



## STAFF REPORT ACTION REQUIRED

### Proposed Wilson-Keele Business Improvement Area (BIA) Poll Results

<b>Date:</b>	August 12, 2013
<b>To:</b>	Economic Development Committee
<b>From:</b>	General Manager, Economic Development and Culture
<b>Wards:</b>	9
<b>Reference Number:</b>	

#### **SUMMARY**

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The purpose of this report is to recommend that the area shown on Attachment No. 1 be designated as the Wilson-Keele 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 Wilson-Keele 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 Wilson-Keele Business Improvement Area (BIA). Subject to Council's approval, this will be the City's seventy-sixth BIA.

#### **RECOMMENDATIONS**

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

1. City Council designate, based on the poll results respecting the intention to designate Wilson-Keele Business Improvement Area (BIA), the area described by Attachment No. 1 as the Wilson-Keele 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 Wilson-Keele 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 Wilson-Keele Business Improvement Area (BIA).

### **Financial Impact**

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the new BIA. Capital improvements are cost-shared 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 February 20 and 21, 2013, City Council adopted item ED19.9 entitled Intention to Designate the Wilson-Keele Business Improvement Area (BIA)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.ED19.9>

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

### **ISSUE BACKGROUND**

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 is required to give a copy of the notice to each commercial/industrial tenant of the property to which the notice relates. The BIA Steering Committee circulated 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 commenced on April 22, 2013, for 60 days, and closed on June 20, 2013.

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 April 22, 2013, the City Clerk mailed a total of 309 Notices and ballots for the Intention to Designate the Wilson-Keele 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 17 notices were returned by Canada Post resulting in a total of 292 persons identified to receive notice. In this instance, 88 ballots were required to be returned to validate the poll.

The City Clerk received a total of 158 ballots by June 20, 2013, the end of the notice period, satisfying the criteria for the first bench mark as set out in Municipal Code Chapter 19.5H(1).

A total of 143 (91%) ballots were in favour of designating Wilson-Keele as BIA, meeting the second bench mark as set out in the Municipal Code Chapter 19.9H(2). A total of 13 (8%) ballots opposed the creation of the BIA and there were 2 (1%) 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 Wilson-Keele BIA.

## **CONTACT**

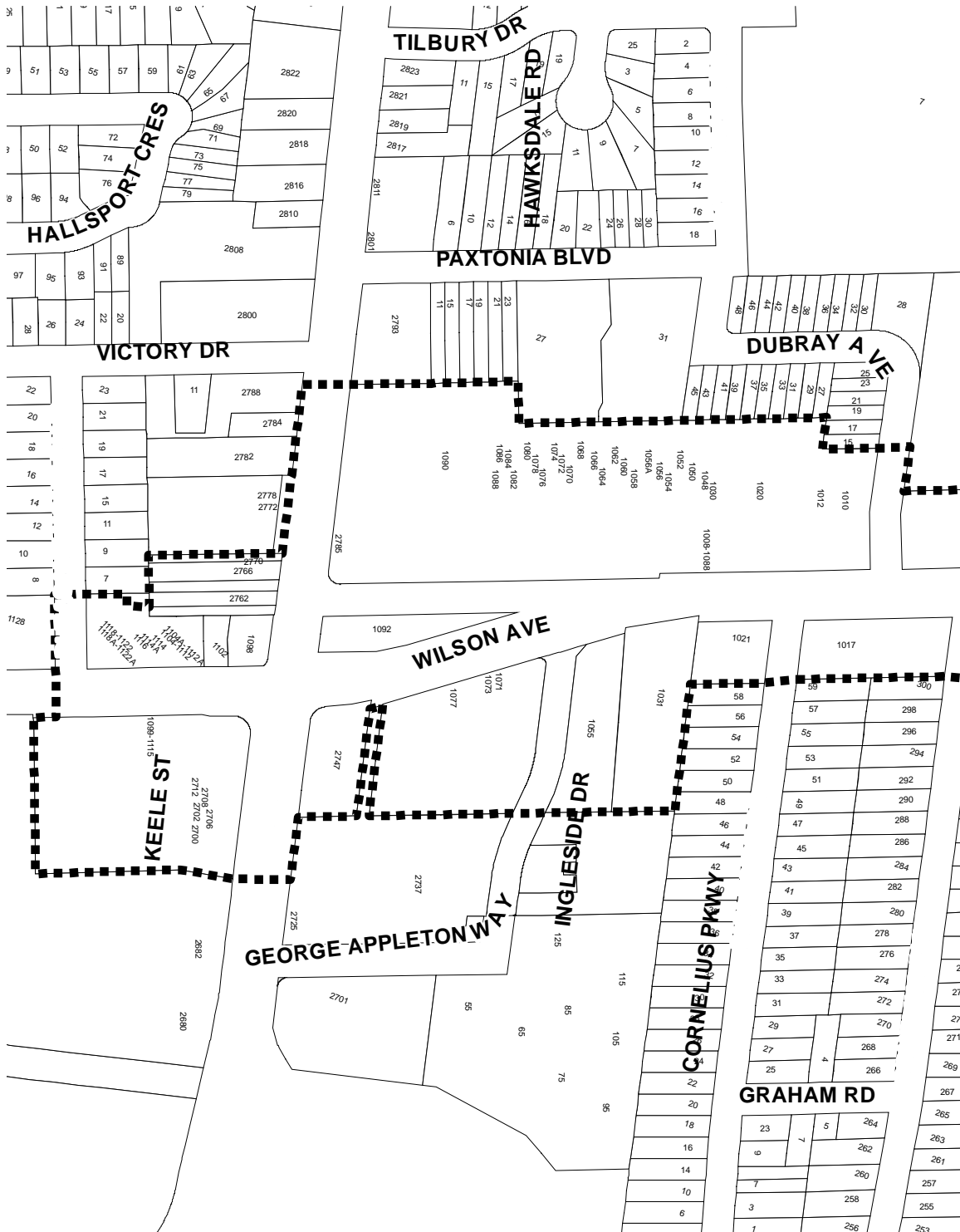
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
## **SIGNATURE**

Michael H. Williams, General Manager  
Economic Development and Culture

## **ATTACHMENT**

Attachment No. 1: Proposed Wilson-Keele BIA Boundary



 Proposed Wilson-Keele BIA



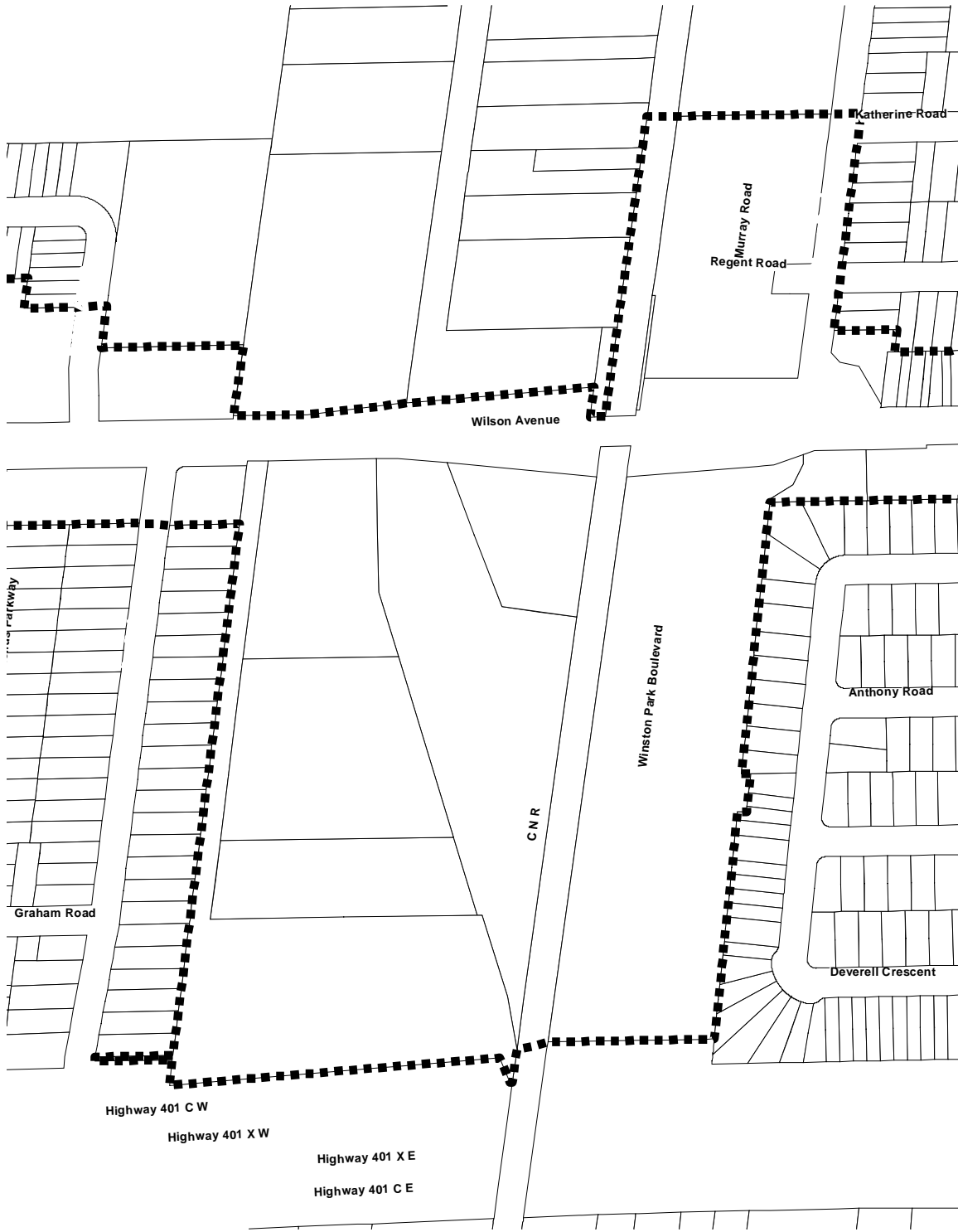
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


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Map File: WilsonKeele\_rpt.mxd  
November 2012



 Proposed Wilson-Keele BIA

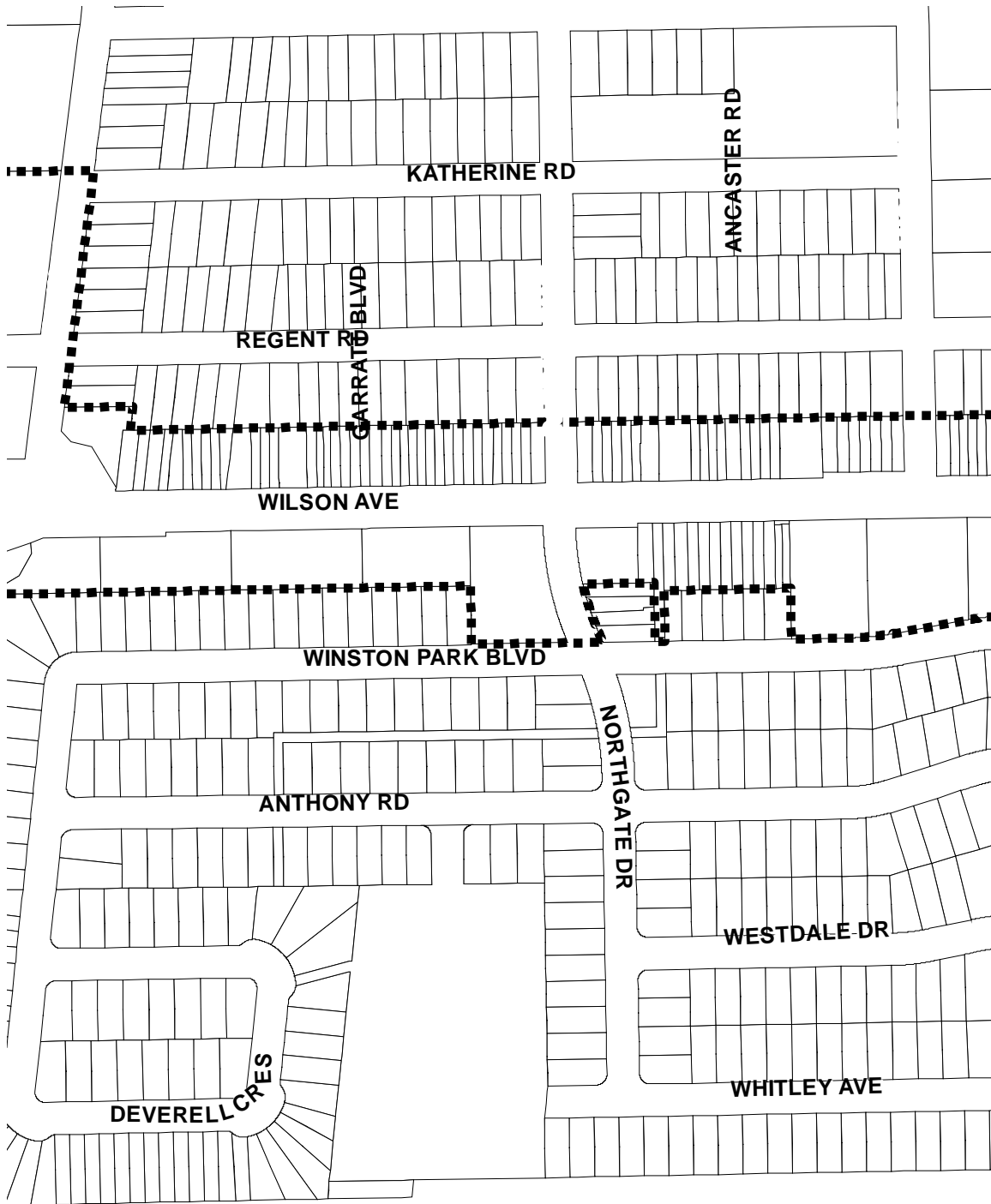


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HIGHWAY 401 C W

 Proposed Wilson-Keele BIA



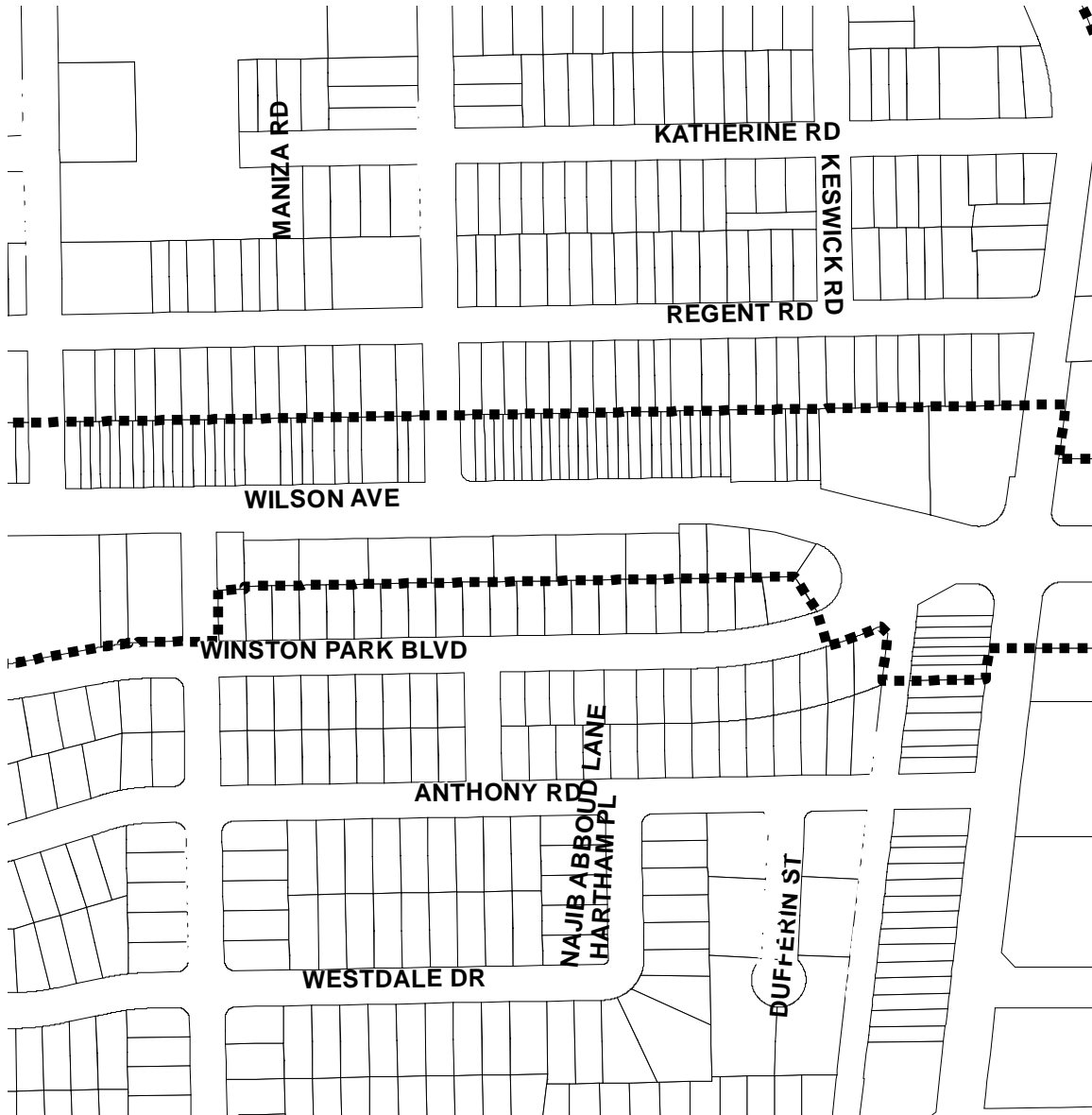
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
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