Oakwood Village Business Improvement Area (BIA) Boundary Revision

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<th>Date</th>
<th>March 1, 2013</th>
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<td>To:</td>
<td>Economic Development Committee</td>
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<td>From:</td>
<td>General Manager, Economic Development and Culture</td>
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**SUMMARY**

The purpose of this report is to recommend that City Council approve a new boundary for the Oakwood Village Business Improvement Area (BIA).

**RECOMMENDATIONS**

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by Attachment No. 1 as the amended Oakwood Village 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; 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 Oakwood Village BIA.

**Financial Impact**

There are no financial implications resulting from the adoption of this report.
DECISION HISTORY

At its meeting of December 1, 2 and 3, 2008, City Council approved By-Law 1262-2008 to designate the Oakwood Village BIA including its boundary.

ISSUE BACKGROUND

The Oakwood Village BIA has requested the installation of decorative city street signs containing their nameplate at the BIA's north and south entranceways on Oakwood Avenue on property outside of their BIA boundary. City decorative street signs with the BIA's name plate were installed by the City along Oakwood Avenue within the Oakwood Village BIA in 2012. This included installation of signs on the southeast corner of Bude Street and Oakwood Avenue at the north BIA entranceway, and on the southeast corner of Earlsdale Avenue and Oakwood Avenue at the south BIA entranceway. The current BIA boundary does not include the southwest corner of Bude Street and Oakwood Avenue, and the southwest corner of Earlsdale Avenue and Oakwood Avenue, as the adjacent properties do not contain commercial uses. Instead, the current BIA boundary is located in the centre of the road right-of-way (see attachment No. 1) for Oakwood Avenue at the north and south entranceways. The current BIA boundary conforms to the standard City policy for BIA boundaries adjacent to non-commercial uses.

COMMENTS

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 value of properties within the existing BIA boundary. The proposed Oakwood Village BIA boundary change results in no increase in the assessed value of commercial and industrial properties as no properties are being added.

The Oakwood Village BIA Board of Management approved the proposed BIA boundary change and has requested the City to implement it.

The Oakwood Village BIA request to have decorative city street signs with their nameplate installed on the west side of their north and south entranceways on Oakwood Avenue is reasonable and appropriate. To accommodate the BIA request, and to ensure that the BIA is covered by the City's third party liability insurance for the street signs, a small shift in the BIA boundary at these two corners is recommended. The revised boundary will include only the City's right-of-way at both the southwest corners of Bude Street and Oakwood Avenue and of Earlsdale Avenue and Oakwood Avenue.
This change will allow for the street sign installation of two additional signs on the west side of Oakwood Avenue. The adjacent non-commercial properties will remain outside of the BIA boundary and will not be subject to any BIA levy.

**CONTACT**

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**SIGNATURE**

Michael H. Williams, General Manager  
Economic Development and Culture

**ATTACHMENT**

Attachment No. 1: Oakwood Village BIA Boundary Map