



**STAFF REPORT
ACTION REQUIRED**

Business Improvement Areas (BIAs) – 2014 Operating Budgets - Report No. 2

Date:	December 23, 2013
To:	Economic Development Committee
From:	Deputy City Manager and Chief Financial Officer
Wards:	1, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 27, 28, 29, 30, 31, 32, 37
Reference Number:	P:\2014\Internal Services\Fp\Ed14001Fp (AFS #18291)

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 December 6, 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 were approved by City Council on December 16, 2013; 37 BIA budgets are submitted for approval in this report; and one BIA is inactive.

The recommendations in this report reflect 2014 Operating Budgets approved by the respective BIAs' Boards of Management and Memberships 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 (\$)
Albion-Islington	259,853	199,000
Bloor Annex	205,208	199,912
Bloor by the Park	83,992	81,792
Bloorcourt Village	451,053	201,191
Bloor Street	2,596,872	1,650,000
Bloor-Yorkville	2,735,896	2,494,896
Cabbagetown	222,983	185,775
Church-Wellesley Village	245,382	241,265
College-Dufferin	24,980	19,880
Danforth Mosaic	366,816	291,001
Dovercourt Village	19,039	6,851
Downtown Yonge	2,876,027	2,459,199
Financial District	1,559,344	1,543,714
Forest Hill Village	453,388	197,740
Greektown on the Danforth	1,183,093	426,406
Harbord Street	32,000	25,774
Kensington Market	123,243	117,161
Liberty Village	305,365	267,552
Long Branch	85,389	60,234
Mimico By The Lake	52,875	50,830
Mirvish Village	19,827	0
Mount Pleasant	175,120	149,030
Pape Village	79,756	74,345
Roncesvalles Village	494,568	178,038
Rosedale Main Street	331,214	262,436
St. Clair Gardens	95,120	65,120
St. Lawrence Market Neighbourhood	947,571	780,571
The Beach	378,276	230,111
The Dupont Strip	57,310	35,690

The Eglinton Way	353,497	298,572
The Waterfront	954,411	687,514
Toronto Entertainment District	2,549,868	1,959,073
Uptown Yonge	145,473	126,288
Village of Islington	142,381	93,213
Wexford Heights	345,562	188,562
Yonge-Lawrence Village	240,483	186,751
York-Eglinton	317,294	260,332

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 \$16,295,819 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
Albion-Islington	October 15, 2013	November 22, 2013
Bloor Annex	October 8, 2013	November 12, 2013
Bloor by the Park	October 16, 2013	November 6, 2013
Bloorcourt Village	September 11, 2013	October 23, 2013
Bloor Street	August 28, 2013	October 25, 2013
Bloor-Yorkville	August 28, 2013	October 25, 2013
Cabbagetown	September 10, 2013	October 30, 2013
Church-Wellesley Village	September 23, 2013	November 4, 2013

College-Dufferin	September 18, 2013	October 30, 2013
Danforth Mosaic	November 4, 2013	November 19, 2013
Dovercourt Village	September 25, 2013	November 12, 2013
Downtown Yonge	September 13, 2013	November 18, 2013
Financial District	October 9, 2013	November 5, 2013
Forest Hill Village	September 12, 2013	October 21, 2013
Greektown on the Danforth	September 30, 2013	October 28, 2013
Harbord Street	October 29, 2013	November 28, 2013
Kensington Market	October 16, 2013	October 29, 2013
Liberty Village	October 17, 2013	November 20, 2013
Long Branch	September 25, 2013	November 13, 2013
Mimico By The Lake	October 20, 2013	November 19, 2013
Mirvish Village	September 19, 2013	November 12, 2013
Mount Pleasant	September 28, 2013	November 4, 2013
Pape Village	September 11, 2013	October 30, 2013
Roncesvalles Village	November 27, 2013	December 19, 2013
Rosedale Main Street	October 16, 2013	November 18, 2013
St. Clair Gardens	October 22, 2013	December 3, 2013
*St. Lawrence Market Neighbourhood	October 29, 2013	October 29, 2013
The Beach	October 8, 2013	November 27, 2013
The Dupont Strip	September 4, 2013	October 22, 2013
The Eglinton Way	August 28, 2013	November 13, 2013
The Waterfront	October 24, 2013	November 28, 2013
Toronto Entertainment District	September 25, 2013	November 7, 2013
Uptown Yonge	October 1, 2013	November 6, 2013
Village of Islington	October 10, 2013	November 20, 2013
Wexford Heights	October 29, 2013	December 4, 2013
Yonge-Lawrence Village	September 11, 2013	October 23, 2013
York-Eglinton	October 30, 2013	November 18, 2013

*The St. Lawrence Market Neighbourhood BIA's Board of Management formally approved the budget at the Annual General Meeting (AGM).

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 Bloor Yorkville 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 *Albion-Islington BIA* 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 15, 2013 and its general membership on November 22, 2013. The BIA's increased 2014 overall expenditures reflect a minor boundary expansion as approved by Council on June 11, 2013. For the 2014 year, the BIA will focus on continued marketing, branding, and on its promotional events and festivals. The BIA's promotion and advertising expenditure category of \$111,000 will continue to be the largest driver of expenditures, and will provide funding for advertising, a mural, the BIA's signature Fusion of Taste Festival, and various smaller events throughout the year. To brand the BIA, the proposed capital budget of \$15,000 will allow for a cost-shared capital project with the City to install banner hardware customized with the BIA's logo. With a maintenance budget allocation of \$52,200, the BIA will also continue to maintain its current assets including the maintenance of 68 planters, clamp on lights, and Cavalcade of Lights displays. \$63,562 has also been provided to cover general administrative expenditures including full-time staffing costs. The BIA has proposed a levy of \$199,000 and will be using \$11,912 in accumulated surplus funds. Based on 2013 actual grant monies received, the BIA is planning to receive \$30,000 in grants from Celebrate Ontario and the City's Mural Program. Other sources of revenue include \$8,150

in festival sponsorships and \$10,000 in festival revenues from increased revenue-generating activity. If the BIA does not achieve these revenues, it will reduce its expenses to work within its budget allocation. The BIA will also receive \$791 in appeal provision surplus funds to be returned from the City. It is recommended that the Albion-Islington BIA's 2014 Budget of expenditures totalling \$259,853 and a BIA levy of \$199,000 be approved.

The ***Bloor Annex BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 8, 2013 and its general membership on November 12, 2013. In 2014, the BIA's main objective is to perform streetscape improvements that will improve the cleanliness and look of the streets. This includes a cost-shared capital project with the City to replace the BIA's decaying concrete planters with in-ground trees, which will cost the BIA \$100,000. To continue beautifying the streets, the BIA will also allocate \$25,028 to perform maintenance work such as watering and replacing its plants. The BIA will also continue its annual Annex Festival on Bloor and other events with a budget allocation of \$29,850, and will cover general administrative costs with a budget allocation of \$32,156. Other than appeal provision surpluses of \$5,296, the BIA's only planned funding source is a levy of \$199,912 on members. The 2014 levy reflects a 67.8% increase from 2013 levels, largely driven by the cost of the large 2014 capital streetscape project. It is recommended that Bloor Annex BIA's 2014 Budget of expenditures totalling \$205,208 and a BIA levy of \$199,912 be approved.

The ***Bloor by the Park BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 16, 2013 and its general membership on November 6, 2013. In 2013, the BIA decided to redirect its focus from a year-long advertising campaign to its signature event, Toast the Autumn, which will continue to be the BIA's focus in 2014. This event, along with year-round marketing including distribution of shopping bags, have been provided for in a promotion and advertising budget allocation of \$23,050. The \$34,800 allocated for maintenance expenditures will also allow the BIA to plant Christmas trees in planters during the winter holidays, and replace them with flowers for the spring and summer. The BIA is not budgeting for any capital projects in 2014 but will be setting aside \$7,500 for an anticipated future pedestrian lighting capital project. The BIA is also required to fund an appeal provision deficit of \$1,056. Funding for these expenditures will come from a levy of \$81,792, similar to the 2013 level. Other funding sources include an estimated sponsorship of \$2,000 from Tim Hortons for its signature event, and \$200 in festival revenues. It is recommended that Bloor by the Park BIA's 2014 Budget of expenditures totalling \$83,992 and a BIA levy of \$81,792 be approved.

The ***Bloorcourt 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 23, 2013. In 2014, the BIA will make it a priority to complete its major streetscape project, which was previously budgeted for in 2013 but was only partially completed and has been delayed to 2014. The BIA estimates that its share of costs for this cost-shared capital project will be \$300,000, and plans to fund for this primarily from accumulated surplus funds, which are available as a result of projected under-spending on

this project from 2013. As the BIA was expecting the major capital project in 2013, it had put on hold much of its regular maintenance work including flower planting. The BIA expects this streetscape project to be completed by early 2014, resulting in maintenance activities returning to regular levels for most of the year. For this reason, the BIA's 2014 maintenance budget allocation of \$56,000 is significantly greater than the 2013 approved level of \$25,000. Due to this streetscape project, the BIA's large summer festival was also cancelled in 2013 and will resume in 2014, leading to a larger promotion and advertising budget allocation of \$41,700 compared to only \$4,000 budgeted for 2013. The BIA has also budgeted \$35,063 to cover general administrative costs. To fund the 2014 budget of \$451,053, which is a 17.9% increase from 2013, the BIA has proposed a levy of \$201,191, similar to last year. The BIA will also use \$236,277 in accumulated surplus funding, \$6,000 in festival revenues, and \$7,585 in appeal provision surplus funding expected to be returned from the City to the BIA. It is recommended that Bloorcourt Village BIA's 2014 Budget of expenditures totalling \$451,053 and a BIA levy of \$201,191 be approved.

The ***Bloor Street BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 28, 2013 and its general membership on October 25, 2013. Although the BIA completed its granite repairs in 2013, it was unable to complete the art component of the BSTP as planned; engineering and design work had already started, but the installation phase continues to be postponed due to engineering issues. The BIA will be making it a priority to complete this project in 2014. Included in the 2014 budget is \$1,420,000 (\$1,145,000 to complete the public art sculpture, \$275,000 to continue to repair broken granite sections in the BIA). \$990,872 will go toward repayment of the BSTP loan and interest as per the payment schedule in the Agreement for repayment of recoverable debt and agreed financing of the BSTP signed on June 25, 2008. The Agreement also calls for an annual contribution of \$30,000 to the BSTP Maintenance Reserve Fund held by the City for future repairs/replacement of the granite pavers, and this has also been budgeted for in the 2014 proposed budget. The BIA has also budgeted \$6,000 to cover general administrative costs. The BIA's primary funding source will be a levy of \$1,650,000, which is the same as in 2013, \$527,509 from accumulated surplus funds, and \$166,363 in appeal provision surplus funds expected to be returned from the City to the BIA. Other funding includes Bloor Yorkville BIA's annual contribution of \$250,000 toward the BSTP and interest income of \$3,000. It is recommended that the Bloor Street BIA's 2014 Budget of expenditures totalling \$2,596,872 and a BIA levy of \$1,650,000 be approved.

The ***Bloor-Yorkville BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 28, 2013 and its general membership on October 25, 2013. The priority for the BIA in 2014 will be to complete streetscape improvements to Yorkville Avenue, which will involve replacing the road surface with pavers between Bay Street and Avenue Road, and improving sidewalks with a new surface, new trees, and a granite edge. The BIA has requested to fund this project 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. The \$1,125,000 project is expected to take place in 2014 and the BIA expects that repayment will begin in the same year.

Included in its capital budget allocation is an estimated repayment instalment of \$73,500 for 2014. Future year repayments are expected to continue annually until 2023, with the possibility of using Section 37 funds to offset future costs. Since the Bloor-Yorkville BIA is committed to contributing \$5.0 million to the Bloor Street Transformation Project (BSTP) over 20 years, the BIA has also included in its capital budget \$250,000 toward the BSTP as it had in 2013. In 2014, the BIA will also continue its mandate to promote and beautify the BIA, and has allocated \$936,000 to cover the costs of maintaining horticulture, regular maintenance and repair work, maintenance of holiday decorations, and sidewalk pressure washing. The BIA has also budgeted \$568,040 for general administration, and \$659,906 for promotion, advertising, and marketing including its Icefest event and various others throughout the year. As the BIA has limited accumulated surplus funds available to be used in 2014, it will only budget to use \$200,000 of these funds, compared to \$400,000 budgeted for in 2013. Instead of expecting an appeal provision surplus as it did in 2013, the BIA is expecting an appeal provision deficit of \$21,641 this year. To offset these pressures, the BIA proposes a 12.6% increase to the levy to \$2,494,896. Other sources of revenue include \$40,000 in event sponsorships and \$1,000 in miscellaneous revenues. It is recommended that the Bloor-Yorkville BIA's 2014 budget of gross expenditures totalling \$2,735,896 and a BIA levy of \$2,494,896 be approved.

The ***Cabbagetown BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 10, 2013 and its general membership on October 30, 2013. In 2014, the BIA will make it a priority to continue the success of its signature Cabbagetown Festival. The BIA's second objective is to install a boulevard garden near the intersection of Carlton and Parliament streets, which was previously budgeted for in 2013 but never took place. The BIA's capital budget allocation of \$34,000 consists mostly of the BIA's share of costs for these cost-shared capital improvements, while it also provides for a non-cost-shared Christmas Lighting project that will be undertaken fully by the BIA. For all other expenditure categories, the BIA has not changed budget allocations from 2013 levels; the BIA continues to allocate \$84,094 for general administration, \$57,500 for advertising, marketing, and promotional events, and \$30,500 for maintenance and repairs. Due to a smaller appeal provision surplus of \$4,608 compared to the amount received for 2013, the BIA will be increasing its levy on members by 3.3% to \$185,775. The BIA is also anticipating grant monies of \$2,000, sponsorships of \$15,000, festival revenues of \$15,000, and miscellaneous revenues of \$600. It is recommended that Cabbagetown BIA's 2014 Budget of expenditures totalling \$222,983 and a BIA levy of \$185,775 be approved.

The ***Church Wellesley Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 23, 2013 and its general membership on November 4, 2013. For the 2014 year, the BIA will mainly be focusing on preparing for World Pride. As the BIA has already completed its gateway signs and pole wraps in 2013, no further capital projects are necessary and the BIA is able to allocate increased funding of \$86,000 for Promotion and Advertising, allowing the BIA to add some promotional initiatives related to World Pride. The BIA will also increase funds for maintenance work to \$56,850, which will allow the BIA to clean its gateway markers and

statue for an improved visitor experience. As the BIA will be partnering with the 519 Community Centre, it expects to achieve some administrative costs savings resulting in a lower administration budget allocation of \$80,599 for 2014. To fund these expenditures, the BIA will levy its members for a total of \$241,265, and expects to receive approximately \$500 in miscellaneous revenues. The BIA also expects to receive appeal provision surplus funds of \$3,617 from the City. It is recommended that Church Wellesley Village BIA's 2014 Budget of expenditures totalling \$245,382 and a BIA levy of \$241,265 be approved.

City Council on October 8, 2013 approved the formation of *College-Dufferin BIA*. The BIA's 2014 Operating Budget was approved at meetings of the BIA's Steering Committee on September 18, 2013 and its general membership on October 30, 2013. For its inaugural 2014 budget, the BIA has made budget allocations of \$2,427 for general administration costs and \$7,000 for promotion and advertising including a mural which will be funded with a \$5,000 grant from the City's Mural Program. The BIA has also allocated \$13,746 for capital expenditures to set up banner hardware and street signs, and to set aside funds to be earmarked for future capital projects. As 2014 will be the first budget year for the BIA, there are currently no accumulated surplus or appeal provision surplus funds available. The BIA's primary funding source will be a \$19,880 levy on members, with the remaining revenues coming from the mural grant and \$100 in miscellaneous revenues. It is recommended that College-Dufferin BIA's 2014 Budget of expenditures totalling \$24,980 and a BIA levy of \$19,880 be approved.

The *Danforth Mosaic BIA* 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 4, 2013 and its general membership on November 19, 2013. The BIA has several objectives for the 2014 year; develop a street beautification plan, improve electronic communication with members, showcase businesses through hard copy and website directories, and rent out vacant stores by encouraging customers to "shop local". These have been included in the BIA's increased promotion and advertising budget allocation of \$78,415. Meanwhile the BIA has allocated \$68,000 for capital-related expenditures, which will allow for a banner replacement and seasonal lighting project fully financed and undertaken by the BIA to improve the attractiveness of the area, as well as monies earmarked for future capital projects after the BIA finalizes its street beautification plan. The BIA has also estimated that regular maintenance of the BIA's current assets will cost \$125,000 and that general administrative costs will be \$68,946. To balance increased expenditures of \$366,816 without a significant change to its levy on members, the BIA is proposing to use \$60,000 of its accumulated surplus funds. The BIA also expects to receive \$15,815 in appeal provision surpluses from the City. It is recommended that Danforth Mosaic BIA's 2014 Budget of expenditures totalling \$366,816 and a BIA levy of \$291,001 be approved.

The *Dovercourt Village BIA* 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 25, 2013 and its general membership on November 12, 2013. In 2014, the BIA will be focusing primarily on various streetscape improvement projects, and promotional activities. Other than general administrative costs of \$1,696, the BIA's budget includes \$7,500 for capital expenditures which will allow for

the BIA's cost-shared capital projects with the City for benches and solar pedestrian lights, as well as 100% BIA-funded banner replacements. As the BIA completed its mural project in 2013, it is also anticipating that new mural maintenance costs will lead to increased maintenance expenditure needs of \$1,600. In its Promotion and Advertising expenditure category, the BIA has planned for an additional mural, maintenance of the Dovercourt Village BIA website, and expansion of the Artists Studio Tour by including music and dance, resulting in a budget allocation of \$7,620 for these promotional initiatives. To balance the budget, the BIA will levy \$6,851, similar to last year, and will use accumulated surplus funds of \$6,725. The BIA is also anticipating \$5,000 from the City's Mural Program for its new mural, \$100 in miscellaneous revenues, and \$363 in appeal provision surplus funds. It is recommended that the Dovercourt Village BIA's 2014 Budget of expenditures totalling \$19,039 and a BIA levy of \$6,851 be approved.

The ***Downtown Yonge BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 13, 2013 and its general membership on November 18, 2013. In 2014, the BIA will be focusing on expanding its signature event series. With an increased promotion and advertising budget allocation of \$544,504, the BIA plans to expand its annual Buskerfest in support of Epilepsy Toronto, expand its Play the Parks series, and increase business participation in Fashion on Yonge. The BIA has also allocated \$478,700 to capital projects, \$413,700 of which are for various streetscape improvements including improvements on current light posts and street signs undertaken fully by the BIA. The rest of the capital costs are for cost-shared capital projects with the City, including \$50,000 for new tree guards and pit covers, and \$15,000 for various safety improvements between on Dundas Street West and on Yonge Street. The BIA will also allocate \$1,183,300 for general administration to cover employee salaries, rental costs, and expenditures associated with research, publications and collection of pedestrian and vehicle traffic data to market the BIA to potential new businesses. Another \$445,959 has been budgeted for street cleaning and maintenance. To balance proposed increased expenditures of \$2,876,027, an 8.9% increase from 2013 levels, the BIA will be raising its levy by 2.8% to \$2,459,199. Other sources of funding include appeal provision surplus funds of \$261,882 expected to be returned from the City to the BIA, \$86,445 in festival sponsorships, \$37,500 in grants, and \$31,001 in miscellaneous revenues. It is recommended that the Downtown Yonge BIA's 2014 Budget of expenditures totalling \$2,876,027 and a BIA levy of \$2,459,199 be approved.

The ***Financial District BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 9, 2013 and its general membership on November 5, 2013. In 2014, the Financial District BIA will be placing great emphasis on continuing to implement the public realm strategy that it developed in 2013. The BIA's capital budget allocation of \$589,811 includes \$300,000 for capital improvements on York Street, a cost-shared capital initiative with the City, with remaining capital expenditures allocated to street beautification and way-finding, which will be non-cost shared capital projects fully funded by the BIA. The BIA's \$449,393 budget allocation for promotional activities will go toward increased advocacy on behalf of BIA business owners, and marketing of the BIA through the web and social media. General administration costs have also been budgeted for with an allocation of \$379,802. The

main source of revenues is a \$1,543,714 levy on members, similar to the 2013 level. Remaining costs will be covered from miscellaneous revenues of \$5,000, and appeal provision surplus funds of \$10,630 expected to be returned by the City to the BIA. It is recommended that Financial District BIA's 2014 Budget of expenditures totalling \$1,559,344 and a BIA levy of \$1,543,714 be approved.

The ***Forest Hill Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 12, 2013 and its general membership on October 21, 2013. In 2014, the BIA's primary focus will be on its two capital projects. The BIA's capital budget allocation of \$300,000 consists of two cost-shared capital initiatives with the City – construction of a parking lot and layby parking area on Thelma Avenue to address illegal parking and safety concerns, and the continuation of the North Gateway Streetscape Project at Suydam Park from 2013. The BIA will also make it a priority to maintain capital assets, and will use its increased budget allocation of \$30,000 to purchase additional flowers, perform repair and maintenance work as required, and maintain safe and clean streets for visitors and business owners. The BIA has also increased its promotion and advertising budget from 2013 levels to \$46,000 which will be used to fund a holiday lighting display event in addition to its ongoing advertising and marketing activities. Funding sources for the BIA will mostly come from a levy of \$197,740 on its members and a \$220,000 draw on accumulated surplus funds. Appeal provision surplus funds of \$35,648 are also expected to be returned from the City to the BIA in 2014. It is recommended that Forest Hill Village BIA's 2014 Budget of expenditures totalling \$453,388 and a BIA levy of \$197,740 be approved.

The ***Greektown on the Danforth BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 30, 2013 and its general membership on October 28, 2013. In 2014, the BIA plans to continue the success of its annual signature event, and to complete capital improvements on the water fountain inside its parkette. With \$684,000 allocated to promotional and advertising activities, the BIA plans to continue its signature event, the annual Taste of the Danforth Festival, at a lower cost while increasing spending on marketing and advertising activities. The BIA has also budgeted \$214,000 for capital expenditures, mostly driven by its share of costs for the Alexander the Great Parkette Fountain cost-shared capital project. This project was previously budgeted for in 2013, but the project never took place and is now being redesigned with additional features at a higher cost. Other capital projects, for banner replacement and pedestrian lights, will be fully funded by the BIA and have also been provided for in the BIA's 2014 capital budget. To cover maintenance expenses, the BIA has also budgeted \$105,000 for the purchase of flowers, holiday decorations, and to maintain a clean parkette and streets for visitors and business owners. The BIA's proposed budget also includes \$141,329 to cover general administrative costs including staffing, fees, and rental costs. To fund these activities, the BIA has proposed a levy of \$426,406, and will use \$205,000 of its surplus funds accumulated from prior years. The BIA also expects to receive \$450,000 in festival sponsorships, \$50,000 in festival revenues, \$7,500 in provincial and federal tourism and culture grants for the Taste of the Danforth Festival, and \$20,000 in miscellaneous revenues. The BIA also expects the City to return \$24,187 in appeal provision surplus funds in 2014. It is recommended that

Greektown on the Danforth BIA's 2014 Budget of expenditures totalling \$1,183,093 and a BIA levy of \$426,406 be approved.

The **Harbord Street BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 29, 2013 and its general membership on November 28, 2013. This BIA is located next to the University of Toronto campus and maintains a working relationship with the University. In 2014, the BIA will focus on improving its festivals and events, and marketing to the University of Toronto faculty and student population. The BIA has allocated \$10,930 to continue annual festivals such as the Great Harbord Street BIA Pumpkin Festival and the Canadian Sport Film Festival, as well as advertising and marketing including those to campus faculty and students. To improve the BIA's streetscape, the 2014 Operating budget also provides \$6,400 for capital projects including graffiti sleeves for the BIA's hydro poles, which will be a cost-shared capital project with the City, and additional pots and plants, which will be fully funded by the BIA. Another \$9,525 has been allocated to maintenance work, mostly driven by the cost of holiday decorations. The BIA will also continue to run its administration with volunteer positions and will only require \$2,802 to cover its administration-related expenses. To offset increased overall expenditures in 2014, driven mostly by increased capital expenditures, the BIA has proposed to increase its levy by \$8,046 (or 45.4%) to \$25,774. The BIA will also use \$5,000 in its accumulated surplus funds toward its graffiti sleeves capital project, and \$1,226 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Harbord Street BIA's 2014 Budget of expenditures totalling \$32,000 and a BIA levy of \$25,774 be approved.

The **Kensington Market BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 16, 2013 and its general membership on October 29, 2013. In 2014, the BIA will be focusing on increased marketing and promotional activities. The budget allocation of \$41,400 for promotion and advertising, a 48.1% increase from 2013 budgeted levels, includes \$10,000 to develop a comprehensive marketing plan that includes social media marketing, and an increased allocation to grow its Pedestrian Sundays events. The BIA has also increased its maintenance budget by more than four times to \$32,000, to include holiday decorations storage and maintenance, and increased spending on flowers and plants, mural maintenance, and hydro. With the anticipated completion of its pedestrian lighting project in 2013, this BIA has no plans for further capital projects in 2014. The BIA has also reduced its budget for general administration costs to \$39,192. The overall decreased 2014 budget of \$123,243 will be funded primarily from a levy of \$117,161 on its members, which reflects a 10% increase from 2013 as the Board has decided not to use any accumulated surplus funds this year. The BIA also expects to receive \$6,082 in appeal provision surplus funds to be returned from the City to the BIA in 2014. It is recommended that Kensington Market BIA's 2014 Budget of expenditures totalling \$123,243 and a BIA levy of \$117,161 be approved.

The **Liberty Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 17, 2013 and its general membership on November 20, 2013. In 2014, the BIA will focus on reviewing its Liberty Village Master Plan to provide a strategic streetscape direction for the future. Until these plans are finalized, the BIA

does not anticipate any new capital projects, but has budgeted \$50,000 to reflect project cost increases of the BIA's King Atlantic Gateway Project, a cost-shared capital project with the City that is now completed. The BIA's budget allocation of \$21,200 for maintenance expenditures will fund the maintenance of current assets, including maintenance of plants, graffiti removal, and general repairs. The Board agreed to an advertising expenditure of \$48,300. General administrative costs, including staffing costs, are also expected to add another \$161,542 to the BIA's 2014 expenditures. To balance the budget, the BIA is proposing a levy of \$267,552, which reflects a 1.6% increase from 2013. Other sources of revenues include \$20,000 in revenues from the Give me Liberty After Work Party, \$500 in miscellaneous revenues, and \$17,313 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that Liberty Village BIA's 2014 Budget of expenditures totalling \$305,365 and a BIA levy of \$267,552 be approved.

The **Long Branch BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 25, 2013 and its general membership on November 13, 2013. In 2014, this BIA will be installing electric power stations for shoppers with electric vehicles, and expects that this green technology will be appealing to the current customer base and also attract new customers to the area. The BIA's proposed capital budget of \$20,000 includes \$10,000 for this cost-shared capital project with the City, while the other \$10,000 will be used to replace and repair broken seasonal banners as an initiative fully funded by the BIA. As the BIA plans to encourage members of the Board and volunteers to execute some of the 2014 programmes, and not hire the employee budgeted for in 2013, the BIA proposes a decreased budget allocation of \$10,113 for general administration, and will be reducing the size and scope of its sidewalk sale resulting in a decreased promotion and advertising budget allocation of \$13,500. The BIA will also continue regular maintenance work including purchasing and maintaining flowers and plants, removing graffiti, and regular maintenance and repair work, using its maintenance expenditure allocation of \$36,300. To balance the budget, the BIA proposes a levy of \$60,234 on members and to use \$19,000 of its accumulated surplus funds. The BIA also expects to receive \$5,000 in interest revenues, and \$1,155 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Long Branch BIA's 2014 Budget of expenditures totalling \$85,389 and a BIA levy of \$60,234 be approved.

The **Mimico By The Lake BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 20, 2013 and its general membership on November 19, 2013. In 2014, the BIA will be focusing on its ongoing marketing efforts and on various promotional events. The BIA's promotion and advertising budget allocation of \$15,700 will allow for various events year-round, a tree-lighting event, and joint marketing efforts with the Lakeshore Villages (includes Long Branch, Lakeshore Village, Mimico By The Lake, and Mimico Village BIAs). The City will also use Section 37 funds for the BIA's electrical lighting design for a tree lighting project, and section funds remaining will be applied towards the implementation phase of the project; this is expected to be included as an in-year adjustment to the 2014 Capital Budget of Economic Development and Culture and is therefore excluded in the BIA's capital budget. The BIA

has also budgeted \$19,554 for general administration and \$13,000 for the purchase, watering, and maintenance of its plants. Instead of using accumulated surplus funds as in its 2013 budget, the BIA will be increasing its levy to \$50,830 in 2014 to cover its operating costs. Appeal provision surplus funds of \$2,045 are also expected to be returned from the City to the BIA. It is recommended that the Mimico By The Lake BIA's 2014 Budget of expenditures totalling \$52,875 and a BIA levy of \$50,830 be approved.

The ***Mirvish Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 19, 2013 and its general membership on November 12, 2013. In 2014, the BIA will continue to use its accumulated surplus funds to continue its operations with no levy requirement on members. Based on 2013 forecasted spending, the BIA is projecting that 2014 salary costs will be lower than 2013 budgeted levels, resulting in a decreased budget allocation of \$5,327 for general administration. Maintenance costs for the BIA's horticulture and banners are expected to be \$11,500, and promotion and advertising expenditures which include a small summer event and maintenance of the BIA's website are projected to be \$3,000. While there is no proposed levy, the BIA plans to use \$16,222 of its accumulated surplus funds, and expects to receive \$2,805 in appeal provision surplus funds as well as \$800 in miscellaneous revenues. It is recommended that Mirvish Village BIA's 2014 Budget of expenditures totalling \$19,827 with no BIA levy requirement be approved.

The ***Mount Pleasant BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 28, 2013 and its general membership on November 4, 2013. The Board mandates to build awareness of the BIA and attract consumers to the area for a range of retail services. In 2014, the BIA will be beautifying the streets, upgrading its website, and developing a 25-year streetscaping plan to redevelop the BIA. Although the BIA does not plan to undergo any capital work in 2014, it has included \$64,750 for the maintenance of its current assets, including the purchase of flowers and plants, maintenance of holiday decorations, and banner replacements. Also included in the BIA's overall budget is \$45,700 for promotion and advertising expenses, including a major redevelopment of its current website as well as three signature events – Kid's Fun Day, Restaurantacular, and Harvest Fair. The BIA has also allocated \$51,122 to cover general administrative costs. The BIA is proposing a levy of \$149,030, similar to the 2013 levy, and expects to receive \$7,250 in festival revenues, \$15,000 in miscellaneous revenues, and \$3,840 in appeal provision surplus funds to be returned from the City to the BIA. It is recommended that Mount Pleasant BIA's 2014 Budget of expenditures totalling \$175,120 and a BIA levy of \$149,030 be approved.

The ***Pape 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 30, 2013. In 2014, the BIA's objective is to complete its new non-cost-shared gateway design project, for which it has budgeted \$5,000 using BIA levy funds. The BIA will also place great emphasis on continued delivery of successful festivals and events including a Sidewalk Sale, Christmas festival, and Shop Local Campaign, which have been budgeted for in its \$25,050 budget allocation for marketing and promotional activities. To cover

general administration costs as well as regular maintenance of the BIA's assets, the Pape Village BIA has budgeted \$18,647 and \$24,300 for these expenditure categories, respectively. Funding for these activities will come from a proposed levy on BIA members of \$74,345, as well as appeal provision surplus funds of \$2,410 expected to be returned from the City to the BIA. Based on past success, the BIA also expects to receive \$3,001 in sponsorships for its festivals and events in 2014. It is recommended that the Pape Village BIA's 2014 Budget of expenditures totalling \$79,756 and a BIA levy of \$74,345 be approved.

The **Roncesvalles Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 27, 2013 and its general membership on December 19, 2013. In 2014, the BIA will aim to complete the Dundas Roncesvalles Peace Garden capital project, a joint initiative with the City, and maintain the success of its promotional events. The BIA's largest expenditure category continues to be Promotion and Advertising, which has a budget allocation of \$327,328 in 2014 which includes increased funds to expand Roncy Rocks, one of the BIA's annual festivals, and continuation of the signature Roncesvalles Polish Festival. To cover its share of costs to complete the Peace Garden, and to set aside funds for future capital projects, the BIA has budgeted \$33,184 as its 2014 capital allocation. The BIA has also budgeted \$60,000 for maintenance expenses, mostly driven by graffiti removal costs, horticulture maintenance, and general maintenance and repair on current assets. The BIA has also budgeted \$57,871 to cover general administrative costs including staffing and other general operating expenses associated with the daily functions of the BIA. In 2014, the organization's primary funding source will continue to be a levy on its members, which totals \$178,038 for 2014. With the expansion of Roncy Rocks, the BIA estimates that festival revenues will total \$131,000 in 2014, while sponsorships and miscellaneous revenues will total \$79,000. Grant monies from sources including Celebrate Ontario will total \$95,500. The BIA also expects to receive \$11,030 in appeal provision surplus funds returned from the City. It is recommended that the Roncesvalles Village BIA's 2014 Budget of expenditures totalling \$494,568 and a BIA levy of \$178,038 be approved.

The **Rosedale Main Street BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 16, 2013 and its general membership on November 18, 2013. In 2014, the BIA's primary objective will be to complete the design portion of its new gateway to brand the area and provide a welcoming entrance for business owners and visitors, a \$30,000 initiative to be fully funded by the BIA. This project was budgeted for in 2013 and postponed, resulting in accumulated surplus funds available to fund the project in 2014. As a part of the BIA's streetscaping initiative, the BIA will also continue regular maintenance on its flowers and plants, holiday decorations, and graffiti removal with a maintenance budget allocation of \$119,500. The BIA's proposed budget also includes \$92,300 on promotion and advertising, which will primarily be used to fund its Cavalcade of Lights event. General administration costs of \$65,556 have also been budgeted for. To balance the budget, the BIA will levy its member \$262,436, use \$48,000 of its accumulated surplus funds, and \$10,000 in event sponsorships. The BIA also expects to receive \$10,778 in appeal provision surpluses to be returned from the City to the BIA. It is recommended that the Rosedale Main Street

BIA's 2014 Budget of expenditures totalling \$331,214 and a BIA levy of \$262,436 be approved.

The ***St. Clair Gardens BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 22, 2013 and its general membership on December 3, 2013. In 2014, the BIA will be focusing primarily on expanding its events including the Cavalcade of Light, and on the installation of new banners as new banner hardware was successfully installed in 2013. The BIA's \$22,050 promotion and advertising budget allocation will mostly be used toward promotional events, but also includes funds for a mural project, marketing material, and development and maintenance of the BIA's website. As the BIA's coordinator position became vacant part way through 2013, and the BIA has since filled this role with a volunteer position, the BIA is expecting lower administrative expenditures in 2014 of \$11,422, a 36.3% decrease. The BIA's capital budget allocation of \$21,000 will allow for a new cost-shared capital project to install pole wraps around the BIA's hydro poles to prevent graffiti, and allow the BIA to replace its banners as a 100% BIA-funded initiative. As the BIA is anticipating major maintenance requirements on its Cavalcade of Lights holiday displays and its clamp-on lights, its proposed budget also reflects an increased maintenance budget allocation of \$34,500. Furthermore, the BIA is required to budget for an appeal provision deficit of \$228 in 2014. To offset these costs, the BIA has proposed a \$65,120 levy on members, and will be drawing \$25,000 from its accumulated surplus funds, and use grant monies of \$5,000 from the City's Mural Program. It is recommended that the St. Clair Gardens BIA's 2014 Budget of expenditures totalling \$95,120 and a BIA levy of \$65,120 be approved.

The ***St. Lawrence Market Neighbourhood BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership on October 29, 2013. In 2014, the BIA will mainly focus on streetscape beautification and branding, with emphasis along the corridors and a pilot beautification project along the King East Design District. The BIA's capital expenditures of \$325,000 include \$300,000 in cost-shared capital projects which will allow the BIA to brand itself with banners and street signs, as well as add decorative lights and hanging baskets. The increased budget allocation of \$154,000 for maintenance will allow the BIA to add flowers to the newly designed corridors, repair and maintain assets as required, and power-wash the sidewalks. With an increased promotion and advertising budget allocation of \$228,000, the BIA will also expand current events such as St. James Park Animation, the Commemoration of the War of 1812, Cavalcade of Lights, and a carolling program. General administration costs of \$163,767 have also been budgeted for to cover staffing costs and other administrative expenditures. To fund these initiatives, the BIA will be increasing its levy by 10.1% to \$780,571 and use \$117,000 of its accumulated surplus funds. From its events and festivals, the BIA anticipates that it will receive approximately \$40,000 in sponsorships and \$10,000 in festival revenues. These revenues will also be sufficient to cover an appeal provision deficit of \$5,843. It is recommended that the St. Lawrence Market Neighbourhood BIA's 2014 Budget of expenditures totalling \$947,571 and a BIA levy of \$780,571 be approved.

The Beach BIA 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 8, 2013 and its general membership on November 27, 2013. In 2014, the BIA's focus will be on branding and marketing. With a promotion and advertising budget allocation of \$71,750, the BIA will rebrand the BIA as "The Beach Village", and increase its spending on advertising and social media communication. The BIA had also previously budgeted for a decorative street poles project in 2013, but has decided to redirect the funds to a new capital project in the Kew Gardens Park in 2014. The proposed capital budget allocation of \$160,000 consists of \$120,000 for this cost-shared capital project with the City as well as \$40,000 set aside for future capital projects. To cover maintenance expenditures, the BIA has allocated decreased expenditures of \$51,200, reflecting lower actual costs forecasted for 2013. Administration expenditures are expected to be \$74,407 and have also been provided for in the BIA's proposed budget. Funding for these expenditures will primarily come from a proposed BIA levy of \$230,111, and a \$126,000 draw on accumulated surplus funds which are available as a result of the budgeted capital project that never took place in 2013 and overall under-spending. Other sources of funding include sponsorships for the BIA's annual Family Day event and \$7,165 in appeal provision surplus funds. It is recommended that The Beach BIA's 2014 Budget of expenditures totalling \$378,276 and a BIA levy of \$230,111 be approved.

The Dupont Strip BIA 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 4, 2013 and its general membership on October 22, 2013. At its AGM the BIA adopted a motion to expand the BIA. Subject to Council approval of the minor expansion, in 2014 the BIA will install banners and pole wraps in the expanded BIA area, complete designs for BIA gateways and install street signs for a total capital project cost of \$33,020, which is largely funded with accumulated surplus funds and partially with levy funds. The BIA has also allocated \$11,042 for promotion and advertising expenditures, which will allow the BIA's website to be maintained and kept up to date and for an all-new Flower Festival to take place. Also included in the budget are \$8,930 for general administration, and \$678 for maintenance. To fund these initiatives, the BIA will be using \$21,620 in accumulated surplus funds to finance its capital projects, and \$35,690 in levy revenues to cover the remaining expenditures, including an appeal provision deficit of \$395. It is recommended that The Dupont Strip BIA's 2014 Budget of expenditures totalling \$57,310 and a BIA levy of \$35,690 be approved.

The Eglinton Way BIA 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 28, 2013 and its general membership on November 13, 2013. As the BIA is located on the future Eglinton Crosstown LRT with two stations at Avenue Road and at Chaplin Crescent, it continues to implement and further develop its marketing strategy of promoting and marketing itself to potential clients during the construction period, and to maintain a clean, safe, and attractive BIA. To accomplish this, the BIA has increased its budget allocation for general administration by 45.7% to \$102,296 to hire new marketing consultants. An increased maintenance budget allocation of \$79,374 will also allow for increased decorative flowers and plants, and anticipated maintenance and repair needs for its benches. As part of the BIA's strategy, the

promotion and advertising budget allocation of \$144,684 also reflects a greater focus on advertising and marketing activities specifically, compared to 2013 budgeted levels. Funding for these initiatives will primarily come from a \$298,572 levy on members, \$37,201 in accumulated surplus funds, and \$885 in interest revenue. The BIA has also considered \$16,839 in appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that The Eglinton Way BIA's 2014 Budget of expenditures totalling \$353,497 and a BIA levy of \$298,572 be approved.

The **Waterfront BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 24, 2013 and its general membership on November 28, 2013. In 2014, the BIA's focus will be placed on its many promotional festivals and events, including a new event that will be introduced in partnership with the Harbourfront Centre BIA. The BIA's largest expenditure category continues to be promotion and advertising, as in 2013, for which the BIA has allocated \$455,300. Planned events include the Redpath Waterfront Festival, a Historical Photo Exhibit during Doors Open Toronto, and Winterfest, and programs include the My Waterfront Photo Contest and the Waterfront Ambassador Program for students. The BIA has also allocated funds for general marketing as well as an Open for Business campaign during construction on Toronto's Waterfront. The BIA has also allocated \$130,500 for capital projects, including two requested cost-shared capital projects with the City for 2014; one for lighting and plantings enhancements on Queen's Quay, and one for banner hardware installations. To maintain its holiday decorations and to maintain and repair its current assets, the BIA has also allocated \$20,500 to its maintenance expenditure category. The Board of the Waterfront BIA has also proposed an increased administration budget allocation of \$285,610 to allow for an additional full-time staff to run its operations. The BIA's primary source of funding will come from a levy of \$687,514, as well as a \$218,000 draw on its accumulated surplus funds. As festival sponsorships turned out to be less than budgeted in 2013, the BIA is now making a conservative estimation of \$25,000 from this revenue source for 2014. Festival revenues and miscellaneous revenues totalling \$14,700 have also been budgeted for, and the BIA will also receive \$9,197 in appeal provision surplus funds returned from the City to the BIA. It is recommended that the Waterfront BIA's 2014 Budget of expenditures totalling \$954,411 and a BIA levy of \$687,514 be approved.

The **Toronto Entertainment District BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 25, 2013 and its general membership on November 7, 2013. In 2013, this BIA continued the rollout of its capital plan, including pole wraps, flower baskets, icons of the BIA, and tree grates. In 2014, the BIA's primary objective is to continue this series of major capital improvements, and has allocated a total of \$1,335,000 for 2014 capital projects. This budget allocation includes \$297,800 for capital cost-shared projects with the City for planters, tree guards, and tree pit covers, and \$1,037,200 for non-cost-shared streetscape improvements. The BIA has also allocated \$399,220 for general administration, \$115,550 for safety and security as well as repair and maintenance, and \$522,000 for advertising and marketing and events including the BIA-led events in David Pecaut Square and partnerships with other organizations such as Luminato, Nuit Blanche, and Fashion Week. To fund these

expenditures, the BIA will be increasing its levy by 3.1% to \$1,959,073, and drawing \$533,500 from its capital reserves. The BIA also anticipates \$7,500 in tree lighting sponsorships, \$33,001 in interest revenue, and \$16,794 in appeal provision surplus funds to be returned from the City to the BIA. It is recommended that the Toronto Entertainment District BIA's 2014 Budget of expenditures totalling \$2,549,868 and a BIA levy of \$1,959,073 be approved.

The ***Uptown Yonge BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 1, 2013 and its general membership on November 6, 2013. The BIA successfully completed its banner replacement project in 2013. In 2014, the BIA will focus on continuing its festivals and events and online and social media marketing. The BIA has provided a budget allocation of \$49,842 for general administration, \$22,415 for maintenance expenditures including seasonal banner replacements, flowers, and holiday decorations, and \$61,735 for promotion and advertising including \$10,000 for social media communications. As the BIA is not anticipating any sponsorships and miscellaneous revenues this year, it will increase its levy on members by 3.4% to \$126,288 in 2014. It will also offset its expenditures by using \$15,000 in accumulated surplus funds, similar to the 2013 budget, and will also use \$4,185 of appeal provision surplus funds expected to be returned from the City to the BIA. It is recommended that the Uptown Yonge BIA's 2014 Budget of expenditures totalling \$145,473 and a BIA levy of \$126,288 be approved.

The ***Village of Islington BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 10, 2013 and its general membership on November 20, 2013. In 2014, the BIA will place emphasis on the new BIA expansion areas since 2012, and continue to print its quarterly newspaper. The administration cost of \$24,907 will remain similar to the 2013 budgeted level and includes a marketing consultant, professional fees and associated office expenditures. With the completion of its major year-round lighting installations and a banner replacement project in 2013, the BIA has budgeted \$6,000 to begin a new cost-shared capital project with the City to install anti-postering pole wraps. Also included in the BIA's proposed budget is \$32,300 to cover various maintenance expenditures on flowers and plants, holiday decorations, and benches, electrical systems, murals, and banners. The BIA will also continue its marketing, advertising, and promotional efforts with a budget of \$70,700, including distribution of its improved quarterly newspaper, a mural program, an event during Doors Open Toronto, Culture Days and a Health Fair. The BIA's funding sources include a levy of \$93,213, same as the 2013 levy, and a draw on accumulated surplus funds of \$23,913. The BIA also anticipates \$18,000 in event sponsorships, and will be applying for a \$5,000 grant from the City's Mural Program. The City is also expected to return \$2,255 to the BIA in appeal provision surplus funds. It is recommended that the Village of Islington BIA's 2014 Budget of expenditures totalling \$142,381 and a BIA levy of \$93,213 be approved.

The ***Wexford Heights BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 29, 2013 and its general membership on December 4, 2013. The BIA successfully completed major capital streetscape

improvements on its banner poles and hanging baskets in 2013 and has plans for some smaller-scale capital projects in 2014, including new street benches, and the design phase of a gateway project to be completed in the future. These capital projects, which will be undertaken with the City, will cost the BIA \$20,000 funded from accumulated surplus funds. With the additional hanging baskets installed in 2013, the BIA also anticipates increased watering costs, resulting in an increased maintenance budget allocation of \$51,500 compared to \$39,000 in 2013. The BIA is also proposing to continue its regular promotional and marketing activities, including advertising, website maintenance, and the BIA's signature Taste of Lawrence Festival, with a budget allocation of \$186,180. The cost of administration is expected to be \$67,697 and will allow the BIA to continue to hire full-time staff to run the BIA's day-to-day operations. In addition to these expenditures, the BIA is required to budget for an appeal provision deficit of \$3,043. Funding for these expenditures will come from the BIA's proposed levies of \$188,562 and a \$42,000 draw on accumulated surplus funds. The estimated sponsorship for the Taste of Lawrence festival is \$20,000, same as budgeted for in 2013, and the estimated festival revenue from vendors and participants is \$95,000, an increase from the 2013 budgeted level. It is recommended that Wexford Heights BIA's 2014 Budget of expenditures totalling \$345,562 and a BIA levy of \$188,562 be approved.

The ***Yonge-Lawrence 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 23, 2013. In 2014, the goal of the Yonge-Lawrence BIA is to successfully hold its annual Village Day Festival, and improve the visitor experience by repairing the damaged benches and installing new banners. The BIA has allocated \$28,264 for capital projects, including \$4,600 for its share of the capital-cost-shared bench replacement project with the City, \$3,664 for banner replacements fully funded by the BIA, and \$20,000 set aside for future capital projects. The BIA has also allocated \$70,842 for general administration including staffing costs, \$52,700 for maintenance costs including flowers and banner maintenance, and \$71,700 for promotion and advertising including the Village Day Festival, Fall Artwalk, Treasure Our Neighbourhood Festival, and other events. To fund these expenditures, the BIA is proposing a levy of \$186,751 on its members as its primary source of funding, and will also draw \$20,000 from its accumulated surplus funds. The BIA is anticipating a further \$24,232 in appeal provision surplus funds to be returned from the City to the BIA, \$9,000 from sponsorships for the Village Day Festival, and \$500 from miscellaneous revenues. It is recommended that the Yonge-Lawrence Village BIA's 2014 Budget of expenditures totalling \$240,483 and a BIA levy of \$186,751 be approved.

The ***York-Eglinton BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 30, 2013 and its general membership on November 18, 2013. The BIA anticipates that Metrolinx will begin construction for the Eglinton LRT in 2014, and will make it a priority to support its members as much as possible during this time. The budget allocation of \$132,627 for general administration will be used to cover salaries and benefits, rental costs, and all other general administrative costs associated with the day-to-day functions of the BIA. Due to the Eglinton Crosstown LRT project and as the BIA will be impacted by construction for the Dufferin, Oakwood and Allen

LRT stations in 2014, the BIA has removed seasonal decorations from its budget resulting in a reduced maintenance expenditure allocation of \$31,000. The BIA feels that the decorations will not be noticed in the construction areas and it is a wasted effort for 2014. Promotion and advertising activities, which will largely consist of promotional events and festivals, are expected to cost the BIA \$130,000. The BIA has proposed to balance its budget primarily from a levy of \$260,332, as well as a \$50,000 draw on accumulated surplus funds and appeal provision surplus funds of \$6,962 expected to be returned from the City to the BIA. It is recommended that York-Eglinton BIA's 2014 Budget of expenditures totalling \$317,294 and a BIA levy of \$260,332 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

Albion-Islington BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	199,015	199,015	199,000
- Other Revenue	10,150	42,500	48,150
- Appeal Provision Surplus	4,470	4,470	791
- Contribution from Accumulated Surplus	25,000	0	11,912
Total Revenues	238,635	245,985	259,853
Expenditures:			
- Administration	64,343	64,366	63,562
- Capital	0	0	15,000
- Maintenance	48,700	47,340	52,200
- Promotion & Advertising	107,500	106,000	111,000
- Provision for Assessment Appeal Reductions and Write-offs	18,092	16,367	18,091
Total Expenditures	238,635	234,073	259,853
Surplus/(Deficit)	0	11,912	0

Bloor Annex BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	119,159	119,159	199,912
- Appeal Provision Surplus	7,877	7,877	5,296
Total Revenues	127,036	127,036	205,208
Expenditures:			
- Administration	29,255	30,363	32,156
- Capital	36,000	16,077	100,000
- Maintenance	23,408	24,085	25,028
- Promotion & Advertising	27,540	28,090	29,850
- Provision for Assessment Appeal Reductions and Write-offs	10,833	2,572	18,174
Total Expenditures	127,036	101,187	205,208
Surplus/(Deficit)	0	25,849	0

Bloor by the Park BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	81,569	81,569	81,792
- Other Revenue	5,000	2,200	2,200
Total Revenues	86,569	83,769	83,992
Expenditures:			
- Administration	9,927	8,918	10,150
- Capital	12,000	12,000	7,500
- Maintenance	31,500	34,255	34,800
- Promotion & Advertising	24,500	17,200	23,050
- Appeal Provision Deficit	1,227	1,227	1,056
- Provision for Assessment Appeal Reductions and Write-offs	7,415	6,427	7,436
Total Expenditures	86,569	80,027	83,992
Surplus/(Deficit)	0	3,742	0

Bloorcourt Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	201,062	201,062	201,191
- Other Revenue	150		6,000
- Appeal Provision Surplus	16,496	16,496	7,585
- Contribution from Accumulated Surplus	165,000	80,000	236,277
Total Revenues	382,708	297,558	451,053
Expenditures:			
- Administration	32,430	34,146	35,063
- Capital	303,000	93,599	300,000
- Maintenance	25,000	23,188	56,000
- Promotion & Advertising	4,000	7,812	41,700
- Provision for Assessment Appeal Reductions and Write-offs	18,278	7,127	18,290
Total Expenditures	382,708	165,872	451,053
Surplus/(Deficit)	0	131,686	0

Bloor Street BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	1,650,000	1,650,000	1,650,000
- Bloor-Yorkville BIA's contribution	250,000	250,000	250,000
- Other Revenue	2,000	2,000	3,000
- Appeal Provision Surplus	0	0	166,363
- Contribution from Accumulated Surplus	600,000	0	527,509
Total Revenues	2,502,000	1,902,000	2,596,872
Expenditures:			
- Administration	5,000	5,127	6,000
- Debt Repayment	990,872	990,872	990,872
- Capital Expenditure	1,269,273	676,000	1,420,000
- BSTP Maintenance Reserve Contribution	30,000	30,000	30,000
- Promotion & Advertising	0	0	0
- Appeal Provision Deficit	56,855	56,855	0
- Provision for Assessment Appeal Reductions and Write-offs	150,000	239,342	150,000
Total Expenditures	2,502,000	1,998,196	2,596,872
Surplus/(Deficit)	0	-96,196	0

Bloor-Yorkville BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	2,215,204	2,215,204	2,494,896
- Other Revenue	48,000	55,500	41,000
- Appeal Provision Surplus	73,434	73,434	0
- Contribution from Accumulated Surplus	400,000	706,603	200,000
Total Revenues	2,736,638	3,050,741	2,735,896
Expenditures:			
- Administration	536,500	537,067	568,040
- Financed Project Loan Repayments	N/A	N/A	73,500
- Other Capital	437,500	532,608	250,000
- Maintenance	910,000	845,350	936,000
- Promotion & Advertising	651,256	727,650	659,906
- Appeal Provision Deficit	0	0	21,641
- Provision for Assessment Appeal Reductions and Write-offs	201,382	408,066	226,809
Total Expenditures	2,736,638	3,050,741	2,735,896
Surplus/(Deficit)	0	0	0

Cabbagetown BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	179,794	179,794	185,775
- Other Revenue	32,600	70,207	32,600
- Appeal Provision Surplus	14,045	14,045	4,608
Total Revenues	226,439	264,046	222,983
Expenditures:			
- Administration	84,094	76,037	84,094
- Capital	38,000	7,657	34,000
- Maintenance	30,500	35,135	30,500
- Promotion & Advertising	57,500	77,186	57,500
- Provision for Assessment Appeal Reductions and Write-offs	16,345	7,065	16,889
Total Expenditures	226,439	203,080	222,983
Surplus/(Deficit)	0	60,966	0

Church-Wellesley Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	240,899	240,899	241,265
- Other Revenue	6,000	95,700	500
- Appeal Provision Surplus	6,878	6,878	3,617
- Contribution from Accumulated Surplus	15,000	29,000	0
Total Revenues	268,777	372,477	245,382
Expenditures:			
- Administration	92,377	81,721	80,599
- Capital	30,000	47,892	0
- Maintenance	44,500	42,522	56,850
- Promotion & Advertising	80,000	188,707	86,000
- Provision for Assessment Appeal Reductions and Write-offs	21,900	11,635	21,933
Total Expenditures	268,777	372,477	245,382
Surplus/(Deficit)	0	0	0

College-Dufferin BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	0	0	19,880
- Other Revenue	0	0	5,100
Total Revenues	0	0	24,980
Expenditures:			
- Administration	0	0	2,427
- Capital	0	0	13,746
- Maintenance	0	0	0
- Promotion & Advertising	0	0	7,000
- Provision for Assessment Appeal Reductions and Write-offs	0	0	1,807
Total Expenditures	0	0	24,980
Surplus/(Deficit)	0	0	0

Danforth Mosaic BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	291,005	291,005	291,001
- Appeal Provision Surplus	9,841	9,841	15,815
- Contribution from Accumulated Surplus	0	0	60,000
Total Revenues	300,846	300,846	366,816
Expenditures:			
- Administration	70,391	46,822	68,946
- Capital	18,000	3,653	68,000
- Maintenance	120,000	101,500	125,000
- Promotion & Advertising	66,000	9,416	78,415
- Provision for Assessment Appeal Reductions and Write-offs	26,455	10,200	26,455
Total Expenditures	300,846	171,591	366,816
Surplus/(Deficit)	0	129,255	0

Dovercourt Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	6,852	6,852	6,851
- Other Revenue	5,000	5,080	5,100
- Appeal Provision Surplus	456	456	363
- Contribution from Accumulated Surplus	9,000	11,704	6,725
Total Revenues	21,308	24,092	19,039
Expenditures:			
- Administration	1,660	1,687	1,696
- Capital	8,825	12,679	7,500
- Maintenance	700	0	1,600
- Promotion & Advertising	9,500	9,600	7,620
- Provision for Assessment Appeal Reductions and Write-offs	623	126	623
Total Expenditures	21,308	24,092	19,039
Surplus/(Deficit)	0	0	0

Downtown Yonge BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	2,393,011	2,393,011	2,459,199
- Other Revenue	112,045	121,691	154,946
- Appeal Provision Surplus	136,747	136,747	261,882
- Contribution from Accumulated Surplus	0	145,561	0
Total Revenues	2,641,803	2,797,010	2,876,027
Expenditures:			
- Administration	770,763	1,077,522	1,183,300
- Capital	516,306	463,833	478,700
- Maintenance, Clean & Safe Streets	366,014	406,045	445,959
- Marketing, Promotion & Advertising	771,173	548,900	544,504
- Provision for Assessment Appeal Reductions and Write-offs	217,546	-110,590	223,564
Total Expenditures	2,641,803	2,385,710	2,876,027
Surplus/(Deficit)	0	411,300	0

Financial District BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	1,542,298	1,542,298	1,543,714
- Other Revenue	0	4,163	5,000
- Appeal Provision Surplus	0	0	10,630
Total Revenues	1,542,298	1,546,461	1,559,344
Expenditures:			
- Administration	335,000	354,714	379,802
- Capital	624,000	365,785	589,811
- Maintenance	0	0	0
- Promotion & Advertising	345,000	373,075	449,393
- Appeal Provision Deficit	98,089	98,089	0
- Provision for Assessment Appeal Reductions and Write-offs	140,209	135,811	140,338
Total Expenditures	1,542,298	1,327,474	1,559,344
Surplus/(Deficit)	0	218,987	0

Forest Hill Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	197,250	197,250	197,740
- Other Revenue	2,000	0	
- Appeal Provision Surplus	11,725	11,725	35,648
- Contribution from Accumulated Surplus	80,410	0	220,000
Total Revenues	291,385	208,975	453,388
Expenditures:			
- Administration	59,953	49,575	59,412
- Capital	150,000	27,219	300,000
- Maintenance	27,000	20,958	30,000
- Promotion & Advertising	36,500	20,535	46,000
- Provision for Assessment Appeal Reductions and Write-offs	17,932	23,306	17,976
Total Expenditures	291,385	141,593	453,388
Surplus/(Deficit)	0	67,382	0

Greektown on the Danforth BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	427,275	427,275	426,406
- Other Revenue	483,500	812,792	527,500
- Appeal Provision Surplus	28,884	28,884	24,187
- Contribution from Accumulated Surplus	225,000	0	205,000
Total Revenues	1,164,659	1,268,951	1,183,093
Expenditures:			
- Administration	131,616	113,709	141,329
- Capital	157,500	172,806	214,000
- Maintenance	134,700	78,200	105,000
- Promotion & Advertising	702,000	786,333	684,000
- Provision for Assessment Appeal Reductions and Write-offs	38,843	15,852	38,764
Total Expenditures	1,164,659	1,166,900	1,183,093
Surplus/(Deficit)	0	0	0

Harbord Street BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	17,728	17,728	25,774
- Appeal Provision Surplus	1,895	1,895	1,226
- Contribution from Accumulated Surplus	5,000	2,136	5,000
Total Revenues	24,623	21,759	32,000
Expenditures:			
- Administration	2,745	2,101	2,802
- Capital	750	1,200	6,400
- Maintenance	9,800	9,525	9,525
- Promotion & Advertising	9,716	8,751	10,930
- Provision for Assessment Appeal Reductions and Write-offs	1,612	182	2,343
Total Expenditures	24,623	21,759	32,000
Surplus/(Deficit)	0	0	0

Kensington Market BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	106,522	106,522	117,161
- Other Revenue	0	0	0
- Appeal Provision Surplus	7,025	7,025	6,082
- Contribution from Accumulated Surplus	98,000	0	0
Total Revenues	211,548	113,547	123,243
Expenditures:			
- Administration	66,514	32,924	39,192
- Capital	100,000	14,077	0
- Maintenance	7,400	4,978	32,000
- Promotion & Advertising	27,950	35,452	41,400
- Provision for Assessment Appeal Reductions and Write-offs	9,684	3,516	10,651
Total Expenditures	211,548	90,947	123,243
Surplus/(Deficit)	0	22,600	0

Liberty Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	263,245	263,245	267,552
- Other Revenue	21,000	28,700	20,500
- Appeal Provision Surplus	12,278	12,278	17,313
Total Revenues	296,523	304,223	305,365
Expenditures:			
- Administration	154,592	154,087	161,542
- Capital	28,000	19,820	50,000
- Maintenance	24,000	20,500	21,200
- Promotion & Advertising	66,000	50,251	48,300
- Provision for Assessment Appeal Reductions and Write-offs	23,931	12,660	24,323
Total Expenditures	296,523	257,318	305,365
Surplus/(Deficit)	0	46,905	0

Long Branch BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	59,740	59,740	60,234
- Other Revenue	7,000	9,000	5,000
- Appeal Provision Surplus	1,765	1,765	1,155
- Contribution from Accumulated Surplus	25,000	23,000	19,000
Total Revenues	93,505	93,505	85,389
Expenditures:			
- Administration	19,274	9,404	10,113
- Capital	10,000	0	20,000
- Maintenance	35,800	32,300	36,300
- Promotion & Advertising	23,000	7,800	13,500
- Provision for Assessment Appeal Reductions and Write-offs	5,431	3,180	5,476
Total Expenditures	93,505	52,684	85,389
Surplus/(Deficit)	0	40,821	0

Mimico By The Lake BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	44,069	44,069	50,830
- Appeal Provision Surplus	2,239	2,239	2,045
- Contribution from Accumulated Surplus	12,335	0	0
Total Revenues	58,642	46,308	52,875
Expenditures:			
- Administration	18,836	18,836	19,554
- Capital	5,500	5,500	0
- Maintenance	12,000	12,800	13,000
- Promotion & Advertising	18,300	16,100	15,700
- Provision for Assessment Appeal Reductions and Write-offs	4,006	2,720	4,621
Total Expenditures	58,642	55,956	52,875
Surplus/(Deficit)	0	-9,648	0

Mirvish Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	0	0	0
- Other Revenue	5,300	1,000	800
- Contribution from Accumulated Surplus	27,470	12,303	16,222
- Appeal Provision Surplus	0	0	2,805
Total Revenues	32,770	13,303	19,827
Expenditures:			
- Administration	8,238	3,320	5,327
- Capital	6,500	0	0
- Maintenance	12,500	9,952	11,500
- Promotion & Advertising	5,500	3,162	3,000
- Appeal Provision Deficit	32	32	0
- Provision for Assessment Appeal Reductions and Write-offs	0	-3,163	0
Total Expenditures	32,770	13,303	19,827
Surplus/(Deficit)	0	0	0

Mount Pleasant BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	149,048	149,048	149,030
- Other Revenue	35,200	5,200	22,250
- Appeal Provision Surplus	3,664	3,664	3,840
Total Revenues	187,912	157,912	175,120
Expenditures:			
- Administration	59,758	43,570	51,122
- Capital	6,583		
- Maintenance	64,571	64,850	64,750
- Promotion & Advertising	43,450	42,851	45,700
- Provision for Assessment Appeal Reductions and Write-offs	13,550	8,868	13,548
Total Expenditures	187,912	160,139	175,120
Surplus/(Deficit)	0	-2,227	0

Pape Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	73,137	73,137	74,345
- Other Revenue	4,000	4,039	3,001
- Appeal Provision Surplus	5,357	5,357	2,410
- Contribution from Accumulated Surplus	0	430	0
Total Revenues	82,494	82,963	79,756
Expenditures:			
- Administration	17,812	17,751	18,647
- Capital	1,600	1,660	5,000
- Maintenance	24,183	26,943	24,300
- Promotion & Advertising	32,250	33,233	25,050
- Provision for Assessment Appeal Reductions and Write-offs	6,649	3,376	6,759
Total Expenditures	82,494	82,963	79,756
Surplus/(Deficit)	0	0	0

Roncesvalles Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	173,335	173,335	178,038
- Other Revenue	262,400	256,026	305,500
- Appeal Provision Surplus	16,756	16,756	11,030
- Contribution from Accumulated Surplus	38,958	24,953	0
Total Revenues	491,449	471,070	494,568
Expenditures:			
- Administration	50,841	46,751	57,871
- Capital	47,300	71,920	33,184
- Maintenance	70,000	44,600	60,000
- Promotion & Advertising	307,550	304,332	327,328
- Provision for Assessment Appeal Reductions and Write-offs	15,758	3,467	16,185
Total Expenditures	491,449	471,070	494,568
Surplus/(Deficit)	0	0	0

Rosedale Main Street BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	262,799	262,799	262,436
- Other Revenue	6,000	18,766	10,000
- Appeal Provision Surplus	18,218	18,218	10,778
- Contribution from Accumulated Surplus	44,000	15,981	48,000
Total Revenues	331,017	315,764	331,214
Expenditures:			
- Administration	65,326	64,232	65,556
- Capital	30,000	0	30,000
- Maintenance	119,500	97,845	119,500
- Promotion & Advertising	92,300	92,305	92,300
- Provision for Assessment Appeal Reductions and Write-offs	23,891	13,382	23,858
Total Expenditures	331,017	267,764	331,214
Surplus/(Deficit)	0	48,000	0

St. Clair Gardens BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	65,327	65,327	65,120
- Other Revenue	841	2,077	5,000
- Appeal Provision Surplus	8,948	8,948	0
- Contribution from Accumulated Surplus	6,500	0	25,000
Total Revenues	81,616	76,352	95,120
Expenditures:			
- Administration	17,945	7,728	11,422
- Capital	16,420	7,161	21,000
- Maintenance	20,760	29,874	34,500
- Promotion & Advertising	20,552	6,426	22,050
- Appeal Provision Deficit	0	0	228
- Provision for Assessment Appeal Reductions and Write-offs	5,939	6,066	5,920
Total Expenditures	81,616	57,255	95,120
Surplus/(Deficit)	0	19,097	0

St. Lawrence Market Neighbourhood BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	708,965	708,965	780,571
- Other Revenue	40,000	40,000	50,000
- Appeal Provision Surplus	3,876	3,876	0
- Contribution from Accumulated Surplus	200,000	200,000	117,000
Total Revenues	952,841	952,841	947,571
Expenditures:			
- Administration	161,790	160,667	163,767
- Capital	377,000	252,000	325,000
- Maintenance	142,000	137,000	154,000
- Promotion & Advertising	207,600	221,700	228,000
- Appeal Provision Deficit	0	0	5,843
- Provision for Assessment Appeal Reductions and Write-offs	64,451	75,221	70,961
Total Expenditures	952,841	846,588	947,571
Surplus/(Deficit)	0	106,253	0

The Beach BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	230,679	230,679	230,111
- Other Revenue	15,000	15,783	15,000
- Appeal Provision Surplus	17,269	17,269	7,165
- Contribution from Accumulated Surplus	80,000	0	126,000
Total Revenues	342,948	263,731	378,276
Expenditures:			
- Administration	72,977	66,958	74,407
- Capital	120,000	0	160,000
- Maintenance	58,000	51,450	51,200
- Promotion & Advertising	71,000	67,818	71,750
- Provision for Assessment Appeal Reductions and Write-offs	20,971	13,740	20,919
Total Expenditures	342,948	199,966	378,276
Surplus/(Deficit)	0	63,765	0

The Dupont Strip BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	35,690	35,690	35,690
- Other Revenue	5,300	0	0
- Appeal Provision Surplus	1,712	1,712	0
- Contribution from Accumulated Surplus	16,000	1,574	21,620
Total Revenues	58,702	38,976	57,310
Expenditures:			
- Administration	8,367	7,713	8,930
- Capital	32,090	13,900	33,020
- Maintenance	5,000	452	678
- Promotion & Advertising	10,000	5,498	11,042
- Appeal Provision Deficit	0	0	395
- Provision for Assessment Appeal Reductions and Write-offs	3,245	2,960	3,245
Total Expenditures	58,702	30,523	57,310
Surplus/(Deficit)	0	8,453	0

The Eglinton Way BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	292,718	292,718	298,572
- Other Revenue	1,000	885	885
- Appeal Provision Surplus	20,893	20,893	16,839
- Contribution from Accumulated Surplus	0	0	37,201
Total Revenues	314,612	314,496	353,497
Expenditures:			
- Administration	70,193	70,062	102,296
- Capital	4,300	3,400	0
- Maintenance	57,698	75,726	79,374
- Promotion & Advertising	155,810	113,805	144,684
- Provision for Assessment Appeal Reductions and Write-offs	26,611	14,302	27,143
Total Expenditures	314,612	277,295	353,497
Surplus/(Deficit)	0	37,201	0

The Waterfront BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	688,004	688,004	687,514
- Other Revenue	78,000	59,840	39,700
- Contribution from Accumulated Surplus	0	105,000	218,000
- Appeal Provision Surplus	99,269	99,269	9,197
Total Revenues	865,273	952,113	954,411
Expenditures:			
- Administration	227,727	247,793	285,610
- Capital	108,500	98,387	130,500
- Maintenance	22,500	7,192	20,500
- Promotion & Advertising	444,000	438,700	455,300
- Provision for Assessment Appeal Reductions and Write-offs	62,546	146,385	62,501
Total Expenditures	865,273	938,457	954,411
Surplus/(Deficit)	0	13,656	0

Toronto Entertainment District BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	1,900,051	1,900,051	1,959,073
- Other Revenue	27,000	39,000	40,501
- Contribution from Capital Reserves	138,635	592,559	533,500
- Appeal Provision Surplus	0	0	16,794
Total Revenues	2,065,686	2,531,610	2,549,868
Expenditures:			
- Administration	419,809	412,503	399,220
- Capital	778,169	1,176,669	1,335,000
- Maintenance, Safety & Security	162,000	162,000	115,550
- Promotion & Advertising	522,000	472,051	522,000
- Appeal Provision Deficit	10,976	10,976	0
- Provision for Assessment Appeal Reductions and Write-offs	172,732	297,411	178,098
Total Expenditures	2,065,686	2,531,610	2,549,868
Surplus/(Deficit)	0	0	0

Uptown Yonge BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	122,169	122,169	126,288
- Other Revenue	5,750	0	0
- Appeal Provision Surplus	12,133	12,133	4,185
- Contribution from Accumulated Surplus	15,000	21,860	15,000
Total Revenues	155,052	156,162	145,473
Expenditures:			
- Administration	44,926	47,622	49,842
- Capital	25,000	22,000	0
- Maintenance	12,500	18,376	22,415
- Promotion & Advertising	61,520	58,504	61,735
- Provision for Assessment Appeal Reductions and Write-offs	11,106	9,660	11,481
Total Expenditures	155,052	156,162	145,473
Surplus/(Deficit)	0	0	0

Village of Islington BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	93,213	93,213	93,213
- Other Revenue	32,400	23,200	23,000
- Appeal Provision Surplus	8,909	8,909	2,255
- Contribution from Accumulated Surplus	24,530	20,115	23,913
Total Revenues	159,052	145,437	142,381
Expenditures:			
- Administration	24,228	24,795	24,907
- Capital	23,500	21,730	6,000
- Maintenance	28,350	30,352	32,300
- Promotion & Advertising	74,500	61,383	70,700
- Provision for Assessment Appeal Reductions and Write-offs	8,474	4,177	8,474
Total Expenditures	159,052	142,437	142,381
Surplus/(Deficit)	0	3,000	0

Wexford Heights BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	188,694	188,694	188,562
- Other Revenue	110,000	106,529	115,000
- Appeal Provision Surplus	7,137	7,137	0
- Contribution from Accumulated Surplus	168,400	131,825	42,000
Total Revenues	474,231	434,185	345,562
Expenditures:			
- Administration	62,727	66,650	67,697
- Capital	167,500	127,692	20,000
- Maintenance	39,000	41,657	51,500
- Promotion & Advertising	187,850	182,489	186,180
- Appeal Provision Deficit	0	0	3,043
- Provision for Assessment Appeal Reductions and Write-offs	17,154	15,697	17,142
Total Expenditures	474,231	434,185	345,562
Surplus/(Deficit)	0	0	0

Yonge-Lawrence Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	190,982	190,982	186,751
- Other Revenue	8,500	9,500	9,500
- Appeal Provision Surplus	44,577	44,577	24,232
- Contribution from Accumulated Surplus	0	0	20,000
Total Revenues	244,058	245,059	240,483
Expenditures:			
- Administration	65,394	66,384	70,842
- Capital	38,421	38,421	28,264
- Maintenance	48,212	47,254	52,700
- Promotion & Advertising	74,669	71,669	71,700
- Provision for Assessment Appeal Reductions and Write-offs	17,362	-987	16,977
Total Expenditures	244,058	222,741	240,483
Surplus/(Deficit)	0	22,318	0

York-Eglinton BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	270,189	270,189	260,332
- Appeal Provision Surplus	18,801	18,801	6,962
- Contribution from Accumulated Surplus	30,000	0	50,000
Total Revenues	318,990	288,990	317,294
Expenditures:			
- Administration	118,927	49,682	132,627
- Capital	0	0	
- Maintenance	48,000	19,248	31,000
- Promotion & Advertising	127,500	115,711	130,000
- Provision for Assessment Appeal Reductions and Write-offs	24,563	18,188	23,667
Total Expenditures	318,990	202,829	317,294
Surplus/(Deficit)	0	86,161	0

APPENDIX B

Status of Business Improvement Area Budget Submissions	
Business Improvement Area	Stage in Budget Process
Albion-Islington	Included in this Report
Baby Points Gates	
Bloor Annex	Included in this Report
Bloor by the Park	Included in this Report
Bloorcourt Village	Included in this Report
Bloordale Village	
Bloor Street	Included in this Report
Bloor West Village	Approved by Council on December 16, 2013
Bloor-Yorkville	Included in this Report
Cabbagetown	Included in this Report
Chinatown	Approved by Council on December 16, 2013
Church-Wellesley Village	Included in this Report
College-Dufferin	Included in this Report
College Promenade	
Corso Italia	
Crossroads of the Danforth	
Danforth Mosaic	Included in this Report
Danforth Village	Approved by Council on December 16, 2013
Dovercourt Village	Included in this Report
Downtown Yonge	Included in this Report
Dufferin-Finch	Approved by Council on December 16, 2013
Dundas West	
Eglinton Hill	
Emery Village	
Fairbank Village	Approved by Council on December 16, 2013
Financial District	Included in this Report
Forest Hill Village	Included in this Report
Gerrard India Bazaar	Approved by Council on December 16, 2013
Greektown on the Danforth	Included in this Report
Harbord Street	Included in this Report
Hillcrest Village	
Historic Queen East	Inactive
Junction Gardens	
Kennedy Road	
Kensington Market	Included in this Report
Korea Town	Approved by Council on December 16, 2013
Lakeshore Village	
Leslieville	
Liberty Village	Included in this Report
Little Italy	

Little Portugal	
Long Branch	Included in this Report
Mimico By The Lake	Included in this Report
Mimico Village	Approved by Council on December 16, 2013
Mirvish Village	Included in this Report
Mount Dennis	
Mount Pleasant	Included in this Report
Oakwood Village	
Pape Village	Included in this Report
Parkdale Village	Approved by Council on December 16, 2013
Queen Street West	
Regal Heights Village	
Riverside District	Approved by Council on December 16, 2013
Roncesvalles Village	Included in this Report
Rosedale Main Street	Included in this Report
Sheppard East Village	
shoptheQueensway.com	
St. Clair Gardens	Included in this Report
St. Lawrence Market Neighbourhood	Included in this Report
The Beach	Included in this Report
The Danforth	Approved by Council on December 16, 2013
The Dupont Strip	Included in this Report
The Eglinton Way	Included in this Report
The Kingsway	
The Waterfront	Included in this Report
Toronto Entertainment District	Included in this Report
Trinity Bellwoods	
Upper Village	
Uptown Yonge	Included in this Report
Village of Islington	Included in this Report
Weston Village	
West Queen West	Approved by Council on December 16, 2013
Wexford Heights	Included in this Report
Wilson-Keele	Approved by Council on December 16, 2013
Wychwood Heights	
Yonge-Lawrence Village	Included in this Report
York-Eglinton	Included in this Report