



**STAFF REPORT
ACTION REQUIRED**

Business Improvement Areas (BIAs) – 2014 Operating Budgets - Report No. 1

Date:	October 31, 2013
To:	Economic Development Committee
From:	Deputy City Manager and Chief Financial Officer
Wards:	6, 8, 9, 13, 14, 15, 17, 18, 19, 20, 29, 30, 31, 32
Reference Number:	P:\2013\Internal Services\FP\Ed13028Fp

SUMMARY

This report brings forward Business Improvement Area (BIA) annual operating budgets for approval by City Council as required by the *City of Toronto Act, 2006*. City Council approval is required to permit the City to collect funds through the tax levy on behalf of the BIAs.

Complete budgets and supporting documentation received by October 22, 2013 have been reviewed and are reported here; BIA Operating Budgets received after this date will be brought forward in later reports. Of the 77 established BIAs, 13 BIA budgets are submitted for approval in this report.

The recommendations in this report reflect 2014 Operating Budgets approved by the respective BIAs' Boards of Management and have been reviewed by City staff to ensure BIA budgets reflect Council's approved policies and practices.

RECOMMENDATIONS

The Deputy City Manager and Chief Financial Officer recommends that:

1. The Economic Development Committee adopt and certify to City Council the 2014 recommended expenditures and levy requirements of the following Business Improvement Areas:

Business Improvement Area	2014 Expenditure Estimates (\$)	2014 Levy Funds Required (\$)
Bloor West Village	407,179	374,019
Chinatown	669,211	363,373
Danforth Village	643,073	532,961
Dufferin-Finch	806,390	800,390
Fairbank Village	213,297	210,240
Gerrard India Bazaar	294,459	211,459
Korea Town	99,216	92,923
Mimico Village	40,412	34,377
Parkdale Village	367,037	250,907
Riverside District	233,905	168,905
The Danforth	371,362	300,207
West Queen West	257,749	248,916
Wilson-Keele	280,580	275,580

Financial Impact

No City funding is required since financing of Business Improvement Area operating budgets is raised by a special levy on members which totals \$3,864,257 in this report.

All of the 2014 BIA operating budgets submitted for consideration are balanced budgets. The appeal provision surplus or appeal provision deficit for each BIA, as determined by the Revenue Services Division, has been addressed by the BIA and incorporated into their 2014 Operating Budgets. The BIA budgets have provisions for required capital cost-sharing contributions for those projects approved in 2013 or prior, and carried forward into 2014, as well as new capital cost-share projects submitted for consideration in the 2014 Capital Budget for Economic Development and Culture.

DECISION HISTORY

BIA Operating Budget Process:

The City of Toronto Municipal Code Chapter 19 and the *City of Toronto Act, 2006* require that BIA operating budgets be approved by Council. General membership and Board of Management meetings at which the BIA 2014 budgets were approved are set out below:

Business Improvement Area	Approved by Board of Management	Approved by Membership
Bloor West Village	September 11, 2013	October 16, 2013
Chinatown	August 21, 2013	October 16, 2013
Danforth Village	October 9, 2013	October 22, 2013
*Dufferin-Finch	July 2, 2013	October 1, 2013
Fairbank Village	August 24, 2013	September 24, 2013
Gerrard India Bazaar	August 29, 2013	October 16, 2013
Korea Town	August 27, 2013	October 1, 2013
Mimico Village	September 5, 2013	October 9, 2013
Parkdale Village	September 9, 2013	October 7, 2013
Riverside District	September 18, 2013	October 2, 2013
The Danforth	September 9, 2013	September 30, 2013
West Queen West	September 3, 2013	October 4, 2013
*Wilson-Keele	July 9, 2013	October 16, 2013

*As Dufferin-Finch and Wilson-Keele BIAs are new, their budgets were approved by their Steering Committee instead of Board of Management.

Appendix A includes a summary of the BIA budgets discussed in this report, including a calculation of their net levy requirements. Appendix B sets out the status of 2014 BIA operating budget submissions.

Appeal Provision Review:

On July 30, 2002, City Council adopted a report entitled “Issues Related to Business Improvement Associations (BIA)”. Among other items, the Finance Department (currently the Revenue Services Division) was directed to conduct an annual review and analysis of the assessment appeal provision for each BIA, in order to determine if the provision is sufficient to meet expected revenue reductions from pending assessment appeals.

The assessment appeal provision is intended to protect the cash flows and revenues required by the BIAs to meet its operating obligations in the future, rather than the BIAs

directly compensating the City for assessment appeal reductions. The appeal provision provides a contingency, which is used to offset appeal reductions.

The result of the assessment appeal provision review and analysis for the individual BIA as of July 31, 2013 identified either a provision surplus or provision deficit. Since the appeal provisions are held by the City, any 2013 appeal provision surpluses will be returned to the respective BIAs in 2014, and any appeal provision deficits must be funded through the respective BIA's 2014 levy, accumulated surplus, or other funding source. Therefore, each BIA is required to address the identified surplus or deficit amount within its respective operating budget for the following fiscal year. The recommended 2014 BIA Operating Budgets reflect the disposition of the resultant provision surplus or deficit accordingly.

BIA Capital Cost-Share Project Funding:

On July 22, 2003, City Council adopted a report entitled "Business Improvement Area (BIA) Capital Cost-Sharing Program Review" approving the BIA Capital Cost-Sharing Program Guidelines. This program is part of the Economic Development and Culture annual Capital Budget and includes an "Equal Share Funding" option whereby capital costs are shared 50%/50% between the City and the BIA.

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030722/edp6rpt/cl014.pdf>

On October 30, 2012, City Council adopted a report entitled "Providing new BIA Streetscape Funding Opportunities" (EX23.12) approving amendments to the BIA Capital Cost-Sharing Program Guidelines. The intention of the amendments was to provide a new financing opportunity to respond to increasing demand for City funding. The recommended adjustments include the introduction of a "Financed Funding" option for BIAs undertaking larger streetscape projects whereby the City contributes a lower share of funding (35% instead of 50%) but provides financing for up to 100% of the BIAs' portion of costs.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EX23.12>

Although BIAs who utilize the new financing option will pay for a higher portion of project costs, they will be able to complete streetscape improvements in one phase instead of piecemeal, minimize business disruption, and realize cost savings through larger contract tendering. BIAs who utilize the financing options will repay by way of City deduction from the annual BIA levy.

The BIA Capital Cost-Share program guidelines set out eligibility criteria that BIAs must satisfy in order to participate. For the Equal Share Funding option, the BIA must have in place its share of the project funding (50 percent) prior to making a capital cost-sharing request. If the project is to be phased-in over a period of years, the BIA must have in place 50 percent of the cost of each individual phase prior to making a capital request for matching funds for that phase. For the purposes of this requirement, the BIA will be allowed to include capital funding to be budgeted for the year in which the capital project is to take place.

BIAs with capital cost-share projects approved by the City in 2013 or prior, and carried forward into 2014, and new capital projects submitted for consideration in the 2014 Economic Development and Culture Capital Budget, will only be eligible if it has in place its 50 percent share of the project funding. This share may be funded from the BIA's prior years' accumulated surplus (including cash in-hand reserved for specific capital cost-share projects) and/or from a BIA levy.

For the Financed Funding option, BIAs are required to enter into a loan agreement with the City. For the purpose of their annual budgeting, they are required to include an amount sufficient to cover loan repayment obligations for the year, including interest, and indicate its future repayment obligations. BIAs that wish to participate in this program but have not yet finalized a loan agreement with the City are required to provide estimates of these figures. In this report, the Danforth Village BIA is the only BIA with a capital project financed through this program.

Another eligibility criteria for the BIA Capital Cost-Share program is that the BIA must have an operating budget, adopted at a general meeting of the BIA and approved by Council, for the year the project is to be implemented.

COMMENTS

The ***Bloor West Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 11, 2013 and its general membership on October 16, 2013. In 2014, the BIA will be seeking additional sponsorship revenues to support growth in its festival and promotional events. The BIA's 2014 proposed budget includes \$13,277 for general administration, \$94,000 for capital expenditures including continuation of a streetscape improvement project that is cost-shared equally with the City, \$106,500 for ongoing capital maintenance such as the purchase of plants and graffiti removal, and a 7.7% increase to bring its promotion and advertising expenditures to \$159,400. To fund these expenditures, the BIA is proposing an increase to its levy by 3.6% to \$374,019 to offset a smaller appeal provision surplus of \$12,234 in 2014. To fund its expenditures, the BIA also anticipates that it will receive sponsorships of \$5,000, festival revenues of \$3,000, other revenues of \$1,500, and will draw \$11,426 from accumulated surplus funds. It is recommended that the Bloor West Village BIA's 2014 Budget of expenditures totalling \$407,179 and a BIA levy of \$374,019 be approved.

The ***Chinatown BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 21, 2013 and its general membership on October 16, 2013. In 2014, the BIA's focus will be to continue to develop signature events such as the Chinatown Festival, Toronto Chinatown Summer Market and Chinese New Year Celebration and move forward with the Chinatown Revitalization Project which will create an attractive public space and archway landmark at the intersection of Dundas and Huron Streets. The BIA has budgeted \$150,000 for its 50% share of this cost-shared capital project with the City, which will be funded from BIA levies. Another \$50,000 has

been allocated to a cost-shared pedestrian lighting project, which was deferred from 2013. The BIA has also proposed \$142,977 for general administration, \$208,700 for marketing, advertising, and promotional events such as the Chinatown Festival, and \$84,500 for repairs and maintenance activities including additional graffiti removal, maintenance of holiday decorations, and pest control. To fund these initiatives, the BIA is proposing an increase to the levy on its members by 48.9% to \$363,373, largely driven by its large capital project in 2014, and will also draw \$200,000 from its accumulated surplus funds. Other sources of revenue include \$7,300 in government grants, \$51,500 in festival sponsorships, \$27,500 in booth rental revenues, \$2,500 in miscellaneous revenues, and \$17,038 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Chinatown BIA's 2014 Budget of expenditures totalling \$669,211 and a BIA levy of \$363,373 be approved.

The **Danforth Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 9, 2013 and its general membership on October 22, 2013. The BIA's main focus in 2014 will be on its pedestrian lights capital project scheduled for completion in early 2014. This project will be funded through the City's new capital financing program, whereby 35% of total project costs will be funded by the City and 65% funded from a loan repayable by the BIA over a ten-year period. For its first loan repayment instalment in 2014, the BIA has allocated \$81,345 from BIA levies. The BIA has allocated \$23,777 for general administration, which is a 50.7% decrease from 2013 as the BIA's design and construction review consultants have completed their work on the decorative street lighting project and this expense is no longer required. As the BIA wishes to continue to motivate shoppers to explore the north side of Danforth Avenue through ongoing maintenance of its current streetscape assets as well as an increased emphasis on promotion and advertising, it has also allocated \$361,500 for asset maintenance, and \$128,000 (an increase of 28.0%) for promotion and advertising to complement its current marketing and advertising efforts with new promotional sidewalk sales. To fund these activities, the BIA is proposing a levy of \$532,961 on its members, a draw on its accumulated surplus funds of \$89,417, and use of its appeal provision surplus funds of \$20,695 expected to be returned from the City to the BIA. It is recommended that the Danforth Village BIA's 2014 Budget of expenditures totalling \$643,073 and a BIA levy of \$532,961 be approved.

City Council on July 16, 2013 approved the formation of **Dufferin-Finch BIA**. The BIA's 2014 Operating Budget was approved at meetings of the BIA's Steering Committee on July 2, 2013 and its general membership on October 1, 2013. For its inaugural 2014 budget, the BIA has budgeted \$101,927 for general administration including full-time staffing and rent and storage costs, as well as \$360,500 to advertise and market the new BIA, develop a master streetscape plan, and to provide enhanced security of the area. The BIA has also allocated \$121,200 for two cost-share capital projects with the City, one for the initial set-up of its banner hardware and the other for new street signs. The BIA has also allocated \$150,000 for future capital projects, bringing total budgeted capital expenditures to \$271,200. To fund these expenditures, the BIA is proposing a levy of \$800,390 on its members, and also anticipates that it will receive \$5,000 in government grants for a mural and \$1,000 in sponsorships from business

owners. It is recommended that Dufferin-Finch BIA's 2014 Budget of expenditures totalling \$806,390 and a BIA levy of \$800,390 be approved.

The **Fairbank Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 24, 2013 and its general membership on September 24, 2013. In 2014, the BIA will continue "business as usual" to keep the BIA attractive for tenants and customers. With the anticipated construction of the Eglinton Crosstown LRT, the BIA is not planning any capital projects for 2014, but will instead be reserving \$30,000 for projects in the future, which is a 40% decrease from 2013 budgeted levels. The BIA is also allocating \$46,819 for general administration, \$26,220 for maintenance, and \$91,145 for marketing, website maintenance, a summer festival and a sidewalk sale. To fund these initiatives, the BIA proposes a 4.9% decrease in its levy requirement to \$210,240, and has included appeal provision surplus funds of \$3,057 to be returned from the City to the BIA. It is recommended that the Fairbank Village BIA's 2014 Budget of expenditures totalling \$213,297 and a BIA levy of \$210,240 be approved.

The **Gerrard India Bazaar BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 29, 2013 and its general membership on October 16, 2013. In 2014, the BIA's objective is to continue to attract shoppers from the local neighbourhood and beyond. The BIA has budgeted \$72,416 for general administration and included \$10,000 for a capital cost-shared project with the City for minor landscape enhancement. The next phase of the BIA's streetscape renewal initiative will involve a major public realm analysis in the near future, which will help the BIA identify areas of need for additional capital investment. Although the BIA will not be levying its members in 2014 for the purpose of future capital projects, it has postponed the use of its accumulated surplus funds. As actual maintenance costs were found to be lower than expected in 2013, the BIA has also managed to maintain adequate maintenance of its current assets through activities such as graffiti removal and pressure washing with a lower maintenance allocation of \$21,000. To support more advertising, marketing, and promotional events such as the BIA's signature Festival of South Asia, which add to the attractiveness of the area, the BIA has also increased the budget allocation for these initiatives to \$170,725. The main funding source for this BIA will be a levy of \$211,459 on its members, and the BIA is anticipating that its 2014 event sponsorship revenues will grow to \$80,000 in addition to some miscellaneous revenues of \$3,000. The BIA's appeal provision deficit of \$1,094 will be funded through the 2014 levy. It is recommended that the Gerrard India Bazaar BIA's 2014 Budget of expenditures totalling \$294,459 and a BIA levy of \$211,459 be approved.

The **Korea Town BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 27, 2013 and its general membership on October 1, 2013. In 2014, the BIA will no longer be holding its annual Korean Dano Spring Festival and will instead be allocating some funds to advertising and marketing, resulting in an overall reduced promotion and advertising expenditure allocation of \$7,200. The BIA has requested \$25,467 for general administration, \$20,101 for solar lighting capital projects cost-shared with the City, and \$38,000 for asset maintenance. As total operating expenditures have decreased by 50.7%, the BIA is able to provide funding solely from

BIA levies of \$92,923 and appeal provision surplus funds of \$6,293 expected to be returned from the City to the BIA. It is recommended that the Korea Town BIA's 2014 Budget of expenditures totalling \$99,216 and a BIA levy of \$92,923 be approved.

The ***Mimico Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 5, 2013 and its general membership on October 9, 2013. This BIA is a member of the Joint Lakeshore BIAs and shares a joint website and newsletter with its partners. This BIA's priorities for 2014 is to support the growth of its signature tulip festival through its own funds as well as fundraised revenues, to continue to take part in the production of the joint newsletter, and to keep its website as current as possible. The BIA's proposed operating budget includes an allocation of \$2,077 for general administration, an allocation of \$3,335 for asset maintenance, and an increased allocation of \$18,025 for an expanded tulip festival and its various marketing initiatives. With the completion of its master streetscape plan study with partnering BIAs in 2013, the BIA will also begin to levy funds in 2014 for future capital projects. Included in the BIA's 2014 capital allocation are \$5,000 to be earmarked for future projects, \$6,750 for cost-shared projects with the City to install new banners and replace street signs, and \$2,100 for non cost-shared projects for banner replacements and the Gems of the Lakeshore plaques, for a total capital allocation of \$13,850. To fund these initiatives, the BIA is proposing a \$34,377 levy on its members. It also expects to fundraise at least \$5,000 for its tulip festival, and will be using \$1,035 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Mimico Village BIA's 2014 Budget of expenditures totalling \$40,412 and a BIA levy of \$34,377 be approved.

The ***Parkdale Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2013 and its general membership on October 7, 2013. The BIA's primary focus in 2014 will be on its new marketing and promotional strategy which will shift some of its efforts from advertising and marketing to promotional events, and which will result in an overall promotion and advertising budget allocation of \$57,450. The BIA has also budgeted \$96,407 for general administration and \$85,370 for the purchase of flowers and plants, graffiti removal, and other asset maintenance activities. For capital projects, the BIA has budgeted \$105,000, \$100,000 of which is for the next phase of its capital cost-shared pedestrian lights project with the City, which will allow the BIA to add clamp-on lights to the area. This will be funded from a \$100,000 draw on its accumulated surplus funds. The remaining \$5,000 is for a non-cost shared project for hanging baskets. To fund all other activities, the BIA has proposed a levy of \$250,907 and anticipates that it will receive \$5,000 in grants, \$1,000 in sponsorships, \$1,000 in other revenues, as well as \$9,130 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Parkdale Village BIA's 2014 Budget of expenditures totalling \$367,037 and a BIA levy of \$250,907 be approved.

The ***Riverside District BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 18, 2013 and its general membership on October 2, 2013. This budget reflects an expanded BIA as approved by City Council on

May 7, 2013. The 2014 priority for this BIA is its Bridge Lighting Beautification capital cost-shared project with the City, which will cost the BIA \$100,000. To help fund this project, the BIA has lowered its budgeted expenditures on advertising, marketing, and promotional events to \$16,120 in 2014. The BIA is also anticipating cost savings through in-house maintenance of its floral planters, which will help lower the overall maintenance expenditures to \$22,500. The BIA has also allocated \$79,317 for general administration, which is similar to the 2013 budgeted level. The BIA is proposing to fund these expenditures with a \$168,905 levy on members, a 15.6% increase from 2013 levels. Other sources of funding include \$39,000 in accumulated surplus funds and \$26,000 in sponsorships. The BIA's appeal provision deficit of \$613 will be funded through the 2014 levy. It is recommended that the Riverside District BIA's 2014 Budget of expenditures totalling \$233,905 and a BIA levy of \$168,905 be approved.

The Danforth BIA 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2013 and its general membership on September 30, 2013. The BIA's focus for 2014 is on the overall attractiveness of the BIA to consumers and new businesses, which will help reduce business vacancy rates. To accomplish this, the BIA is budgeting \$17,995 for capital projects, an increase of 38.2% from 2013 levels. This includes \$10,000 for a cost-shared capital project for decorative lighting which will improve the overall look and style of the BIA, \$2,995 for banner replacements, and \$5,000 to be earmarked for a lamppost replacement project for the future. The BIA has also proposed to allocate \$103,323 for general administration, \$94,628 for maintenance, and \$128,124 for promotion and advertising, which are similar to 2013 levels. The BIA is also expecting to collect \$25,000 in sponsorships, \$15,000 in festival revenues, and \$150 in miscellaneous revenues, which total \$40,150, a 37.7% increase from 2013 levels. This increase is largely driven by strong growth in sponsorship interest in events such as the Thrill of the Grill. The remainder of expenditures will come from the BIA's proposed levy of \$300,207, accumulated surplus funds of \$4,000, and appeal provision surplus funds of \$27,005 to be returned by the City to the BIA. It is recommended that The Danforth BIA's 2014 Budget of expenditures totalling \$371,362 and a BIA levy of \$300,207 be approved.

The ***West Queen West BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 3, 2013 and its general membership on October 4, 2013. The BIA's objective for 2014 is to continue to encourage participation in promotional events that promote the BIA's stylish neighbourhood and the area as an "Art and Design" district. In its 2014 budget, the BIA has allocated \$83,120 for general administration, \$111,000 for flowers and plants, graffiti removal, and holiday decorations, and \$41,000 for advertising, marketing, and promotional activities including art and design tours, a Christmas event, and the annual Queen West Art Crawl. To fund these expenditures, the BIA will be increasing its levy by 19.0% to \$248,916 and using \$8,833 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that West Queen West BIA's 2014 Budget of expenditures totalling \$257,749 and a BIA levy of \$248,916 be approved.

City Council on October 8, 2013 approved the formation of **Wilson-Keele BIA**. The BIA's 2014 Operating Budget was approved at meetings of the BIA's Steering Committee on July 9, 2013 and its general membership on October 16, 2013. In this inaugural budget, the BIA has proposed to allocate \$61,527 for general administration including staffing costs, \$86,000 for floral purchases and maintenance of the BIA area, and \$46,000 for marketing and advertising, developing a master plan, and the BIA's launch event. The BIA is also planning to allocate \$24,000 to set up banners and street signs, and \$38,000 for future capital projects, for a total of \$62,000 budgeted for capital expenditures. These expenditures are expected to be funded primarily from a levy of \$275,580, with another \$5,000 coming from the City's Mural Program. It is recommended that Wilson-Keele BIA's 2014 Budget of expenditures totalling \$280,580 and a BIA levy of \$275,580 be approved.

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SIGNATURE

Roberto Rossini
Deputy City Manager and Chief Financial Officer

ATTACHMENTS

Appendix A – BIA Budget Summary
Appendix B – Status of BIA Budget Submissions

APPENDIX A

Bloor West Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	360,839	360,839	374,019
- Other Revenue	3,200	4,100	9,500
- Appeal Provision Surplus	25,620	25,620	12,234
- Contribution from Accumulated Surplus	2,422	2,422	11,426
Total Revenues	392,081	392,981	407,179
Expenditures:			
- Administration	13,277	12,667	13,277
- Capital	90,000	67,000	94,000
- Maintenance	108,000	121,350	106,500
- Promotion & Advertising	148,000	159,200	159,400
- Provision for Assessment Appeal Reductions and Write-offs	32,804	21,337	34,002
Total Expenditures	392,081	381,554	407,179
Surplus/(Deficit)	0	11,426	0

Chinatown BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	244,027	244,027	363,373
- Other Revenue	65,900	83,060	88,800
- Appeal Provision Surplus	8,149	8,149	17,038
- Contribution from Accumulated Surplus	135,000	16,615	200,000
Total Revenues	453,076	351,851	669,211
Expenditures:			
- Administration	133,992	132,647	142,977
- Capital	50,000		200,000
- Maintenance	54,200	48,200	84,500
- Promotion & Advertising	192,700	164,530	208,700
- Provision for Assessment Appeal Reductions and Write-offs	22,184	6,474	33,034
Total Expenditures	453,076	351,851	669,211
Surplus/(Deficit)	0	0	0

Danforth Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	486,516	486,516	532,961
- Other Revenue	11,000	0	0
- Appeal Provision Surplus	25,990	25,990	20,695
- Contribution from Accumulated Surplus	15,000	0	89,417
Total Revenues	538,506	512,506	643,073
Expenditures:			
- Administration	48,277	70,436	23,777
- Capital	0	0	81,345
- Maintenance	346,000	214,207	361,500
- Promotion & Advertising	100,000	80,900	128,000
- Provision for Assessment Appeal Reductions and Write-offs	44,229	28,343	48,451
Total Expenditures	538,506	393,886	643,073
Surplus/(Deficit)	0	118,620	0

Dufferin-Finch BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)			800,390
- Other Revenue			6,000
Total Revenues			806,390
Expenditures:			
- Administration			101,927
- Capital			271,200
- Maintenance			0
- Promotion & Advertising			360,500
- Provision for Assessment Appeal Reductions and Write-offs			72,763
Total Expenditures			806,390
Surplus/(Deficit)			0

Fairbank BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	221,112	221,112	210,240
- Other Revenue	0	0	0
- Contribution from Accumulated Surplus	0	0	0
- Appeal Provision Surplus	8,403	8,403	3,057
Total Revenues	229,515	229,515	213,297
Expenditures:			
- Administration	41,869	51,194	46,819
- Capital	50,000	50,000	30,000
- Maintenance	26,618	24,246	26,220
- Promotion & Advertising	90,927	88,965	91,145
- Provision for Assessment Appeal Reductions and Write-offs	20,101	14,528	19,113
Total Expenditures	229,515	228,933	213,297
Surplus/(Deficit)	0	582	0

Gerrard India Bazaar BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	223,601	223,601	211,459
- Other Revenue	70,200	198,085	83,000
- Appeal Provision Surplus	11,543	11,543	0
Total Revenues	305,344	433,229	294,459
Expenditures:			
- Administration	71,517	70,942	72,416
- Capital	38,000	156,575	10,000
- Maintenance	32,000	28,754	21,000
- Promotion & Advertising	143,500	150,032	170,725
- Appeal Provision Deficit	0	0	1,094
- Provision for Assessment Appeal Reductions and Write-offs	20,327	17,650	19,224
Total Expenditures	305,344	423,953	294,459
Surplus/(Deficit)	0	9,276	0

Korea Town BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	106,544	106,544	92,923
- Other Revenue	65,150	0	0
- Appeal Provision Surplus	4,387	4,387	6,293
- Contribution from Accumulated Surplus	25,000	0	0
Total Revenues	201,081	110,931	99,216
Expenditures:			
- Administration	25,728	24,423	25,467
- Capital	67,899	10,231	20,101
- Maintenance	32,768	25,481	38,000
- Promotion & Advertising	65,000	756	7,200
- Provision for Assessment Appeal Reductions and Write-offs	9,686	4,058	8,448
Total Expenditures	201,081	64,949	99,216
Surplus/(Deficit)	0	45,981	0

Mimico Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	20,070	20,070	34,377
- Other Revenue	3,890	5,400	5,000
- Appeal Provision Surplus	1,441	1,441	1,035
- Contribution from Accumulated Surplus	5,500	0	0
Total Revenues	30,902	26,911	40,412
Expenditures:			
- Administration	2,052	1,963	2,077
- Capital	8,850	95	13,850
- Maintenance	3,250	2,960	3,335
- Promotion & Advertising	14,925	23,809	18,025
- Provision for Assessment Appeal Reductions and Write-offs	1,825	790	3,125
Total Expenditures	30,902	29,617	40,412
Surplus/(Deficit)	0	-2,706	0

Parkdale Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	250,297	250,297	250,907
- Other Revenue	7,100	12,737	7,000
- Appeal Provision Surplus	5,396	5,396	9,130
- Contribution from Accumulated Surplus	107,015	112,650	100,000
Total Revenues	369,807	381,080	367,037
Expenditures:			
- Administration	94,653	93,310	96,407
- Capital	115,000	146,840	105,000
- Maintenance	75,600	82,629	85,370
- Promotion & Advertising	61,800	50,863	57,450
- Provision for Assessment Appeal Reductions and Write-offs	22,754	7,437	22,810
Total Expenditures	369,807	381,080	367,037
Surplus/(Deficit)	0	0	0

Riverside District BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	146,080	146,080	168,905
- Other Revenue	20,250	22,550	26,000
- Appeal Provision Surplus	4,474	4,474	0
- Contribution from Accumulated Surplus	32,000	16,500	39,000
Total Revenues	202,804	189,604	233,905
Expenditures:			
- Administration	72,924	71,354	79,317
- Capital	26,000	20,500	100,000
- Maintenance	47,600	34,000	22,500
- Promotion & Advertising	43,000	48,062	16,120
- Appeal Provision Deficit	0	0	613
- Provision for Assessment Appeal Reductions and Write-offs	13,280	9,593	15,355
Total Expenditures	202,804	183,509	233,905
Surplus/(Deficit)	0	6,095	0

The Danforth BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	288,001	288,001	300,207
- Other Revenue	29,150	34,400	40,150
- Appeal Provision Surplus	13,050	13,050	27,005
- Contribution from Accumulated Surplus	35,000	14,004	4,000
Total Revenues	365,201	349,455	371,362
Expenditures:			
- Administration	101,913	100,482	103,323
- Capital	13,018	28,556	17,995
- Maintenance	94,096	84,255	94,628
- Promotion & Advertising	129,992	126,086	128,124
- Appeal Provision Deficit	0	0	0
- Provision for Assessment Appeal Reductions and Write-offs	26,182	10,076	27,292
Total Expenditures	365,201	349,455	371,362
Surplus/(Deficit)	0	0	0

West Queen West BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	209,096	209,096	248,916
- Other Revenue	725	0	0
- Appeal Provision Surplus	17,638	17,638	8,833
- Contribution from Accumulated Surplus	40,000	40,000	0
Total Revenues	267,459	266,734	257,749
Expenditures:			
- Administration	77,619	88,329	83,120
- Capital	0	0	0
- Maintenance	129,832	129,910	111,000
- Promotion & Advertising	41,000	39,687	41,000
- Provision for Assessment Appeal Reductions and Write-offs	19,009	8,659	22,629
Total Expenditures	267,459	266,585	257,749
Surplus/(Deficit)	0	149	0

Wilson-Keele BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)			275,580
- Other Revenue			5,000
Total Revenues			280,580
Expenditures:			
- Administration			61,527
- Capital			62,000
- Maintenance			86,000
- Promotion & Advertising			46,000
- Provision for Assessment Appeal Reductions and Write-offs			25,053
Total Expenditures			280,580
Surplus/(Deficit)			0

APPENDIX B

Status of Business Improvement Area Budget Submissions	
Business Improvement Area	Stage in Budget Process
Albion-Islington	
Baby Points Gates	
Bloor Annex	
Bloor by the Park	
Bloorcourt Village	
Bloordale Village	
Bloor Street	
Bloor West Village	Included in this report
Bloor-Yorkville	
Cabbagetown	
Chinatown	Included in this report
Church-Wellesley Village	
College-Dufferin	
College Promenade	
Corso Italia	
Crossroads of the Danforth	
Danforth Mosaic	
Danforth Village	Included in this report
Dovercourt Village	
Downtown Yonge	
Dufferin-Finch	Included in this report
Dundas West	
Eglinton Hill	
Emery Village	
Fairbank Village	Included in this report
Financial District	
Forest Hill Village	
Gerrard India Bazaar	Included in this report
Greektown on the Danforth	
Harbord Street	
Hillcrest Village	
Historic Queen East	
Junction Gardens	
Kennedy Road	
Kensington Market	
Korea Town	Included in this report
Lakeshore Village	
Leslieville	
Liberty Village	
Little Italy	

Little Portugal	
Long Branch	
Mimico by the Lake	
Mimico Village	Included in this report
Mirvish Village	
Mount Dennis	
Mount Pleasant	
Oakwood Village	
Pape Village	
Parkdale Village	Included in this report
Queen Street West	
Regal Heights Village	
Riverside District	Included in this report
Roncesvalles Village	
Rosedale Main Street	
Sheppard East Village	
shoptheQueensway.com	
St. Clair Gardens	
St. Lawrence Market Neighbourhood	
The Beach	
The Danforth	Included in this report
The Dupont Strip	
The Eglinton Way	
The Kingsway	
The Waterfront	
Toronto Entertainment District	
Trinity Bellwoods	
Upper Village	
Uptown Yonge	
Village of Islington	
Weston Village	
West Queen West	Included in this report
Wexford Heights	
Wilson-Keele	Included in this report
Wychwood Heights	
Yonge-Lawrence Village	
York-Eglinton	