



**STAFF REPORT  
ACTION REQUIRED**

**Albion Islington Square Business Improvement Area (BIA) - Minor Boundary Expansion**

<b>Date:</b>	Tuesday April 23, 2013
<b>To:</b>	Economic Development Committee
<b>From:</b>	General Manager, Economic Development and Culture
<b>Wards:</b>	1
<b>Reference Number:</b>	

**SUMMARY**

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The purpose of this report is to recommend a minor expansion of the Albion Islington Square Business Improvement Area (BIA) to include 1155 Albion Road.

**RECOMMENDATIONS**

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**The General Manager, Economic Development and Culture recommends that:**

1. City Council designate the area described by attachment No. 1 as the amended Albion Islington Square 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 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 Albion Islington Square Business Improvement Area.

**Financial Impact**

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

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 January 22, 2013 the Albion Islington Square BIA Board of Management approved a motion for a minor expansion to their boundary westward to include 1155 Albion Road.

## **ISSUE BACKGROUND**

On March 18, 2013 the BIA Office received a letter from the Chair of the Albion Islington Square BIA requesting a minor boundary expansion to include a proposed commercial development located at 1155 Albion Road. This property is located at the western edge of their BIA along the south side of Albion Road. On April 12, 2013, the BIA Office received a letter from the property owner of 1155 Albion Road consenting to this minor expansion that would include these lands within the Albion Islington Square BIA boundary.

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, 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 proposed expansion consists of one residentially assessed property located at 1155 Albion Road. However, the owner is proposing to redevelop the site for commercial purposes. The proposed expansion meets the requirement for minor boundary expansion.

## **COMMENTS**

The proposed expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required.

The Albion Islington Square BIA Board of Management and the property owner of 1155 Albion Road are both in support this minor expansion request to include these lands within the BIA boundary making way for a natural gateway into the commercial area. Once the lands are redeveloped for commercial purposes, the commercial property owner and business tenants will become members of the BIA. The commercial property owners

and tenant(s) will be included in the Albion Islington Square Marketing initiatives, such as the website, business directory, beautification initiatives and well as increase the opportunity to reach out and market to the local community and beyond.

## **CONTACT**

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## **SIGNATURE**

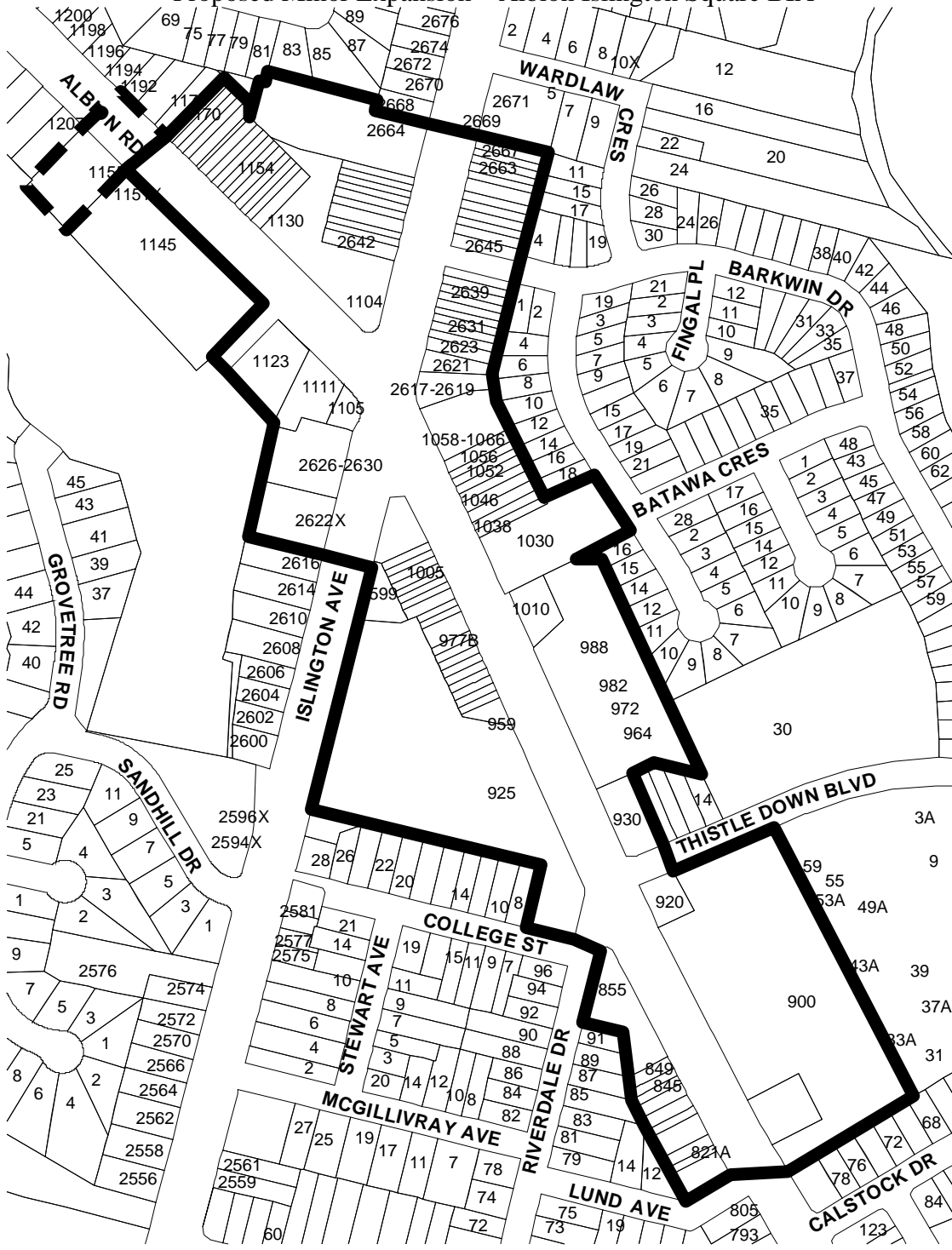
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Michael H. Williams, General Manager  
Economic Development and Culture

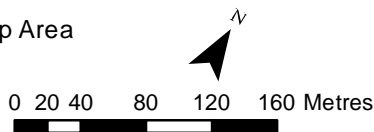
## **ATTACHMENTS**

Attachment No. 1 – Map of Proposed Albion Islington Square BIA Expansion

### Proposed Minor Expansion – Albion Islington Square BIA



 Albion Islington Square Business Imp Area  
Proposed Expansion



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