirming that the steering committee has complied with Subsection A.
- D. Upon receiving a request to proceed to the formal public consultation meeting from the steering committee, and provided the General Manager is satisfied with the findings of the report submitted under Subsection A(3)(d), the General Manager shall send notification of a formal public consultation meeting to commercial and industrial rateable property owners a minimum of ten business days in advance of the meeting, and the steering committee shall distribute notification to all commercial and industrial tenants a minimum of ten business days in advance of the meeting.
- E. Except as provided for in Subsection G, after holding a formal public consultation meeting and determining interest in proceeding to the notification process for the establishment of a new business improvement area or the expansion of an existing business improvement area, the General Manager shall recommend that Council enact a by-law to establish a new business improvement area or expand an existing business improvement area.
- F. For the purposes of Subsection E, interest in proceeding with the notification process shall be determined by a secret ballot at the formal public consultation meeting whereby 50 percent plus one of those potential business improvement area members in attendance must agree to proceeding with the notification process.
- G. If the potential business improvement area members decide not to proceed with the notification process set out in Subsection F, another formal public consultation meeting relating to any part of the same area shall not be held for at least one year from the date of the formal public consultation meeting at which the decision was made.
- H. Where there are competing interests involving proposed new business improvement areas or business improvement area expansions, the General Manager shall hold a formal public consultation meeting to consider all options and report to Council with recommendations.

§ 19-5. Notice and polling - new business improvement areas.

- A. Before passing a by-law to establish a new business improvement area, notice of the proposed by-law shall 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:

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (1) Current returned assessment roll; and
 - (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.
- B. A person who receives notice under Subsection A shall, within 30 days of the date of the notice, give a copy of the notice to each commercial and industrial tenant of the property to which the notice relates.
- C. The steering committee shall also distribute the notice to commercial and industrial tenants of those properties receiving notice under Subsection A.
- D. The notice provided under Subsection A will include instructions on how to obtain a copy of the ballot.
- E. A printable version of the ballot will be posted on the City's website and will also be available by contacting the Clerk.
- F. Proof of tenancy must be submitted with the completed ballot and acceptable forms of proof will be identified by the Clerk on the ballot and website.
- G. A person receiving notice under Subsections A, B or C shall be 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.
- H. Council shall not 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 under Subsection A and 100 ballots;
or
 - (2) 50 percent or more of the accepted ballots respond in the negative.
- I. The polling period shall be 60 days, commencing upon the day the notices under Subsection A are mailed.
- J. Where the 60th day of a polling period falls upon a holiday, Saturday or Sunday, the polling period shall end on the next regular business day that is not a holiday.
- K. The business improvement area office shall provide the Clerk with the question that is required on the ballot.
- L. The ballot shall indicate the following:
- (1) Polling period notice;

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (2) Criteria for accepting ballots;
 - (3) Voter eligibility; and
 - (4) Ballot confidentiality.
- M. Ballots will be accepted only if they are:
- (1) Received from owners of properties on lists provided for in Subsection A; or
 - (2) Accompanied by proof of ownership if property ownership has recently changed; or
 - (3) Received from commercial or industrial ratable tenants within the identified polling area with acceptable proof of tenancy; and
 - (4) Received by the Clerk by mail, courier, fax, e-mail or hand delivery by 4:30 p.m. on the last day of the polling period.
- N. At the end of the polling period, the Clerk shall:
- (1) Record all accepted ballots;
 - (2) Certify, in writing, the results of the poll;
 - (3) Provide Ward Councillors with a copy of the results as soon as they are available;
 - (4) Write a letter to the business improvement area office indicating the results of the poll; and
 - (5) Post the results of the poll on the City's web site within 15 business days from the end of the polling period.
- O. The General Manager shall report to Council on the certificate issued by the Clerk.

§ 19-6. Notice and polling - expanding a business improvement area.

- A. Before passing a by-law to expand a business improvement area:
- (1) The General Manager must receive a resolution supporting the proposed expansion, adopted by a majority vote of the business improvement area membership in attendance at a general meeting or an annual general meeting, and the notification for the meeting must be satisfactory to the General Manager; and

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (2) Notice of the proposed by-law shall 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 expansion area using the following documents:
- (a) Current returned assessment roll; and
 - (b) Municipal Connect, Toronto Property System or any other related geographic information system developed using information from Municipal Property Assessment Corporation and City records.
- B. A person who receives notice under Subsection A(2) shall, within 30 days of the date of the notice, give a copy of the notice to each commercial and industrial tenant of the property to which the notice relates.
- C. The steering committee shall also distribute the notice to commercial and industrial tenants of those properties receiving notice under Subsection A(2).
- D. The notice provided under Subsection A(2) will include instructions on how to obtain a copy of the ballot.
- E. A printable version of the ballot will be posted on the City's website and will also be available by contacting the Clerk.
- F. Proof of tenancy must be submitted with the completed ballot and acceptable forms of proof will be identified by the Clerk on the ballot and website.
- G. A person receiving notice under Subsections A(2), B or C shall be 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.
- H. Council shall not pass a by-law to expand an existing 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 under Subsection A(2) and 100 ballots; or
 - (2) 50 percent or more of the accepted ballots respond in the negative.
- I. The polling period shall be 60 days, commencing upon the day the notices under Subsection A(2) are mailed.
- J. Where the 60th day of a polling period falls upon a holiday, Saturday or Sunday, the polling period shall end on the next regular business day that is not a holiday.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- K. The business improvement area office shall provide the Clerk with the question that is required on the ballot.
- L. The ballot shall indicate the following:
- (1) Polling period notice;
 - (2) Criteria for accepting ballots;
 - (3) Voter eligibility; and
 - (4) Ballot confidentiality.
- M. Ballots will be accepted only if they are:
- (1) Received from owners of properties on lists provided for in Subsection A(2); or
 - (2) Accompanied by proof of ownership if property ownership has recently changed; or
 - (3) Received from commercial or industrial tenants within the identified polling area with acceptable proof of tenancy; and
 - (4) Received by the Clerk by mail, courier, fax, e-mail or hand delivery by 4:30 p.m. on the last day of the polling period.
- N. At the end of the polling period, the Clerk shall:
- (1) Record all accepted ballots;
 - (2) Certify, in writing, the results of the poll;
 - (3) Provide Ward Councillors with a copy of the results as soon as they are available;
 - (4) Write a letter to the business improvement area office indicating the results of the poll; and
 - (5) Post the results of the poll on the City's web site within 15 business days from the end of the polling period.
- O. The General Manager shall report to Council on the certificate issued by the Clerk.

§ 19-7. Minor boundary expansions.

- A. Despite § 19-6, the City is not required to give notice of a by-law to make minor boundary expansions that represent an increase of total commercial and industrial

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

property assessment value of less than ten percent of the existing assessment value of properties within the existing business improvement area boundary.

- B. Before passing a by-law under Subsection A, Council must receive a written request for a boundary expansion from the business improvement area board, and written consent from all commercial and industrial property owners and business tenants within the expansion area described in Subsection A.
- C. Despite § 19-6, the City is not required to give notice of minor boundary alterations that involve properties that have been included or excluded from a business improvement area as a result of error, or for minor boundary alterations that involve a merging of formerly separate properties or subdivision of single properties that result in a portion of the lands being included in a business improvement area and a portion excluded.
- D. In the event a portion of a property is included in a business improvement area and a portion excluded as set out in Subsection C, the business improvement area boundary shall be expanded to include the entire property.

§ 19-8. Board continued.

Council may alter the boundaries of a business improvement area and the board for that business improvement area is continued as the board for the altered area.

§ 19-9. Repeal of business improvement area by-law.

- A. The City shall give notice of a proposed by-law to repeal a designating by-law under §§ 19-5, 19-6 or 19-7 if the General Manager has received:
 - (1) A resolution from the business improvement area membership adopted at a formal public consultation meeting called specifically for that purpose; or
 - (2) Individual requests for repeal from business improvement area members, including proof of membership, representing a minimum of 50 percent plus one of the number of notices to be mailed under Subsection B.
- B. Notice of the proposed by-law shall 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 business improvement area using the following documents:
 - (1) Current returned assessment roll; and
 - (2) Municipal Connect, Toronto Property System or any other related geographic information system developed using information from Municipal Property Assessment Corporation and City records.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- C. A person who receives notice under Subsection B shall, within 30 days of the date of the notice, give a copy of the notice to each commercial and industrial tenant of the property to which the notice relates.
- D. The board shall also distribute the notice to all commercial and industrial tenants.
- E. The notice provided under Subsection B will include instructions on how to obtain a copy of the ballot.
- F. A printable version of the ballot will be posted on the City's website and will also be available by contacting the Clerk.
- G. Proof of tenancy must be submitted with the completed ballot and acceptable forms of proof will be identified by the Clerk on the ballot and website.
- H. A person receiving notice under Subsections B, C or D shall be 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.
- I. Council shall not repeal a designating by-law if:
 - (1) The number of accepted ballots returned fails to exceed the lesser of a minimum of 66 percent of the number of notices mailed under Subsection B and 200 ballots;
or
 - (2) 40 percent or more of the accepted ballots respond in the negative.
- J. The polling period shall be 60 days, commencing upon the day the notices under Subsection B are mailed.
- K. Where the 60th day of a polling period falls upon a holiday, Saturday or Sunday, the polling period shall end on the next regular business day that is not a holiday.
- L. The business improvement area office shall provide the Clerk with the question that is required on the ballot.
- M. The ballot shall indicate the following:
 - (1) Polling period notice;
 - (2) Criteria for accepting ballots;
 - (3) Voter eligibility; and
 - (4) Ballot confidentiality.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- N. Ballots will be accepted only if they are:
- (1) Received from owners of properties on lists provided for in Subsection B; or
 - (2) Accompanied by proof of ownership if property ownership has recently changed; or
 - (3) Received from commercial or industrial tenants within the identified polling area with acceptable proof of tenancy; and
 - (4) Received by the Clerk by mail, courier, fax, e-mail or hand delivery by 4:30 p.m. on the last day of the polling period.
- O. At the end of the polling period, the Clerk shall:
- (1) Record all accepted ballots;
 - (2) Certify, in writing, the results of the poll;
 - (3) Provide Ward Councilors with a copy of the results as soon as they are available;
 - (4) Write a letter to the business improvement area office indicating the results of the poll; and
 - (5) Post the results of the poll on the City's web site for polling within 15 business days from the end of the polling period.
- P. The General Manager shall report to Council on the certificate issued by the Clerk.

§ 19-10. Council repeal.

- A. Council may repeal a designating by-law on its own initiative without giving notice to a board or to business improvement area members.
- B. The repealing by-law must come into force on or before December 31 of the year in which it is passed.

§ 19-11. Re-notification.

Where notification has been provided under §§ 19-5, 19-6, 19-9 or 19-35, and insufficient ballots are returned or the ballot response is negative or equal, as set out in §§ 19-5H, 19-6I, 19-9I and 19-35I, so that a by-law cannot be passed by Council, the City is not required to give notice under §§ 19-5, 19-6, 19-9 or 19-35 in response to a resolution or request for a period of two years after the last mailing of the notices.

§ 19-12. Translation.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

With respect to §§ 19-5, 19-6, 19-9 and 19-35, the Ward Councillor may, within ten days of receiving a copy of the notification, submit a written request to the General Manager that the notification and ballot be conducted in up to two languages other than English, spoken by at least three percent of the ward's population according to the most recent Statistics Canada Census.

ARTICLE III
Board of Management

§ 19-13. Board of management established.

- A. A board shall be established for each business improvement area designated by a by-law, and the name of each board shall be "Board of Management for the (inserting the name set out opposite the by-law) business improvement area".
- B. A board is a City board and is an agent of the City for the purposes set out in this chapter.

§ 19-14. Limitations.

A board shall not:

- A. Spend any money unless it is included in the budget approved by Council or in a reserve fund, but the board may spend unexpected revenues received subsequent to the approval of the annual budget by Council if the board reports on these revenue and expenditure variances at the annual general meeting and through the audited financial statement;
- B. Incur any indebtedness extending beyond the current year without the prior approval of Council;
- C. Borrow or lend money;
- D. Offer or provide support to political candidates or political parties;
- E. Advertise or pay for advertisements in any political publication;
- F. Make or fund improvements to private property, with the exception of graffiti and poster removal initiatives under § 19-3D;
- G. Participate in a hearing of the Ontario Municipal Board, Committee of Adjustment, hearing of the Licence Appeal Tribunal or other similar tribunal, unless the Board has conducted a general meeting of the membership to obtain approval to participate in a specific hearing, and to get approval of any related expenditures;
- H. Pass a resolution or take a position contrary to any Council-approved policy or decision;
or

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

I. Hold a board meeting, annual general meeting or general meeting on a holiday.

§ 19-15. Appointment of directors.

- A. The directors of a board shall be appointed under delegated authority by the community council within whose geographic area the business improvement area is located.
- B. If a business improvement area is located in the geographic area of more than one community council, Council shall appoint the directors.
- C. Directors are appointed at the pleasure of Council or community council under delegated authority, and Council or community council under delegated authority retains the right to replace any appointed director at any time for any reason.
- D. A board shall be composed of:
- (1) One or more directors appointed directly by Council or community council under delegated authority; and
 - (2) The remaining directors must be business improvement area members, selected by a vote of the membership of the business improvement area and appointed by Council or community council.
- E. Notwithstanding the City's Public Appointments Policy, directors are not required to be residents of the City of Toronto.
- F. If, during the term of office, the status of a director changes so that he or she is no longer a business improvement area member, the board shall adopt a motion at the next scheduled meeting requesting Council, or community council under delegated authority, to remove the director from the board.
- G. Each board shall consist of the number of directors as set out opposite the name of its business improvement area in Schedule A at the end of this chapter.
- H. The term of the directors of a board is the same as the term of the Council in office at the time of their appointment.
- I. Each director shall hold office from the time of his or her appointment until a successor is appointed, as long as the director continues to be qualified.
- J. Each director is eligible for reappointment on the expiration of the term of his or her office.
- K. Each director and the board shall operate in compliance with all applicable law and City policies including, but not limited to, the Act, Municipal Freedom of Information and Protection of Privacy Act, Municipal Conflict of Interest Act, and the City's Code of

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Conduct for Members of Local Boards, Policy on Use of City Resources during an Election, and Public Appointments Policy, including the City's policy on the participation of board members in election campaigns.

- L. Every board member of the business improvement area shall:
- (1) Exercise the powers and discharge the duties of the office honestly, in good faith, and in the best interests of the business improvement area; and
 - (2) Exercise the degree of care, diligence, and skill that a reasonable and prudent person would exercise in comparable circumstances.
- M. A board has the authority to establish task, issue or function-related sub-committees of the board and the sub-committees may include non-members of the business improvement area provided the sub-committee is chaired by a board member.

§ 19-16. Refusal to appoint.

Council, or community council under delegated authority, may refuse to appoint to a board a person selected by the members of a business improvement area, in which case Council or community council, as the case may be, may leave the position vacant, appoint another person or direct that a meeting of the members of the business improvement area or the board be held to elect or select another candidate for Council's or community council's consideration.

§ 19-17. Elections of nominees; voter eligibility.

- A. Nominees for appointment to a board for existing business improvement areas are to be elected at annual general meetings of the business improvement area membership held in Council election years.
- B. The members of newly formed business improvement areas shall nominate board members at their annual general meetings following the adoption by Council of the business improvement area designating by-law.
- C. All nominees shall complete and submit an application for board nomination, provided by the business improvement area office, prior to the vote by the membership required by § 19-15D(2).
- D. Each member of the business improvement area is entitled to a single vote per question or motion at business improvement area annual general meetings and general meetings, regardless of the number of properties or businesses that the member may own or lease in the business improvement area.
- E. Notwithstanding § 19-15D(2), a member of a business improvement area may appoint in writing one representative to stand for nomination to the board on behalf of the member, regardless of the number of properties or businesses that the member owns.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- F. Ownership of properties.
- (1) Where a person is the sole owner of more than one property within the business improvement area, or is the sole owner of more than one corporation that owns property within the business improvement area, the person and the corporations solely owned by that person shall have a total of only one vote, regardless of the number of properties owned by that person and the different corporations solely owned by that person.
 - (2) Where a person is the sole owner of a property and joint owner of one or more additional properties within the business improvement area, one vote is given for the property owned by that person alone and one vote is given for each jointly owned property, provided the co-owners in each case are different persons and they or their representatives attend the meeting where the vote is held.
 - (3) Where a person is the sole owner of a corporation and part owner of different corporations that own property within the business improvement area, one vote is given for the corporation solely owned by that person and one for each jointly owned corporation, provided the co-owners of each corporation are different persons and they or their representatives attend the meeting where the vote is held.
- G. A member of a business improvement area may, through the completion of a designate form provided by the business improvement area office, nominate in writing a designate to vote on behalf of the member at a general meeting or annual general meeting, provided the designate nominated has not also been nominated by another member of the business improvement area.
- H. The person nominated under Subsection G must not be a member of the business improvement area.
- I. Designate forms required under Subsection G must be submitted to the business improvement area office at least five business days in advance of the annual general meeting or general meeting and the submission deadline must be identified in the notice of that meeting and must be accompanied by proof of property or business ownership within the business improvement area.
- J. The business improvement area office shall forward the designate forms to the board a minimum of three business days prior to the date of the general meeting or annual general meeting.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

§ 19-18. Officers.

Each board shall elect a Chair and Vice-Chair, Secretary and Treasurer and such other officers from its board members as the board may deem necessary to properly conduct the business of the board, as soon as possible after its members are appointed.

§ 19-19. Board vacancies; replacements; additions.

- A. If a board vacancy occurs for any cause, a person shall be selected by the board to fill the vacancy for the unexpired portion of the term and shall be brought forward to Council or community council under delegated authority for approval.
- B. If a board resolves to seek the removal of a member from the board or the appointment of a replacement or additional member to the board, it shall give to the General Manager signed minutes of the meeting at which the vote was held on this matter, and the General Manager shall report to Council or community council.
- C. During the term of the board, a resolution requesting Council or community council under delegated authority to approve an increase in the size of a board can be adopted by the business improvement membership at an annual general meeting or general meeting, provided the proposed increase is listed in the meeting notice as an agenda item.

§ 19-20. Meetings; records.

- A. A board shall hold at least four meetings each year, including the annual general meeting to which all members of the business improvement area shall be invited.
- B. A board shall keep proper minutes and records of every meeting of the board and shall forward signed copies of the minutes and records to all members of the board and the business improvement area office.

§ 19-21. Quorum - Board of Management.

- A. A majority of the members of a board constitutes a quorum of the board, unless Council, or community council under delegated authority, approves an alternate quorum figure which shall not be less than one-half of the board membership less one.
- B. A member of Council appointed to a board shall not be included for the purpose of determining what constitutes a quorum of the board.
- C. A member of Council attending a meeting of a board may be counted in order to achieve quorum.
- D. No business shall be transacted at a meeting of the board unless quorum is present.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

§ 19-22. Annual general meeting; notice.

- A. Notice of the annual general meeting must include the meeting agenda, Council-approved and estimated expenditures for the current year, and proposed revenues and expenditures for the following year.
- B. A copy of the designate form provided for in § 19-17G must be attached to the annual general meeting notice.
- C. A board shall supply the business improvement area office with the notice of the annual general meeting and any accompanying materials at least 20 business days before the date of the annual general meeting.
- D. The City shall send the notice of the annual general meeting by prepaid mail at least 15 business days before the date of the meeting to business improvement area property owner members.
- E. A board shall distribute notices of the annual general meeting to business improvement area tenant members and Council members sitting on the board at least 15 business days before the date of the meeting.
- F. A board's complete audited financial statements, with balance sheet and revenue and expenditure statements, must be available at the annual general meeting.
- G. Business improvement area members at the annual general meeting shall appoint an auditor to prepare the audited financial statement for the following year.

§ 19-23. Quorum - annual general meetings and general meetings.

No business shall be transacted at an annual general meeting or general meeting unless a quorum of the board is present as set out in § 19-21A.

§ 19-24. Councillors attending annual general meetings.

Councillors cannot vote at annual general meetings or general meetings, unless they are business improvement area members as defined in § 19-1.

§ 19-25. Procedure by-law.

- A. A board shall, within six months of the adoption of this chapter, adopt the procedures set out in Schedule B at the end of this chapter.
- B. Notwithstanding the City's governance policy, which requires Council approval of all by-laws that regulate the internal conduct of the business and affairs of a City agency, a board may make policies in addition to those in Schedule B provided they are not in conflict with and do not undermine the intent of Schedule B.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- C. A board shall, within six months of the adoption of this chapter, adopt policies pertaining to the procurement of goods and services and the hiring of employees, as required under the Act.
- D. A board for a new business improvement area shall comply with the provisions of Subsections A, B, and C within six months of its appointment by Council or community council.

§ 19-26. Insurance.

- A. A board shall pay to the Chief Financial Officer in each year its apportioned share of the insurance cost to participate in coverage under the City's commercial general liability insurance policies and programs.
- B. The City shall not provide any other insurance coverage.

§ 19-27. Dissolution of board.

Upon the repeal of a designating by-law, the board is dissolved and the assets and liabilities of the board become the assets and liabilities of the City.

§ 19-28. Liabilities upon dissolution.

If a board is dissolved and the liabilities exceed the assets assumed by the City, Council shall recover the difference by imposing a charge on all rateable property in the former business improvement area.

ARTICLE IV
Financial Requirements

§ 19-29. Annual budget.

- A. A board, or in the case of a newly-established business improvement area, a steering committee, shall prepare a proposed annual budget for each fiscal year by the date and in the form required by the Chief Financial Officer, and shall hold an annual general meeting or general meeting to discuss and adopt the annual budget.
- B. A board, or in the case of a newly-established business improvement area, a steering committee, shall submit the annual budget to the Chief Financial Officer by the date and in the form required by the Chief Financial Officer, and Council may approve it in whole or in part but may not add expenditures to it.
- C. In the case of a newly-established business improvement area, Council shall accept for consideration an annual budget adopted at an annual general meeting at which the first

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

board of the business improvement area has also been selected through a vote of the membership and submitted for consideration by Council.

§ 19-30. Financial procedures and reports.

- A. A board shall adopt and maintain only banking arrangements and sound business practices that are acceptable to the Chief Financial Officer, and shall keep financial records and submit statements from time to time as the Chief Financial Officer may require.
- B. The Treasurer of a board shall prepare and present written financial statements of expenses, revenues and bank balances for the board's review and consideration at each regular meeting and then submit the board-approved statements to the business improvement area office.
- C. Cheques issued by the board shall be signed by two board members.
- D. A board's fiscal year is the calendar year.
- E. Individual business improvement area special charges, when billed by the Chief Financial Officer, shall be posted to separate business improvement area accounts.
- F. After Council's approval of a business improvement area's budget, the Chief Financial Officer shall remit 50 percent of the business improvement area's special charge, with the balance being remitted to the business improvement area no later than September 30, but shall withhold an amount for insurance recovery costs and a provisional amount reserved for assessment and tax appeals, and any loan repayment amounts approved by Council, from all amounts remitted.

§ 19-31. Post City election budget.

If Council approves the proposed budget for a business improvement area for the year following a municipal election, the approval is subject to the following during the two-week period that starts upon the completion of the Council meeting:

- A. Within the two-week period, a board may submit a letter to the General Manager requesting that the board's final budget approval be withheld pending further consideration by the board and the business improvement area members.
- B. If the two-week period passes without a formal letter being received from the board, the business improvement area's budget approval shall become final.

§ 19-32. Audited financial statement.

- A. A board shall submit its audited financial statement for the preceding year for Council's approval by the date and in the form required by the Chief Financial Officer.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- B. Where the auditor for the business improvement area has identified audit or financial reporting related issues through the preparation of a management letter, the board shall submit a letter to the General Manager indicating how and when the board intends to address the issues identified in the management letter.
- C. If a board fails to comply with the requirements contained in Subsections A and B, the Chief Financial Officer shall withhold payment of the business improvement area's special charge until the board complies.

ARTICLE V
Special Charge

§ 19-33. Funds to be raised.

- A. Council shall annually raise the amount required for the purposes of a board, including any interest payable by the City on money borrowed by it for the purposes of the board.
- B. Before Council raises the funds for the following year in accordance with Section A, the board shall:
 - (1) Submit all meeting minutes and financial statements in accordance with §§ 19-20B and 19-30B; and
 - (2) Provide evidence to the business improvement area office that it has complied with § 19-25A, B and C.

§ 19-34. Special charge.

Council may raise the amount referred to in § 19-33A:

- A. By imposing a special charge upon rateable property in the business improvement area that is in a business property class; or
- B. By imposing a special charge upon rateable property in the business improvement area that is in a business property class and that, in Council's opinion, derives special benefit from the business improvement area, which special charge may be calculated using different percentages of the assessment for one or more separately assessed properties or categories of separately assessed properties in the class if the resulting special charge is equitable in accordance with the benefits that, in Council's opinion, accrue to the properties from the activities related to the business improvement area.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

§ 19-35. Minimum and maximum charges.

- A. Council may establish a minimum or maximum charge or both, expressed for one or more separately assessed properties or categories of separately assessed properties in a class, as:
- (1) Percentages of the assessed value of rateable property in the business improvement area that is in a business property class;
 - (2) Dollar amounts; or
 - (3) Percentages of a board's annual budget.
- B. Before passing a by-law under Subsection A, notice of the proposed by-law shall 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 business improvement area using the following documents:
- (1) Current returned assessment roll; and
 - (2) Municipal Connect, Toronto Property System or any other related geographic information system developed using information from Municipal Property Assessment Corporation and City records.
- C. A person who receives notice under Subsection B shall, within 30 days of the date of the notice, give a copy of the notice to each commercial and industrial tenant of the property to which the notice relates.
- D. The notice under Subsection B shall also be distributed to tenants:
- (1) By the steering committee in the case of a new or expanding business improvement area; and
 - (2) By the board in the case of an existing business improvement area that is not subject to an expansion proposal.
- E. The notice provided under Subsection B will include instructions on how to obtain a copy of the ballot.
- F. A printable version of the ballot will be posted on the City's website and will be available by contacting the Clerk.
- G. Proof of tenancy must be submitted with the completed ballot and acceptable forms of proof will be identified by the Clerk on the ballot and website.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- H. A person receiving notice under Subsections B, C or D shall be 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.
- I. Council shall not pass a by-law to establish a minimum or maximum charge if:
- (1) The number of ballots returned fails to exceed the lesser of a minimum of 30 percent of the number of notices mailed under Subsection B and 100 ballots; or
 - (2) 50 percent or more of the accepted ballots respond in the negative.
- J. The polling period shall be 60 days, commencing upon the day the notices under Subsection B are mailed.
- K. Where the 60th day of a polling period falls upon a holiday, Saturday or Sunday, the polling period shall end on the next regular business day that is not a holiday.
- L. The business improvement area office shall provide the Clerk with the question that is required on the ballot.
- M. The ballot shall indicate the following:
- (1) Polling period notice;
 - (2) Criteria for accepting ballots;
 - (3) Voter eligibility; and
 - (4) Ballot confidentiality.
- N. Ballots will be accepted only if they are:
- (1) Received from owners of properties on lists provided for in Subsection B; or
 - (2) Accompanied by proof of ownership if property ownership has recently changed; or
 - (3) Received from commercial or industrial tenants within the identified polling area with acceptable proof of tenancy; and
 - (4) Received by the Clerk by mail, courier, fax, e-mail or hand delivery by 4:30 p.m. on the last day of the polling period.
- O. At the end of the polling period, the Clerk shall:
- (1) Record all accepted ballots;

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (2) Certify, in writing, the results of the poll;
- (3) Provide Ward Councillors with a copy of the results as soon as they are available;
- (4) Write a letter to the business improvement area office indicating the results of the poll; and
- (5) Post the results of the poll on the City's web site within 15 business days from the end of the polling period.

P. The General Manager shall report to Council on the certificate issued by the Clerk.

§ 19-36. Effect of by-law.

When a by-law under § 19-35 is in force:

- A. The amount of a charge levied in a year under § 19-34 shall not, when calculated for the individual property in the class to which it applies, be less than or greater than the amount of the applicable minimum and maximum charge for the property established under the by-law; and
- B. If necessary in a fiscal year to raise the amount referred to in § 19-33 because a minimum or maximum charge applies to one or more separately assessed properties or categories of separately assessed properties in the prescribed class, Council shall for the year adjust any charges applicable to the remaining individual properties or subclasses of properties in the class by adjusting the percentage or percentages of assessment established under § 19-34 for those properties.

§ 19-37. Exclusion.

Subsection 19-35B does not apply to an adjustment made under § 19-36B.

ARTICLE VI
Borrowings, Priority Lien Status

§ 19-38. Borrowings.

If only a part of money borrowed by Council in any year for the purposes of a board is required to be repaid in that year or a subsequent year, only that part and any interest payable on the total amount shall be included in the special charge under this Section in that year or subsequent year, respectively.

§ 19-39. Priority lien status.

Charges levied under this chapter have priority lien status under the Act and shall be added to the

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

tax roll.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

SCHEDULE A³

**INDIVIDUAL BOARDS OF MANAGEMENT
AND BUSINESS IMPROVEMENT AREA MAPS**

BOARDS OF MANAGEMENT

**Number of Individual Business Improvement Area Board of Management
Members and Number of Members Required for Quorum**

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Albion Islington Square	834-2006	12	1	Ward 1 Etobicoke North	5
Baby Point Gates	662-2010	9	1	Ward 13 Parkdale-High Park	3
Bayview Leaside	248-2015	7	2	Ward 22 St. Paul's Ward 26 Don Valley West	3
Bloor-Annex (formerly Bloor-Bathurst-Madison)	1995-0688 (Toronto) as amended by 899-2001	8	1	Ward 20 Trinity-Spadina	3
Bloor By The Park	117-87 (Toronto)	7	2	Ward 14 Parkdale-High Park Ward 13 Parkdale-High Park	3
Bloorcourt Village	495-79 (Toronto)	12	2	Ward 19 Trinity-Spadina Ward 18 Davenport	4
Bloordale Village	150-76 (Toronto)	9	1	Ward 18 Davenport	3
Bloor Street	519-2006	5	1	Ward 27 Toronto Centre-Rosedale	3

³Note: For amendment history of this Schedule see the By-law Status Registry.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Bloor West Village	30-86 (Toronto)	9	1	Ward 13 Parkdale-High Park	5
Bloor-Yorkville	670-2009	15	1	Ward 27 Toronto Centre-Rosedale	6
Cabbagetown (formerly Old Cabbagetown)	1355-2011	10	1	Ward 28 Toronto Centre-Rosedale	4
Chinatown	818-2006	20	1	Ward 20 Trinity-Spadina	9
Church-Wellesley Village	954-2002	13	1	Ward 27 Toronto Centre-Rosedale	5
CityPlace and Fort York	245-2016	8	2	Ward 19 Trinity-Spadina Ward 20 Trinity-Spadina	3
College Promenade	515-2005 as amended by 722-2016	10	2	Ward 18 Davenport Ward 19 Trinity-Spadina	4
College West (formerly College-Dufferin)	1300-2013 as amended by 724-2016	7	1	Ward 18 Davenport	4
Corso Italia	807-83 (Toronto)	10	1	Ward 17 Davenport	4
Crossroads of the Danforth	587-2008	8	1	Ward 35 Scarborough Southwest	3

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Danforth Mosaic (formerly Midtown Danforth)	94-2008	17	4	Ward 29 Toronto-Danforth Ward 30 Toronto-Danforth Ward 31 Beaches-East York Ward 32 Beaches-East York	6
Danforth Village	388-2006	9	2	Ward 31 Beaches-East York Ward 32 Beaches-East York	3
Dovercourt Village	549-84 (Toronto)	8	2	Ward 19 Trinity-Spadina Ward 18 Davenport	3
Downtown Yonge	27-2001	13	2	Ward 27 Toronto Centre-Rosedale Ward 28 Toronto Centre-Rosedale	6
Dufferin-Wingold	249-2015	11	1	Ward 15 Eglinton-Lawrence	4
DuKe Heights (formerly Dufferin-Finch)	1058-2013	14	1	Ward 8 York West	7
Dundas West	835-2006	10	1	Ward 18 Davenport	4

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Dupont by the Castle (formerly The Dupont Strip and Annex-Dupont)	1299-2015	9	3	Ward 20 Trinity-Spadina Ward 21 St. Paul's Ward 22 St. Paul's	3
Eglinton Hill (formerly Keele-Eglinton)	3652-97 (York)	7	1	Ward 12 York South-Weston	3
Emery Village	487-2010	13	1	Ward 7 York West	7
Fairbank Village	994-2015	8	2	Ward 15 Eglinton-Lawrence Ward 17 Davenport	3
Financial District	1126-2011	12	2	Ward 20 Trinity-Spadina Ward 28 Toronto Centre-Rosedale	6
Forest Hill Village	95-2008	7	2	Ward 21 St. Paul's Ward 22 St. Paul's	3
Gerrard India Bazaar	1116-2011	11	2	Ward 32 Beaches-East York Ward 30 Toronto-Danforth	4
Greektown on the Danforth	319-86 (Toronto)	15	2	Ward 30 Toronto-Danforth Ward 29 Toronto-Danforth	6

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Harbord Street	555-85 (Toronto)	6	1	Ward 20 Trinity-Spadina	3
Hillcrest Village	808-83 (Toronto)	11	1	Ward 21 St. Paul's	5
Historic Queen East (formerly Old Queen)	836-2006	16	1	Ward 28 Toronto Centre-Rosedale	7
Junction Gardens	556-2016	11	2	Ward 13 Parkdale-High Park Ward 14 Parkdale-High Park	4
Kennedy Road	18758 (Scarborough)	13	2	Ward 37 Scarborough-Centre Ward 40 Scarborough-Agincourt	5
Kensington Market	1187-2009	10	1	Ward 20 Trinity-Spadina	4
Korea Town	1091-2004	14	2	Ward 19 Trinity-Spadina Ward 20 Trinity-Spadina	5
Lakeshore Village	762-2005	11	1	Ward 6 Etobicoke-Lakeshore	4
Leslieville	262-2013	11	2	Ward 30 Toronto Danforth Ward 32 Beaches-East York	4
Liberty Village	1260-2008	14	2	Ward 14 Parkdale-High Park Ward 19 Trinity-Spadina	5
Little Italy	840-2006	12	1	Ward 19 Trinity-Spadina	5

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Little Portugal (formerly Dundas-Ossington)	1145-2007	8	2	Ward 18 Davenport Ward 19 Trinity-Spadina	3
Long Branch	1987-20 (Etobicoke)	15	1	Ward 6 Etobicoke-Lakeshore	6
Midtown-Yonge	216-2015	9	1	Ward 22 St. Paul's	3
Mimico By The Lake	915-2014	8	1	Ward 6 Etobicoke-Lakeshore	3
Mimico Village	1039-2010	7	1	Ward 6 Etobicoke-Lakeshore	3
Mirvish Village	625-2005	9	2	Ward 19 Trinity-Spadina Ward 20 Trinity-Spadina	3
Mount Dennis	793-2010	7	1	Ward 11 York South-Weston	3
Mount Pleasant	1264-2008	9	1	Ward 22 St. Paul's	3
Oakwood Village	1262-2008	8	2	Ward 15 Eglinton-Lawrence Ward 17 Davenport	3
Ossington Avenue	538-2014	11	1	Ward 19 Trinity-Spadina	4
Pape Village	25-86 as amended by 77-87 (East York)	6	1	Ward 29 Toronto-Danforth	3
Parkdale Village	815-2003	9	1	Ward 14 Parkdale-High Park	5
Queen Street West	1265-2008	10	1	Ward 20 Trinity-Spadina	4

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
Regal Heights Village (formerly St. Clair Avenue West)	185-2011	10	1	Ward 17 Davenport	4
Riverside District (formerly Queen-Broadview and Riverside)	263-80 (Toronto) as amended by 600-2013 and 569-2016	10	1	Ward 30 Toronto-Danforth	5
Roncesvalles Village	217-2007	10	1	Ward 14 Parkdale-High Park	5
Rosedale Main Street	1247-2012	13	2	Ward 22 St. Paul's Ward 27 Toronto Centre-Rosedale	5
St. Clair Gardens	980-2009	9	1	Ward 17 Davenport	4
St. Lawrence Market Neighbourhood	328-2011	11	1	Ward 28 Toronto Centre-Rosedale	4
Sheppard East Village	815-2006	10	2	Ward 41 Scarborough Rouge River Ward 42 Scarborough Rouge River	3
shopthequeensway.com (formerly The Queensway)	117-2014	10	1	Ward 5 Etobicoke-Lakeshore	3
The Beach (formerly Beaches)	582-2004	9	1	Ward 32 Beaches-East York	4

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
The Danforth	611-86 (Toronto)	11	2	Ward 30 Toronto-Danforth Ward 29 Toronto-Danforth	4
The Eglinton Way	662-86 (Toronto)	9	2	Ward 16 Eglinton-Lawrence Ward 22 St. Paul's	4
The Kingsway	639-2003	12	1	Ward 5 Etobicoke-Lakeshore	5
The Waterfront (formerly Queens Quay Harbourfront)	968-2016	13	2	Ward 20 Trinity-Spadina Ward 28 Toronto Centre-Rosedale	5
Toronto Entertainment District	1188-2009	22	2	Ward 20 Trinity-Spadina Ward 28 Toronto Centre-Rosedale	9
Trinity Bellwoods (formerly Dundas-Bathurst)	1030-2007	9	1	Ward 19 Trinity-Spadina	4
Upper Village	838-2006	6	1	Ward 21 St. Paul's	3
Uptown Yonge	765-2005	16	2	Ward 16 Eglinton-Lawrence Ward 25 Don Valley West	6
Village of Islington	917-2014	6	1	Ward 5 Etobicoke-Lakeshore	3
Weston Village	2245-75 (York)	6	1	Ward 11 York South-Weston	3

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members (Includes Members of Council)	Number of Councillors	Ward in Which Business Improvement Area is Located	Members Required for Quorum
West Queen West	516-2005	17	2	Ward 18 Davenport Ward 19 Trinity-Spadina	7
Wexford Heights	199-2004	11	1	Ward 37 Scarborough Centre	5
Wilson Village (formerly Wilson-Keele)	1299-2013	16	1	Ward 9 York Centre	7
Wychwood Heights	953-2002	10	1	Ward 21 St. Paul's	4
Yonge-Lawrence Village	554-2000	7	2	Ward 16 Eglinton-Lawrence Ward 25 Don Valley West	3
York-Eglinton	211-2007	8	1	Ward 15 Eglinton-Lawrence	3

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

BUSINESS IMPROVEMENT AREA MAPS

Name of Business Improvement Area	Number of Maps
Albion Islington Square	1
Baby Point Gates	3
Bayview Leaside	1
Bloor-Annex	1
Bloor By The Park	3
Bloor Street	3
Bloor West Village	1
Bloor-Yorkville	8
Bloorcourt Village	1
Boordale Village	1
Cabbagetown	1
Chinatown	3
Church-Wellesley	3
CityPlace and Fort York	1
College Promenade	1
College West	1
Corso Italia	1
Crossroads of the Danforth	2
The Danforth	3
Danforth Mosaic	6
Danforth Village	4
Dovercourt Village	1
Downtown Yonge	2
Dufferin-Wingold	2
DuKe Heights	4
Dundas West	3
Dupont by the Castle	4
Eglinton Hill	1
The Eglinton Way	2
Emery Village	6
Fairbank Village	1
Financial District	1
Forest Hill Village	1
Gerrard India Bazaar	1
Greektown on the Danforth	5
Harbord Street	1
Hillcrest Village	2
Historic Queen East	3
Junction Gardens	1
Kennedy Road	3
Kensington Market	2
Korea Town	3

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

Name of Business Improvement Area	Number of Maps
Lakeshore Village	4
Leslieville	5
Liberty Village	2
Little Italy	3
Little Portugal	2
Long Branch	2
Midtown-Yonge	1
Mimico By The Lake	1
Mimico Village	1
Mirvish Village	1
Mount Dennis	3
Mount Pleasant	2
Oakwood Village	3
Ossington Avenue	1
Pape Village	2
Parkdale Village	4
Queen Street West	3
Regal Heights Village	2
Riverside District	1
Roncesvalles Village	4
Rosedale Main Street	3
St. Clair Gardens	2
St. Lawrence Market Neighbourhood	2
Sheppard East Village	4
shoptheQueensway.com	4
The Beach	7
The Kingsway	3
The Waterfront	4
Toronto Entertainment District	4
Trinity Bellwoods	2
Upper Village	2
Upper Village (York)	2
Uptown Yonge	4
Village of Islington	4
Weston Village	2
West Queen West	5
Wexford Heights	5
Wilson Village	6
Wychwood Heights	4
Yonge-Lawrence Village	4
York-Eglinton	2

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

SCHEDULE B
BUSINESS IMPROVEMENT AREA
BOARD OF MANAGEMENT PROCEDURES⁴

1. Rules of Procedure

- A. The rules in this by-law are to be observed in all meetings of the general membership, the Board of Management (the "Board") and committees of the Board.
- B. The rules of procedure are to be interpreted in a manner that promotes the following fundamental principles:
 - (1) the protection of basic rights by recognizing the right of the majority to decide, the minority to be heard, and individuals to have the opportunity to participate;
 - (2) the maintenance of decorum, with all participants being treated with courtesy and respect;
 - (3) all members have the right to information to help make decisions;
 - (4) members have a right to an efficient meeting;
 - (5) all members have equal rights, privileges and obligations; and
 - (6) in the event of conflict, facilitating a reasonable compromise.

2. Duties of Officers

- A. The Chair shall:
 - (1) chair all meetings of the business improvement area and of the Board, follow the agenda, and decide on whether motions are in order;
 - (2) rule on all procedural matters and maintain decorum;
 - (3) ensure motions and amendments are clearly expressed and, if there is no motion under consideration, summarize the discussion for the purpose of the minutes;
 - (4) have general supervision of the affairs of the business improvement area;
 - (5) along with the Secretary or Treasurer, sign all by-laws and execute any documents, contracts or agreements;

⁴ Editor's Note: By-law 960-2011 passed under the authority of section 7, paragraph 5 of subsection 8(2) and section 141 of the *City of Toronto Act, 2006* (S.O. 2006, c. 11) established procedures to be followed by Business Improvement Area Boards of Management as set out in Schedule B to this chapter.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (6) perform any other duties which the Board may, from time to time, assign;
 - (7) sit, *ex officio*, on all committees; and
 - (8) ensure that all past records of the Board are transferred to the succeeding Treasurer when there is a change of Treasurer.
- B. The Vice-Chair shall exercise any or all of the duties of the Chair in the absence of the Chair or if the Chair is unable for any reason to perform those duties.
- C. The Secretary shall:
- (1) give notice of each regular and special meeting of the Board together with an agenda of the matters to be considered so that notice and agenda will reach members at least five business days, where feasible, in advance of the meeting;
 - (2) record the minutes of each meeting and present the minutes at the following meeting for adoption. The minutes shall record:
 - (a) the place, date and time of meeting;
 - (b) the name of the chair;
 - (c) the names of all Board members present, and those not present, at the meeting;
 - (d) the names of all others present at the meeting;
 - (e) the correction and adoption of the minutes of the prior meeting; and
 - (f) all motions, decisions and other proceedings of the Board.
 - (3) record confidential minutes of closed sessions of the Board;
 - (4) along with the chair, sign the adopted minutes and submit a copy of the to the City's business improvement area office;
 - (5) keep or cause to be kept: the business improvement area's records and books of the business improvement area, including business improvement area by-laws, policies and resolutions; the registry of Officers and Board members; the minutes of the annual general meeting, general meetings, meetings of the Board or any committees thereof, and any committee reports;
 - (6) certify copies of any record, registry, by-law, resolution or minute; and

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (7) give notice of the annual general meeting and general meetings.
- D. The Treasurer shall:
 - (1) under the direction of the Board, supervise the expenditure of the funds of the business improvement area;
 - (2) keep and maintain the financial records and books of the business improvement area;
 - (3) assist the auditor in the preparation of the financial statements of the business improvement area;
 - (4) perform any other duties that the Board may from time to time assign;
 - (5) maintain an inventory of all physical assets owned or leased by the business improvement area;
 - (6) prepare and distribute the proposed annual budget in accordance with the requirements of the City; and
 - (7) prepare and present written financial statements for the Board's review and consideration at each regular meeting and submit the Board-approved statements to the City's business improvement area office.
3. The Chair, in consultation with the Secretary, and other members of the Board as required, shall establish the agenda for each meeting, based on matters submitted prior to the agenda deadline.
4. Board members are entitled to submit agenda items for consideration by forwarding them to the Secretary prior to the agenda distribution deadline.
5. The Secretary shall distribute the agenda and previous meeting minutes to all Board members a minimum of three business days prior to the subject Board meeting.
6. Votes
 - A. With the exception of the Chair, who shall vote only to make a tie or break a tie, every member has a vote on all motions, unless prohibited by law (for example, a declared conflict of interest) in which case the Secretary shall record the name of the member who does not vote and reason for not voting.
 - B. The members of the Board shall vote on any motion arising at any meeting of the Board. All motions must be seconded prior to proceeding to a vote.
 - C. Motions may include:

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

- (1) motion to approve or adopt an item;
 - (2) motion to receive an item;
 - (3) motion to postpone or refer an item; and
 - (4) motion to adjourn the meeting, provided the motion to adjourn is not made when another member is speaking, a vote has been called, the members are voting, or a member has indicated to the Chair his or her desire to speak on the matter under consideration.
- D. A majority of votes shall decide each motion.
- E. A tie vote means a motion does not carry.
- F. Members have the right to abstain from voting.
7. Deputations
- The Board may hear deputations from the public at its discretion and may set limits for speaking time.
8. Annual General Meeting
- The annual general meeting agenda shall include, but not be limited to:
- A. minutes of the last annual general meeting;
 - B. declarations of conflict of interest;
 - C. annual activity report of the Board;
 - D. annual financial report;
 - E. audited financial statement;
 - F. appointment of auditor for following year;
 - G. proposed annual budget for the following year;
 - H. election of the Board (if a municipal election year); and
 - I. any other business that may properly be brought before the meeting.

TORONTO MUNICIPAL CODE
CHAPTER 19, BUSINESS IMPROVEMENT AREAS

9. Determination of Motions

All motions arising at any meeting of the business improvement area members, other than those arising under new business, shall relate to an item on the agenda for that meeting and the Chair shall have the right to determine whether a motion is in order. All questions shall be decided by a majority vote unless otherwise stated in this by-law or as required by law. At all meetings, every motion shall be decided by a show of hands or voting cards unless a ballot on the motion is required by the Chair or requested by a business improvement area member. The Chair shall declare that a motion has been carried or not carried. The motion shall be entered into the minutes of the business improvement area meeting. It is not necessary to record the number or the proportion of votes.