Riverside District Business Improvement Area (BIA) Minor Boundary Expansion

Date: March 19, 2013
To: Economic Development Committee
From: General Manager, Economic Development and Culture
Wards: 30
Reference Number: 

SUMMARY

The purpose of this report is to recommend a minor expansion of the Riverside District Business Improvement Area (BIA) boundaries to include the property at 625 Queen Street East, a mid-rise residential condominium building with commercial retail space at grade and public lands to the west including the Queen Street Bridge.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City council designate the area described by Attachment No. 1 as the amended Riverside District Business Improvement Area 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 expanded Riverside District Business Improvement Area; and

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 Riverside District Business Improvement Area.
Financial Impact

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

DECISION HISTORY

At its meeting on October 16, 2012, the Board of Management for the Riverside District BIA approved a motion to expand the BIA westward to include the property at 625 Queen Street East, and to submit the expansion request to the City. The expanded area would also include public lands to the west including the Queen Street Bridge as seen in Attachment No. 1. The expansion was also discussed and endorsed at the BIA's 2012 Annual General Meeting.

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. 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 property at 625 Queen Street East has a 2013 commercial assessed value of $1,670,000 representing 2.22% of the total assessed value of properties within the existing BIA. The BIA Office has received a letter from the BIA Board Chair formally requesting the City consider the proposed expansion. The owner of the property at 625 Queen Street East, Streetcar Developments, has submitted a letter of consent to the expansion. As construction of the building was recently completed, there are currently no commercial tenants.

COMMENTS

The proposed expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required. The redevelopment of 625 Queen Street East will create 2 new units of what was a non-retail site. New retail tenants would benefit from the BIA's initiatives, including streetscape improvements, graffiti removal, marketing and events. The expansion of the BIA to include public lands to the west including the Queen Street Bridge would establish a more logical west boundary and gateway to the Riverside District commercial strip.
It is recommended that Council designate the area described by Attachment No. 1 as the amended Riverside District Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

**CONTACT**

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**SIGNATURE**

Michael H. Williams, General Manager  
Economic Development and Culture

**ATTACHMENTS**

Attachment No. 1 – Map of Proposed Riverside District BIA Expansion
Attachment No. 1

Map of Proposed Riverside District BIA Expansion