



**STAFF REPORT
ACTION REQUIRED**

**The Dupont Strip Business Improvement Area (BIA) -
Minor Boundary Expansion**

Date:	January 21, 2014
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	20, 21, 22
Reference Number:	

SUMMARY

The purpose of this report is to recommend a minor expansion of The Dupont Strip Business Improvement Area (BIA) boundary north on Spadina Road to Davenport Road.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by attachment No. 1 as the expanded Dupont Strip Business Improvement Area under Chapter 19 of the Toronto Municipal Code;
2. City Council direct the City solicitor to submit a by-law to designate the area described in Attachment No. 1 as the expanded Dupont Strip Business Improvement Area; and
3. City Council grant the City Solicitor authority to amend Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of The Dupont Strip Business Improvement Area.

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Dupont Strip BIA.

Capital improvements are typically cost-shared equally between the BIA and the City. The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its Annual General Meeting on October 22, 2013 the membership of The Dupont Strip BIA adopted a motion for a minor expansion of the BIA northward on Spadina Road to Davenport Road.

ISSUE BACKGROUND

Section 19-7A of the Municipal Code provides that the City is not required to give notice of minor boundary expansions that represent an increase in total commercial and industrial property assessment value of less than ten percent. In such circumstances, Council must receive a written request for a boundary expansion from the BIA Board of Management and written consent from all property owners and business tenants within the proposed expansion area.

The purpose of the expansion is to include the public right of way on Spadina Road from the BIA's existing boundary north to Davenport Road for the purposes of branding and streetscaping opportunities. Only one commercially-assessed property, at 275 Spadina Road, would be affected by the proposed expansion. The remaining properties captured by the expanded boundaries of the BIA are not commercially-assessed and would not be members of the BIA.

The property at 275 Spadina Road has a 2014 commercial assessed value of \$988,500, representing 2.2% of the total assessed value of properties within the existing BIA. The BIA Office has received a letter from the BIA Board formally requesting the City to consider the proposed expansion. The owner and sole tenant of the property at 275 Spadina Road, GOW Hastings Architects Inc, has submitted a letter of consent to the expansion.

COMMENTS

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

The expansion of The Dupont Strip BIA boundaries north on Spadina Road to Davenport Road would allow the BIA to undertake gateway and streetscaping improvements on Spadina Road, including banners, pole wraps and improvements to the pedestrian underpasses under the CPR bridge.

Spadina Road is an important gateway to The Dupont Strip BIA because of the high volume of pedestrians who exit the Dupont TTC subway stop and travel north on Spadina to Casa Loma, the Spadina Museum, the George Brown College Casa Loma Campus, and the City of Toronto Archives.

The BIA would like to use branding and streetscape improvements to attract pedestrians and tourists from Spadina Road to the unique array of stores and services on Dupont Street.

It is recommended that Council designate the area described by Attachment No. 1 as the amended Dupont Strip Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

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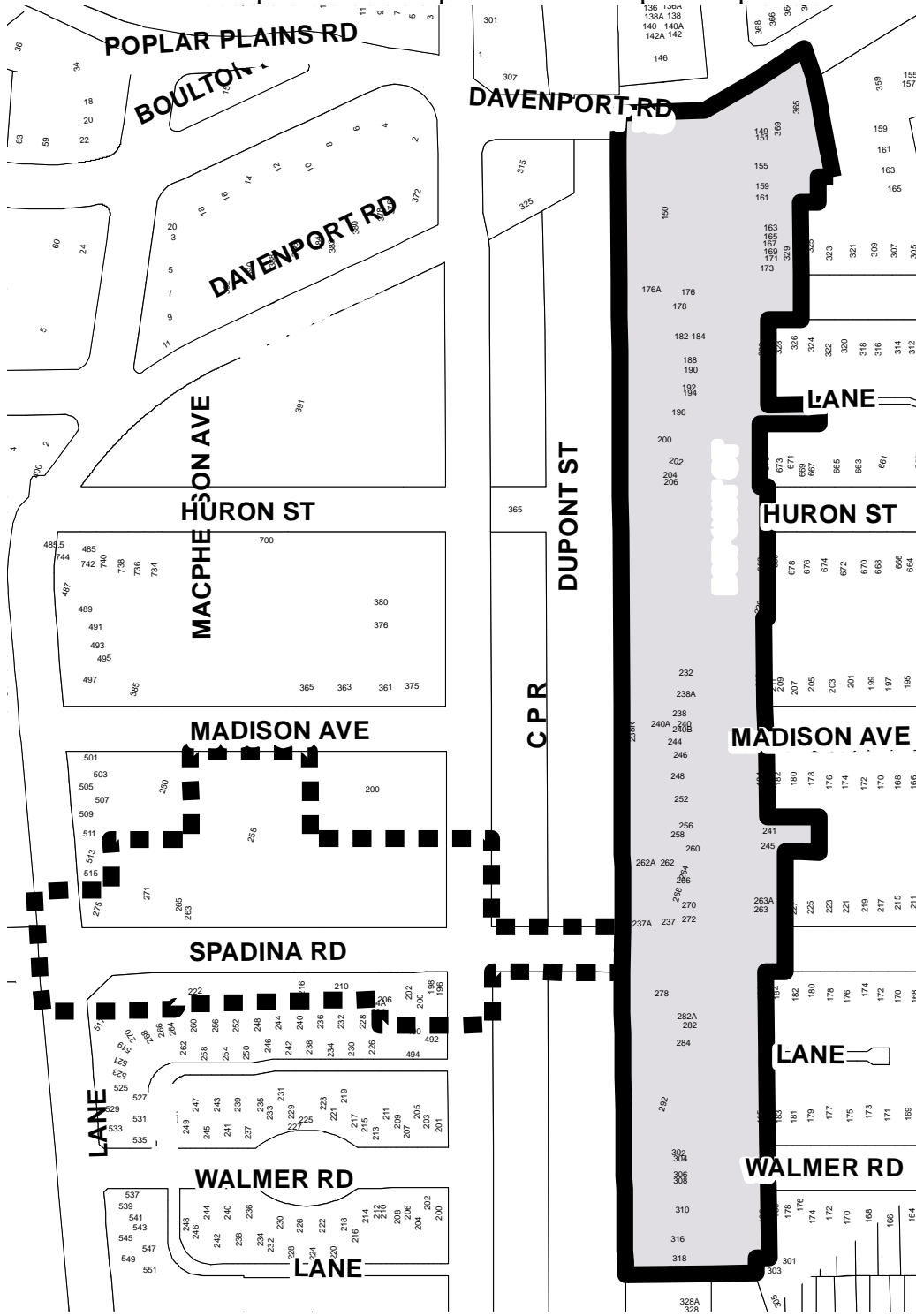
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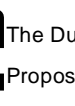
Michael H. Williams, General Manager
Economic Development and Culture

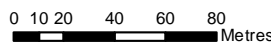
ATTACHMENTS

Attachment No. 1 – Map of Proposed Dupont Strip BIA Expansion

Proposed Minor Expansion – The Dupont Strip BIA



 The Dupont Strip BIA
 Proposed Expansion



Map File: dupontstrip_exp_spl.mxd
 Created by: W. Sika
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