



**STAFF REPORT
ACTION REQUIRED**

Business Improvement Areas (BIAs) – 2014 Operating Budgets - Report No. 3

Date:	February 11, 2014
To:	Economic Development Committee
From:	Deputy City Manager and Chief Financial Officer
Wards:	5, 6, 7, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 30, 32, 35, 37, 40, 41, 42
Reference Number:	P:\2014\Internal Services\Fp\Ed14005Fp (AFS #18292)

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 January 30, 2014 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 pending City Council approval on February 19, 2014, 24 BIA budgets are submitted for approval in this report; two BIAs have yet to submit an operating budget; 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 (\$)
Baby Point Gates	46,956	45,000
Bloordale Village	122,133	85,143
College Promenade	255,662	124,920
Corso Italia	436,477	220,550
Crossroads of the Danforth	183,868	158,296
Dundas West	219,730	169,030
Eglinton Hill	24,658	23,667
Emery Village	3,303,264	2,675,138
Hillcrest Village	125,173	93,960
Junction Gardens	404,275	253,313
Kennedy Road	289,303	244,303
Lakeshore Village	107,228	70,995
Leslieville	130,500	110,000
Little Italy	424,282	380,269
Little Portugal	98,261	51,577
Mount Dennis	58,819	16,360
Oakwood Village	16,252	0
Queen Street West	312,043	262,366
Sheppard East Village	153,582	121,000
The Kingsway	653,191	340,324
Trinity Bellwoods	97,933	49,623
Upper Village	130,046	77,592
Weston Village	169,747	105,774
Wychwood Heights	145,618	75,377

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 \$5,754,577 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 funding through 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
Baby Point Gates	November 20, 2013	January 28, 2014
Bloordale Village	October 3, 2013	November 26, 2013
College Promenade*	December 4, 2013	December 12, 2013
Corso Italia	October 7, 2013	December 9, 2013
Crossroads of the Danforth	October 25, 2013	November 25, 2013
Dundas West	October 8, 2013	November 25, 2013
Eglinton Hill	November 26, 2013	January 22, 2014
Emery Village	October 8, 2013	January 29, 2014
Hillcrest Village	November 6, 2013	November 25, 2013
Junction Gardens	August 13, 2013	November 26, 2013
Kennedy Road	December 20, 2013	January 23, 2014
Lakeshore Village	September 17, 2013	November 12, 2013
Leslieville	November 28, 2013	January 13, 2014
Little Italy	October 10, 2013	December 10, 2013
Little Portugal	November 21, 2013	January 8, 2014
Mount Dennis	November 4, 2013	December 8, 2013
Oakwood Village	October 13, 2013	January 8, 2014
Queen Street West	November 13, 2013	December 10, 2013
Sheppard East Village	December 10, 2013	January 21, 2014
The Kingsway	October 23, 2013	December 10, 2013
Trinity Bellwoods	October 15, 2013	November 13, 2013

Upper Village	September 17, 2013	November 26, 2013
Weston Village	November 30, 2013	January 28, 2014
Wychwood Heights	December 12, 2013	January 20, 2014

*The College Promenade BIA's Board of Management formally adopted amendments to its budget at its Board Meeting on December 4, 2013.

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 funding through 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 Trinity Bellwoods 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 ***Baby Point Gates BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 20, 2013 and its general membership on January 28, 2014. For 2014, the BIA's main priority is to make various maintenance improvements, including adding flowers to its current planters and completing hydro equipment maintenance, with an increased maintenance budget allocation of \$15,500. The BIA will also begin streetscape improvements fully funded from Section 37 funds. This was included as part of the 2014 Council Approved Capital Budget for Economic Development and Culture and is therefore not included in the BIA's capital budget. The BIA's promotion and advertising expenditure allocation of \$19,500 includes a shift of funds from marketing to larger sidewalk sale promotion programs. Administration costs of \$7,865 are expected to be lower than 2013 budgeted levels resulting from reduced hours required from a contract BIA coordinator. The BIA's only source of revenue will come from a proposed BIA levy of \$45,000 and appeal provision surplus funds of \$1,956. It is recommended that Baby Point Gates BIA's 2014 Budget of expenditures totalling \$46,956 and a BIA levy of \$45,000 be approved.

The ***Bloordale Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 3, 2013 and its general membership on November 26, 2013. With 2013 budgeted capital improvements now complete, the BIA's objective in 2014 is to complete the final art installation phase of its streetscape plan, and has allocated \$15,000 for this cost-shared capital project with the City. As the BIA's second objective is to focus on the quality of its annual Big on Bloor festival, it will no longer hold its smaller events in 2014, leading to a decreased promotion and advertising budget allocation from \$65,000 to \$54,000. The BIA has also decided to increase its allocation for maintenance activities with a budget of \$16,000, compared to \$3,000 in 2013, reflecting higher actual hydro costs for pedestrian lights, a new initiative to beautify streetscape by removing graffiti, and increased streetscape maintenance. To offset budgeted expenditures, the BIA has proposed a levy of \$85,143, similar to 2013. Due to a much smaller capital budget requirement this year, the BIA has decreased overall expenditures and is able to reduce its use of accumulated surplus funds from \$127,460 in 2013 to \$31,499 in 2014. The BIA is also expecting to receive \$4,491 in appeal provision surplus funds returned from the City. It is recommended that Bloordale Village BIA's 2014 Budget of expenditures totalling \$122,133 and a BIA levy of \$85,143 be approved.

The ***College Promenade BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on December 4, 2013 and its general membership on December 12, 2013. For the 2014 year, the BIA will focus on completing the third phase of its pedestrian lights project on the South side of College Street. The BIA's capital allocation of \$225,344 includes \$200,000 for its portion of this cost-shared capital project as well as \$25,344 to be set aside for a large capital project currently being planned for 2016. To better maintain its flowers and continue to address hydro costs, plant watering costs, and regular maintenance and repairs, the BIA has also increased its maintenance budget allocation moderately to \$13,000. The BIA has also allocated \$1,000 to promote

its BIA with a newsletter and by continuing to develop its current website. General administration is expected to cost the BIA \$4,962, mostly consisting of audit fees and membership dues. To balance the budget, the BIA is proposing a levy of \$124,920 on members, and will draw \$114,475 from accumulated surplus funds. The BIA is also anticipating interest revenue of \$8,063 and appeal provision surplus funds of \$8,204 to be returned from the City. It is recommended that College Promenade BIA's 2014 Budget of expenditures totalling \$255,662 and a BIA levy of \$124,920 be approved.

The ***Corso Italia BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 7, 2013 and its general membership on December 9, 2013. To provide more business exposure at a better cost to members, the BIA's promotion and advertising budget allocation of \$270,931 in 2014 will focus more on advertising and marketing and less on promotional events, compared to 2013. To help promote and beautify the area, the BIA has budgeted for banner hardware and banner replacements with a capital budget allocation of \$17,000, including \$10,000 cost-shared with the City and \$7,000 fully funded by the BIA. There is also a small decrease to the maintenance budget allocation to \$61,000, which no longer includes holiday decorations but continues to allow for the maintenance of plants and other miscellaneous repair work required to maintain the BIA's assets. Since no sponsorship revenue materialized in 2013, the BIA has not budgeted for sponsorship revenue this year and will require a 20.3% increase to the levy to \$220,550, and will also draw \$208,783 from its accumulated surplus funds. Appeal provision surplus funds of \$7,144 are also expected to be returned from the City to the BIA. It is recommended that Corso Italia BIA's 2014 Budget of expenditures totalling \$436,477 and a BIA levy of \$220,550 be approved.

The ***Crossroads of the Danforth BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 25, 2013 and its general membership on November 25, 2013. The BIA's objective for 2014 is to continue to promote the BIA and draw visitors to the area through its annual summer festival, and by beautifying its streets through a capital project for new light posts. The BIA has budgeted \$67,950 for promotion and advertising, its largest expenditure category, which reflects a 57.4% increase from 2013 as a result of actual costs of the summer festival being higher than previously budgeted. The BIA has also budgeted \$40,000 for a new cost-shared capital project with the City to install decorative lighting posts on the south side of Danforth Avenue, which will allow the BIA to beautify the area and allow the BIA to hang banners in the future to further promote the area. Other operating expenditures include \$34,027 for general administration to cover staffing costs, rental costs, and membership dues, as well as \$27,500 for maintenance of plants and flowers and miscellaneous maintenance and repairs on the BIA's assets. To offset increased expenditures, the BIA has proposed a 58.1% increase to the BIA levy to \$158,296. Other sources of funding include \$19,501 mostly from festival revenue and sponsorships, and \$6,071 in appeal provision surplus funds. It is recommended that the Crossroads of the Danforth BIA's 2014 Budget of expenditures totalling \$183,868 and a BIA levy of \$158,296 be approved.

The ***Dundas West 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 25,

2013. In 2014, the BIA will focus primarily on marketing efforts. Although the proposed budget allocation of \$46,900 for advertising and promotion activities has not increased from 2013 levels, the BIA has plans to enhance the quality of its events, especially its signature Dundas West Fest, and use it as means for more effective marketing and promotion of the BIA and member businesses. Also included in this expenditure category are funds allocated for area marketing, a new mural, and website development. As the BIA successfully completed a number of streetscape projects in 2013, it does not anticipate any capital projects for 2014, but will incur increased maintenance requirements of 12.2% to \$92,300 for its newly installed planters and hanging baskets. The BIA has also budgeted for an increased allocation of \$65,164 to cover administration expenses including increased staffing and rental costs. Although the overall budget has decreased, the BIA has proposed an increased levy of \$169,030, allowing it to decrease its use of accumulated surplus funds from \$93,600 in 2013 to \$32,140 in 2014. The BIA also expects to receive \$14,000 in other revenue, including higher levels of festival revenue of \$7,000 from the enhanced Dundas West Fest, a \$5,000 mural grant from the City, and \$2,000 in event sponsorships. The City will also return \$4,560 in appeal provision surplus funds to the BIA. It is recommended that Dundas West BIA's 2014 Budget of expenditures totalling \$219,730 and a BIA levy of \$169,030 be approved.

The ***Eglinton Hill BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 26, 2013 and its general membership on January 22, 2014. As the BIA is affected by construction of the Eglinton Crosstown LRT, the BIA's focus in 2014 is to grow or maintain its customer base during disruptions. The BIA's \$5,100 allocation for its promotion and advertising expenditure category will allow it to print a business directory that will encourage shoppers to shop locally and will keep them informed on construction updates. This expenditure allocation will also fund the BIA's annual Neighbours Night Out and Winter Wonderland Festivals. Due to major construction work in the area, the BIA has not proposed any capital projects except a \$500 project to replace its current banners. The BIA has also allocated \$5,900 for the maintenance of its street lights and other general maintenance and repair work. To offset these expenditures, the BIA has proposed a minor increase to its levy by 3.2% to \$23,667. The BIA is also expecting to receive \$991 in appeal provision surplus funds returned from the City. It is recommended that the Eglinton Hill BIA's 2014 Budget of expenditures totalling \$24,658 and a BIA levy of \$23,667 be approved.

The ***Emery Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 8, 2013 and its general membership on January 29, 2014. In 2014, the BIA will be focusing on its capital projects and promotion and advertising efforts. The BIA's capital budget allocation of \$1,107,476 includes the design phase of two new projects totalling \$436,244 to be funded fully by the BIA's accumulated surplus funds; one for streetscape enhancements on Toryork Drive based on the BIA's Streetscape Manual, and one for a new pedestrian bridge at the intersection of Finch Avenue and Weston Road. The BIA has also budgeted for a cost-shared capital project with the City to make road improvements to its corridors on Sheppard Avenue, which will cost the BIA \$371,232. The BIA has also allocated \$300,000 for future capital projects anticipated for 2015 and 2016. To increase its advertising efforts, the BIA has

also proposed a 42.1% increase to its promotion and advertising budget allocation to \$1,034,000 which will fund increased advertising on television and radio, a membership directory, a new Emery Village Voice newspaper, and the annual Emery Village Street Festival. The BIA has also allocated \$303,030 for general repairs and maintenance on its current assets, maintenance of horticulture, and storing or replacing its holiday decorations. Administrative costs of \$615,564 have also been budgeted to cover salary costs, fees, and office rent and storage. To offset increased overall expenditures, the BIA has proposed a levy of \$2,675,138, an increase of 8.5% from 2013, and a \$436,244 draw on accumulated surplus funds. The BIA also estimates that it will receive \$140,000 in event sponsorships and festival revenue, and will be applying for a \$5,000 grant through the City's Mural Program, for total anticipated revenues of \$145,000. The City is also expected to return \$46,882 in appeal provision surplus funds to the BIA. It is recommended that Emery Village BIA's 2014 Budget of expenditures totalling \$3,303,264 and a BIA levy of \$2,675,138 be approved.

The **Hillcrest Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 6, 2013 and its general membership on November 25, 2013. Part way through 2013, the BIA filled its part-time marketing position with a volunteer part-time staff and incurred additional office rental costs as a result. The annualized impact of these rental costs requires an increased general administration cost allocation of \$7,423. In 2014, the BIA's main goal is to complete several capital projects that were planned for and postponed in 2013, and to seek new events beyond the annual Salsa on St. Clair festival. In its capital budget allocation of \$23,600, the BIA has provided funding for several cost-shared capital projects with the City including projects which were postponed in 2013 – new bike rings and replacement planters, as well as a new pedestrian lighting project. To reflect 2013 actual levels of spending on the maintenance of flowers and plants and banner permits, the BIA has allocated increased funding of \$10,908 in its capital maintenance expenditure category. The BIA's proposed budget allocation of \$74,700 for promotion and advertising includes decreased spending on the Salsa on St. Clair festival with additional funds directed towards its Christmas celebrations and new annual events and advertising and marketing efforts. To offset budgeted expenditures for 2014, the BIA has proposed a 6.7% increase to its BIA levy to \$93,960. The BIA will also draw \$25,347 of its accumulated surplus funds, and expects to receive \$5,866 in appeal provision surpluses to be returned from the City. It is recommended that the Hillcrest Village BIA's 2014 Budget of expenditures totalling \$125,173 and a BIA levy of \$93,960 be approved.

The **Junction Gardens BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on August 13, 2013 and its general membership on November 26, 2013. In 2014, the BIA is proposing to implement a capital project to install plaques as a cost-shared capital project with the City, as well as a banner replacement project to be fully funded by the BIA; these have been provided for in the BIA's \$34,000 capital budget allocation. To support the day-to-day functions of the organization, the BIA has also budgeted \$120,447 to cover general administration costs including full-time and part-time employees and rental costs, \$47,200 to cover maintenance expenditures including horticulture maintenance, and \$179,600 to cover

ongoing promotional events and marketing efforts. These expenditures will primarily be funded from a levy of \$253,313, similar to 2013, and a draw from accumulated surplus funds of \$110,000. In 2013, the BIA was successful in its active fundraising efforts and received various sponsorships that were not anticipated, and as a result has budgeted for sponsorship revenue in 2014 of \$25,000. Festival and miscellaneous revenues will also provide an additional \$3,500 in funding for the organization. \$12,462 in appeal provision surplus funds is also expected to be returned from the City to the BIA. It is recommended that the Junction Gardens BIA's 2014 Budget of expenditures totalling \$404,275 and a BIA levy of \$253,313 be approved.

The ***Kennedy Road BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on December 20, 2013 and its general membership on January 23, 2014. The BIA did not complete most of its advertising and promotional initiatives in 2013, and will be making this a priority for 2014. The BIA's increased promotion and advertising expenditures of \$75,000 (from \$46,500 in 2013) will allow for general advertising, a new membership directory, and improvements to its current website, while the general administration budget allocation of \$44,867 will fund the salaries for part-time staff to help facilitate these initiatives. The BIA has no capital project plans for 2014, but has budgeted \$143,500 for the maintenance of its current assets, mostly to cover security costs, maintenance of plants and flowers, and general repair and maintenance requirements. The BIA is also required to fund an appeal provision deficit of \$3,727 in 2014. To offset expenditures, the BIA has proposed a BIA levy of \$244,303 and a draw on accumulated surplus funds of \$45,000. It is recommended that Kennedy Road BIA's 2014 Budget of expenditures totalling \$289,303 and a BIA levy of \$244,303 be approved.

The ***Lakeshore Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 17, 2013 and its general membership on November 12, 2013. In 2013, the BIA and its partner BIAs (Long Branch, Mimico By The Lake, and Mimico Village) jointly hired a consultant to develop a plan for improved marketing, promotion, and streetscape revitalization ideas for the area. In 2014, the BIA will focus on implementing components of this strategy, which include year-round advertising, website development, a larger Shore Front Festival in size and scope, and several new smaller festivals, leading to a much larger promotion and advertising budget allocation of \$51,500. In the meantime, the BIA will increase the hours of work contracted out to an external coordinator to begin securing donations and sponsorships for its events. This, as well as an adjustment to office equipment maintenance cost based on past actual experience, results in a higher administrative cost of \$22,674. With the anticipated completion of its pedestrian lights capital project, the BIA also has no capital plans for 2014. Instead, the BIA will be removing or performing major maintenance on its current planters and will also purchase additional holiday decoration in an effort to beautify the area, requiring a 33.0% increase in its maintenance budget allocation to \$26,600. To fund increased overall expenditures, the BIA has proposed to increase its levy by 9.7% to \$70,995 and increase its draw on accumulated surplus funds from \$7,938 in 2013 to \$20,000 in 2014. The BIA also anticipates \$11,000 in new donations and sponsorships for its events as well as increased festival revenue of \$3,000, for a total of

\$14,000. The City is also expected to return \$2,233 in appeal provision surplus funds to the BIA in 2014. It is recommended that the Lakeshore Village BIA's 2014 Budget of expenditures totalling \$107,228 and a BIA levy of \$70,995 be approved.

The **Leslieville BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 28, 2013 and its general membership on January 13, 2014. In 2013, the BIA's first year of operations, it hired a coordinator, developed a website, and implemented a Wanderlust promotional celebration to attract visitors with special menus, a ball hockey tournament, and prizes. For 2014, the BIA's first full year of operations, the Board of Management will implement its first capital project for custom-designed banners and new benches. These projects will be cost-shared equally with the City, and the BIA's portion of costs is estimated to be \$20,000. In its promotion and advertising budget allocation of \$60,500, the BIA has provided funds to complete a master streetscape plan as well as add new events for the summertime. Although the BIA is relatively new, it has provided \$5,000 in case of any maintenance requirements that may arise. The general administration budget allocation of \$35,000 will continue to fund salaries for a coordinator, fees, and meeting expenses. To balance its overall increased budget, the BIA plans to maintain its levy at \$110,000 as in 2013, but also draw \$14,212 from accumulated surplus funds. It also expects to receive \$6,288 in appeal provision surplus funds returned from the City. It is recommended that Leslieville BIA's 2014 Budget of expenditures totalling \$130,500 and a BIA levy of \$110,000 be approved.

The **Little Italy BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 10, 2013 and its general membership on December 10, 2013. In 2014, the BIA has plans to begin the process of extending its pedestrian and tree lights to cover the area between Euclid Avenue and Bathurst Street to make it look more consistent with the rest of the BIA. Included in the BIA's capital budget allocation of \$55,400 is \$30,000 for the electrical design phase of this cost-shared capital project with the City and \$25,400 for a non-cost-shared decorative lighting project to be fully undertaken by the BIA. To reflect actual maintenance costs of current tree lights and horticulture, the BIA has increased its maintenance cost allocation from \$36,000 to \$58,000 in 2014. The BIA's promotion and advertising expenditure allocation of \$252,500 includes increased funds to improve the Taste of Little Italy, the BIA's signature annual festival, funding for the Good Friday Parade, and website development and maintenance costs. The proposed budget also provides \$23,812 to cover general administrative costs. To offset these expenditures, the BIA has proposed a levy of \$380,269, similar to 2013, increased sponsorships of \$15,000 based on forecasted actual levels, as well as \$3,000 in festival revenue. The City is also expected to return \$26,013 in appeal provision surpluses to the BIA. It is recommended that the Little Italy BIA's 2014 Budget of expenditures totalling \$424,282 and a BIA levy of \$380,269 be approved.

The **Little Portugal BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 21, 2013 and its general membership on January 8, 2014. In 2014, this BIA will continue to work collaboratively with the Dundas West BIA to produce the annual Dundas West Fest while increasing its efforts in area marketing and adding a new mural, leading to an increased promotion and advertising expenditure

allocation of \$63,000, a 38.3% increase from 2013 levels. The BIA's proposed budget also includes \$16,072 for general administration (compared to \$8,802 in 2013), which has increased mostly due to the annualized impact of salary costs for its part-time coordinator who was hired part-way through 2013 to help produce the Dundas West Fest and carry out day-to-day tasks. As in 2013, the BIA continues to have no capital budget plans, but has allocated \$14,500 for graffiti removal costs and banner maintenance costs. To fund increased overall costs, the BIA has proposed a levy of \$51,577, a larger draw on accumulated surplus funds of \$38,000. The BIA also expects \$5,101 from a \$5,000 mural grant and \$101 in miscellaneous revenue. The City is also expected to return \$3,583 in appeal provision surplus funds to the BIA. It is recommended that Little Portugal BIA's 2014 Budget of expenditures totalling \$98,261 and a BIA levy of \$51,577 be approved.

The **Mount Dennis BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 4, 2013 and its general membership on December 8, 2013. The BIA's proposed expenditures reflect a significant increase from 2013 levels. This is driven by the BIA's two major initiatives in 2014 to build a new website including a business directory and to add 3 additional pedestrian lights to the area. The BIA's increased budget allocation for promotion and advertising from \$1,500 to \$5,500 is largely comprised of website development costs, but also includes costs associated with the Weston Santa Cost Parade. The BIA has also budgeted \$40,000 for a non-cost-shared pedestrian lighting project. As this will result in additional hanging baskets and planters, the BIA also expects maintenance expenditures to increase moderately by 5.7% to \$9,250. The proposed budget also includes administrative expenditures of \$2,582, similar to 2013 budgeted levels. To balance the budget, the BIA will draw \$40,000 in accumulated surplus funds to cover its capital project costs, and will cover all other costs with an increased levy of \$16,360 and appeal provision surplus funds of \$2,459 to be returned from the City. It is recommended that the Mount Dennis BIA's 2014 Budget of expenditures totalling \$58,819 and a BIA levy of \$16,360 be approved.

The **Oakwood Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 13, 2013 and its general membership on January 8, 2014. In 2014, the BIA will be focusing on marketing, advertising, and promotion, its largest expenditure category of \$12,000. This budget allocation includes a new mural, sponsorships of local events, summer and fall sidewalk sales, and a new Meet the Merchants Celebration. The BIA has also budgeted \$1,500 to purchase new folding chairs with decorative umbrellas, and \$250 to maintain its current holiday decorations. As in 2013, the BIA has proposed a zero levy on members and will only be using accumulated surplus funds of \$11,252 and anticipated grant monies of \$5,000 from the City's Mural Program. These revenues will also offset the BIA's appeal provision deficit of \$135. It is recommended that Oakwood Village BIA's 2014 Budget of expenditures totalling \$16,252 with no BIA levy requirement be approved.

The **Queen Street West BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 13, 2013 and its general membership on December 10, 2013. Since the 2015 Pan Am Games will result in construction restrictions for the BIA, the Board of Management has no plans for major capital

improvements until after this event has ended. Instead, the BIA will be implementing a series of small capital improvements in 2014, including the BIA's gateway, pole wraps, and improvements in the BIA's parkette with a capital budget allocation of \$100,000, same as 2013. To promote the neighbourhood, the BIA has decreased the scope of its Signature Event to help cover the cost of hiring a new marketing coordinator/event planner, resulting in a decreased promotion and advertising budget allocation of \$67,250 and an increased administration budget allocation of \$81,620. The BIA's Board of Management has also made a decision to purchase holiday decorations and install solar-powered lighting for its trees, resulting in an increased maintenance budget allocation of \$39,322. While expenditures have increased from 2013 budgeted levels, the BIA has proposed to maintain its levy on members at \$262,366. The remaining expenditures will be covered from estimated event sponsorships of \$20,000, interest revenue of \$4,500, draws from the BIA's accumulated surplus funds of \$12,811, and appeal provision surplus funds of \$12,366. It is recommended that the Queen Street West BIA's 2014 Budget of expenditures totalling \$312,043 and a BIA levy of \$262,366 be approved.

The ***Sheppard East Village BIA*** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on December 10, 2013 and its general membership on January 21, 2014. In 2014, the BIA will continue to implement the marketing plan it developed in late 2012 and continuing the success of its marketing campaign in 2013. The BIA's proposed marketing and advertising expenditures of \$86,350 will allow the BIA to continue its marketing campaign with additional print material and communication through social media. The BIA has also budgeted \$23,000 for a cost-shared capital project with the City for new hanging baskets as well as a non cost-shared capital project for new banners, to be maintained with a maintenance budget allocation of \$1,000. To fund these initiatives, the BIA has proposed to maintain its levy at \$121,000 and offset higher overall costs with a larger draw of \$22,302 on accumulated surplus funds. Interest revenue is estimated to total \$2,800. The City is also expected to return \$7,480 in appeal provision surplus funds to the BIA. It is recommended that Sheppard East Village BIA's 2014 Budget of expenditures totalling \$153,582 and a BIA levy of \$121,000 be approved.

The Kingsway BIA 2014 Operating Budget was approved at meetings of the BIA's Board of Management on October 23, 2013 and its general membership on December 10, 2013. In 2014, the BIA will be focusing on its signature event, the Taste of the Kingsway, as well as on streetscape beautification. The BIA has budgeted \$329,375 for promotion and advertising activities which continues to be the BIA's largest expenditure category, mostly driven by event expenditures. To continue streetscape beautification, the BIA has also allocated \$139,750 toward capital projects including new benches, irrigation, and the electrical and engineering design phase for six new banner poles anticipated for 2015. The BIA has also budgeted for funds to be earmarked for future use on this large 2015 project. The BIA Board of Management has also included administration expenditures of \$71,227 and maintenance costs of \$81,900, similar to 2013 budgeted levels. To balance its increased budget, the BIA proposes a 2.0% increase to its levy to \$340,324 and a larger draw of \$120,000 from its accumulated surplus funds. Based on 2013 actual levels, the BIA also anticipates that the continued success of the Taste of the Kingsway Festival

will result in approximately \$80,000 in festival sponsorship, and that fees collected from vendors will provide an additional \$90,000 in revenue, for a total of \$170,000. The BIA will also be receiving \$22,867 in appeal provision surplus funds returned from the City. It is recommended that The Kingsway BIA's 2014 Budget of expenditures totalling \$653,191 and a BIA levy of \$340,324 be approved.

The **Trinity Bellwoods 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 13, 2013. In 2014, the BIA will be completing a large \$200,000 Tree Up-lighting capital project financed 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. Although the BIA expects that loan repayment will begin in 2015, it has included \$40,000 in its capital budget allocation to pay down the loan in 2014. It has also set aside \$6,100 to help with future loan repayment instalments which are expected to continue until 2024, for a total 2014 capital budget allocation of \$46,100. The BIA's smaller advertising and promotion budget allocation of \$39,590 also reflects a smaller advertising and promotion campaign intended for 2014 compared to 2013. To help with day-to-day functions and administration, the Board of Management has plans to hire a part-time staff, leading to greater anticipated administration expenses of \$6,932. The BIA has also provided \$800 in its proposed budget for hydro costs associated with the up-lights after they are installed. To fund increased overall expenditures, the BIA has proposed a levy of \$49,623, similar to 2013, but will use increased levels of accumulated surplus funds of \$40,000 and anticipates higher miscellaneous revenue of \$6,250 from the sale of neighbourhood bags. The BIA also expects to receive \$2,060 in appeal provision surplus funds from the City. It is recommended that Trinity Bellwoods BIA's 2014 Budget of expenditures totalling \$97,933 and a BIA levy of \$49,623 be approved.

The **Upper Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on September 17, 2013 and its general membership on November 26, 2013. Because this BIA is currently affected by construction of the Eglinton Crosstown LRT, its priority in 2014 is to promote the area to minimize the impact on local businesses as much as possible, and will also be working closely with Metrolinx and the City to stay informed of construction updates from time to time. In 2014, the BIA has allocated \$54,276 for its promotion, advertising, and marketing expenditure category to update and maintain the BIA website, create a business listing in its flyers and deliver them three times a year, and to encourage the neighbourhood to "Shop Local". The BIA also plans to purchase new hanging baskets, a \$4,500 capital project to be fully funded from the BIA's accumulated surplus funds, and to use approximately \$36,600 to maintain these baskets, current flower pots, furniture, and new snowflake decorations that were purchased in 2013. Based on 2013 actual spending, the BIA anticipates that it will require fewer funds than previously budgeted for administration, and has reflected this in a decreased general administration budget allocation of \$27,616. To fund these expenditures, the BIA has proposed to increase its use of net accumulated surplus funds to \$50,001, resulting in a 6.0% decrease to the levy to \$77,592. The BIA also expects the City to return appeal provision surplus funds of \$2,453. It is recommended that the Upper

Village BIA's 2014 Budget of expenditures totalling \$130,046 and a BIA levy of \$77,592 be approved.

The **Weston Village BIA** 2014 Operating Budget was approved at meetings of the BIA's Board of Management on November 30, 2013 and its general membership on January 28, 2014. For 2014, the BIA will focus on its capital projects and promotional events. Included in the BIA's 2014 capital budget allocation of \$13,500 are two cost-shared capital projects with the City; one for decorative lighting on trees at key locations in the BIA, and one for bike rings. To improve its signature event, the Best of Western Multicultural Festival, and increase the number of events at the Weston Village Farmer's Market, the BIA has also allocated increased funding to these promotional activities with an offsetting decrease in advertising costs, resulting in an overall marketing, advertising, and promotional expenditure allocation of \$38,600, only a 3.6% increase from 2013. The BIA has also increased its maintenance budget allocation by 35.0% to \$32,800 for anticipated repairs on the lighting of its decorative poles and for planting more flowers. The BIA has also budgeted \$75,231 to cover staffing, office rent and storage, and other costs associated with the general administrative activities of the BIA. To offset a larger overall budget, the BIA has proposed a levy of \$105,774, a decrease of 4.4%, but is anticipating more festival sponsorships and Farmers Market festival revenue based on positive results in 2013, for increased total other revenue of \$54,000. The BIA is also expecting to receive appeal provision surplus funds of \$9,973 returned from the City. It is recommended that Weston Village BIA's 2014 Budget of expenditures totalling \$169,747 and a BIA levy of \$105,774 be approved.

The *Wychwood Heights BIA* 2014 Operating Budget was approved at meetings of the BIA's Board of Management on December 12, 2013 and its general membership on January 20, 2014. In 2014, the BIA has budgeted \$57,000 for its new cost-shared capital project to install six clamp-on lights to increase lighting and safety for visitors, as well as the design phase of its Archway Project which was previously postponed. With a promotion and advertising budget allocation of \$40,000, the BIA will also be partnering with two other BIAs to deliver a new festival, and continue to implement various marketing initiatives. The BIA has also decreased its maintenance expenditures from the 2013 budgeted level of \$36,356 to \$19,798 based on low actual spending on flowers and graffiti removal. General administration costs of \$21,968 will arise from hiring a consultant to assist with coordination, meeting expenses, membership dues, and other general administrative expenditures. To cover increased overall costs, the BIA has proposed a BIA levy of \$75,377, similar to 2013, but will increase its use of accumulated surplus funds from \$43,800 to \$69,699. The City is also expected to return \$542 in appeal provision surplus funds to the BIA. It is recommended that the Wychwood Heights BIA's 2014 Budget of expenditures totalling \$145,618 and a BIA levy of \$75,377 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

Baby Point Gates BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	40,000	40,000	45,000
- Other Revenue	3,000	100	0
- Appeal Provision Surplus	2,233	2,233	1,956
- Contribution from Accumulated Surplus	52,779	0	0
Total Revenues	98,012	42,333	46,956
Expenditures:			
- Administration	11,376	2,656	7,865
- Capital	52,000	35,100	0
- Maintenance	10,500	11,191	15,500
- Promotion & Advertising	20,500	12,961	19,500
- Provision for Assessment Appeal Reductions and Write-offs	3,636	1,234	4,091
Total Expenditures	98,012	63,142	46,956
Surplus/(Deficit)	0	-20,809	0

Bloordale Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	85,145	85,145	85,143
- Other Revenue	35,200	79,477	1,000
- Appeal Provision Surplus	7,778	7,778	4,491
- Contribution from Accumulated Surplus	127,460	56,735	31,499
Total Revenues	255,583	229,135	122,133
Expenditures:			
- Administration	24,843	28,797	29,393
- Capital	155,000	75,873	15,000
- Maintenance	3,000	8,254	16,000
- Promotion & Advertising	65,000	114,995	54,000
- Provision for Assessment Appeal Reductions and Write-offs	7,740	1,216	7,740
Total Expenditures	255,583	229,135	122,133
Surplus/(Deficit)	0	0	0

College Promenade BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	124,971	124,971	124,920
- Other Revenue	2,400	6,176	8,063
- Appeal Provision Surplus	12,105	12,105	8,204
- Contribution from Accumulated Surplus	189,543	0	114,475
Total Revenues	329,019	143,252	255,662
Expenditures:			
- Administration	4,808	4,849	4,962
- Capital	300,000	100,843	225,344
- Maintenance	11,600	8,878	13,000
- Promotion & Advertising	1,250	5,000	1,000
- Provision for Assessment Appeal Reductions and Write-offs	11,361	3,373	11,356
Total Expenditures	329,019	122,943	255,662
Surplus/(Deficit)	0	20,309	0

Corso Italia BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	183,395	183,395	220,550
- Other Revenue	100,000	3,138	0
- Appeal Provision Surplus	21,876	21,876	7,144
- Contribution from Accumulated Surplus	200,000	68,048	208,783
Total Revenues	505,271	276,457	436,477
Expenditures:			
- Administration	68,027	66,202	67,496
- Capital	16,140	0	17,000
- Maintenance	67,850	51,328	61,000
- Promotion & Advertising	336,582	151,927	270,931
- Provision for Assessment Appeal Reductions and Write-offs	16,672	8,369	20,050
Total Expenditures	505,271	277,826	436,477
Surplus/(Deficit)	0	-1,369	0

Crossroads of the Danforth BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	100,137	100,137	158,296
- Other Revenue	8,401	16,020	19,501
- Appeal Provision Surplus	5,687	5,687	6,071
Total Revenues	114,225	121,844	183,868
Expenditures:			
- Administration	36,896	31,706	34,027
- Capital	0	0	40,000
- Maintenance	25,066	24,056	27,500
- Promotion & Advertising	43,160	65,975	67,950
- Provision for Assessment Appeal Reductions and Write-offs	9,103	1,091	14,391
Total Expenditures	114,225	122,828	183,868
Surplus/(Deficit)	0	-984	0

Dundas West BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	140,773	140,773	169,030
- Other Revenue	12,600	14,000	14,000
- Appeal Provision Surplus	6,730	6,730	4,560
- Contribution from Accumulated Surplus	93,600	74,253	32,140
Total Revenues	253,703	235,756	219,730
Expenditures:			
- Administration	57,665	54,760	65,164
- Capital	53,000	42,542	0
- Maintenance	82,240	83,830	92,300
- Promotion & Advertising	48,000	42,623	46,900
- Provision for Assessment Appeal Reductions and Write-offs	12,798	7,465	15,366
Total Expenditures	253,703	231,220	219,730
Surplus/(Deficit)	0	4,536	0

Eglinton Hill BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	22,931	22,931	23,667
- Appeal Provision Surplus	1,715	1,715	991
Total Revenues	24,647	24,647	24,658
Expenditures:			
- Administration	11,062	9,933	11,006
- Capital	500	500	500
- Maintenance	5,900	200	5,900
- Promotion & Advertising	5,100	5,100	5,100
- Provision for Assessment Appeal Reductions and Write-offs	2,085	1,050	2,152
Total Expenditures	24,647	16,783	24,658
Surplus/(Deficit)	0	7,864	0

Emery Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	2,466,186	2,466,186	2,675,138
- Other Revenue	40,000	125,000	145,000
- Appeal Provision Surplus	235,460	235,460	46,882
- Contribution from Accumulated Surplus	0	0	436,244
Total Revenues	2,741,647	2,826,646	3,303,264
Expenditures:			
- Administration	609,794	553,794	615,564
- Capital	862,756	847,500	1,107,476
- Maintenance	317,102	283,700	303,030
- Promotion & Advertising	727,796	680,302	1,034,000
- Provision for Assessment Appeal Reductions and Write-offs	224,199	246,232	243,194
Total Expenditures	2,741,647	2,611,528	3,303,264
Surplus/(Deficit)	0	215,118	0

Hillcrest Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	88,044	88,044	93,960
- Other Revenue	1,000	500	0
- Appeal Provision Surplus	12,834	12,834	5,866
- Contribution from Accumulated Surplus	752	0	25,347
Total Revenues	102,630	101,378	125,173
Expenditures:			
- Administration	3,514	5,906	7,423
- Capital	11,450	1,022	23,600
- Maintenance	8,592	10,136	10,908
- Promotion & Advertising	71,070	72,926	74,700
- Provision for Assessment Appeal Reductions and Write-offs	8,004	4,123	8,542
Total Expenditures	102,630	94,113	125,173
Surplus/(Deficit)	0	7,265	0

Junction Gardens BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	253,284	253,284	253,313
- Other Revenue	10,600	21,264	28,500
- Appeal Provision Surplus	18,981	18,981	12,462
- Contribution from Accumulated Surplus	75,000	10,000	110,000
Total Revenues	357,865	303,529	404,275
Expenditures:			
- Administration	104,714	108,961	120,447
- Capital	17,500	4,857	34,000
- Maintenance	46,625	49,387	47,200
- Promotion & Advertising	166,000	127,061	179,600
- Provision for Assessment Appeal Reductions and Write-offs	23,026	13,263	23,028
Total Expenditures	357,865	303,529	404,275
Surplus/(Deficit)	0	0	0

Kennedy Road BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	245,508	245,508	244,303
- Contribution from Accumulated Surplus	30,000	0	45,000
Total Revenues	275,508	245,508	289,303
Expenditures:			
- Administration	41,927	18,045	44,867
- Capital	20,000	50,000	0
- Maintenance	141,700	121,500	143,500
- Promotion & Advertising	46,500	9,200	75,000
- Appeal Provision Deficit	3,062	3,062	3,727
- Provision for Assessment Appeal Reductions and Write-offs	22,319	33,088	22,209
Total Expenditures	275,508	234,895	289,303
Surplus/(Deficit)	0	10,613	0

Lakeshore Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	64,693	64,693	70,995
- Other Revenue	1,500	6,500	14,000
- Appeal Provision Surplus	4,231	4,231	2,233
- Contribution from Accumulated Surplus	7,938	0	20,000
Total Revenues	78,362	75,424	107,228
Expenditures:			
- Administration	15,911	18,361	22,674
- Capital	20,750	20,000	0
- Maintenance	20,000	22,400	26,600
- Promotion & Advertising	15,820	17,000	51,500
- Provision for Assessment Appeal Reductions and Write-offs	5,881	2,715	6,454
Total Expenditures	78,362	80,476	107,228
Surplus/(Deficit)	0	-5,052	0

Leslieville BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	110,000	110,000	110,000
- Other Revenue	0	576	0
- Appeal Provision Surplus	0	0	6,288
- Contribution from Accumulated Surplus	0	0	14,212
Total Revenues	110,000	110,576	130,500
Expenditures:			
- Administration	25,000	12,454	35,000
- Capital	10,000	0	20,000
- Maintenance	5,000	0	5,000
- Promotion & Advertising	60,000	19,018	60,500
- Provision for Assessment Appeal Reductions and Write-offs	10,000	3,712	10,000
Total Expenditures	110,000	35,184	130,500
Surplus/(Deficit)	0	75,392	0

Little Italy BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	380,273	380,273	380,269
- Other Revenue	3,000	47,000	18,000
- Appeal Provision Surplus	17,319	17,319	26,013
Total Revenues	400,592	444,592	424,282
Expenditures:			
- Administration	24,022	23,162	23,812
- Capital	47,500	0	55,400
- Maintenance	36,000	58,409	58,000
- Promotion & Advertising	258,500	237,500	252,500
- Provision for Assessment Appeal Reductions and Write-offs	34,570	5,954	34,570
Total Expenditures	400,592	325,025	424,282
Surplus/(Deficit)	0	119,567	0

Little Portugal BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	51,188	51,188	51,577
- Other Revenue	0	100	5,101
- Appeal Provision Surplus	4,424	4,424	3,583
- Contribution from Accumulated Surplus	17,400	0	38,000
Total Revenues	73,012	55,712	98,261
Expenditures:			
- Administration	8,802	12,853	16,072
- Capital	0	6,322	0
- Maintenance	14,000	12,500	14,500
- Promotion & Advertising	45,557	21,750	63,000
- Provision for Assessment Appeal Reductions and Write-offs	4,653	807	4,689
Total Expenditures	73,012	54,232	98,261
Surplus/(Deficit)	0	1,480	0

Mount Dennis BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	11,281	11,281	16,360
- Appeal Provision Surplus	2,546	2,546	2,459
- Contribution from Accumulated Surplus	0	11,683	40,000
Total Revenues	13,828	25,510	58,819
Expenditures:			
- Administration	2,552	2,039	2,582
- Capital	0	16,164	40,000
- Maintenance	8,750	13,763	9,250
- Promotion & Advertising	1,500	490	5,500
- Provision for Assessment Appeal Reductions and Write-offs	1,026	399	1,487
Total Expenditures	13,828	32,855	58,819
Surplus/(Deficit)	0	-7,345	0

Oakwood 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	0	0	5,000
- Contribution from Accumulated Surplus	15,592	16,358	11,252
Total Revenues	15,592	16,358	16,252
Expenditures:			
- Administration	2,334	1,146	2,367
- Capital	4,600	8,693	1,500
- Maintenance	200	0	250
- Promotion & Advertising	4,600	2,852	12,000
- Appeal Provision Deficit	3,858	3,858	135
- Provision for Assessment Appeal Reductions and Write-offs	0	-191	0
Total Expenditures	15,592	16,358	16,252
Surplus/(Deficit)	0	0	0

Queen Street West BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	262,366	262,366	262,366
- Other Revenue	27,500	8,163	24,500
- Appeal Provision Surplus	4,795	4,795	12,366
- Contribution from Accumulated Surplus	0	0	12,811
Total Revenues	294,661	275,324	312,043
Expenditures:			
- Administration	63,255	61,704	81,620
- Capital	100,000	18,093	100,000
- Maintenance	25,322	22,722	39,322
- Promotion & Advertising	82,233	17,753	67,250
- Provision for Assessment Appeal Reductions and Write-offs	23,851	15,465	23,851
Total Expenditures	294,661	135,737	312,043
Surplus/(Deficit)	0	139,587	0

Sheppard East Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	121,000	121,000	121,000
- Other Revenue	1,425	0	2,800
- Appeal Provision Surplus	5,147	5,147	7,480
- Contribution from Accumulated Surplus	12,445	4,940	22,302
Total Revenues	140,017	131,087	153,582
Expenditures:			
- Administration	32,017	31,967	32,232
- Capital	10,000	10,450	23,000
- Maintenance	2,000	500	1,000
- Promotion & Advertising	85,000	83,790	86,350
- Provision for Assessment Appeal Reductions and Write-offs	11,000	4,380	11,000
Total Expenditures	140,017	131,087	153,582
Surplus/(Deficit)	0	0	0

The Kingsway BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	333,726	333,726	340,324
- Other Revenue	160,699	166,990	170,000
- Appeal Provision Surplus	28,709	28,709	22,867
- Contribution from Accumulated Surplus	50,000	0	120,000
Total Revenues	573,134	529,425	653,191
Expenditures:			
- Administration	72,295	68,068	71,227
- Capital	50,000	48,078	139,750
- Maintenance	87,700	66,929	81,900
- Promotion & Advertising	332,800	327,142	329,375
- Provision for Assessment Appeal Reductions and Write-offs	30,339	9,751	30,939
Total Expenditures	573,134	519,968	653,191
Surplus/(Deficit)	0	9,457	0

Trinity Bellwoods BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	49,755	49,755	49,623
- Other Revenue	2,308	2,251	6,250
- Appeal Provision Surplus	3,521	3,521	2,060
- Contribution from Accumulated Surplus	25,492	15,994	40,000
Total Revenues	81,076	71,521	97,933
Expenditures:			
- Administration	2,969	3,735	6,932
- Capital	10,000	12,272	46,100
- Maintenance	5,000	0	800
- Promotion & Advertising	58,584	54,590	39,590
- Provision for Assessment Appeal Reductions and Write-offs	4,523	924	4,511
Total Expenditures	81,076	71,521	97,933
Surplus/(Deficit)	0	0	0

Upper Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	82,554	82,554	77,592
- Appeal Provision Surplus	8,546	8,546	2,453
- Contribution from Accumulated Surplus	39,610	0	50,001
Total Revenues	130,710	91,100	130,046
Expenditures:			
- Administration	35,891	12,311	27,616
- Capital	0	32,256	4,500
- Maintenance	33,174	19,114	36,600
- Promotion & Advertising	54,140	26,712	54,276
- Provision for Assessment Appeal Reductions and Write-offs	7,505	4,506	7,054
Total Expenditures	130,710	94,899	130,046
Surplus/(Deficit)	0	-3,799	0

Weston Village BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	110,625	110,625	105,774
- Other Revenue	36,000	50,261	54,000
- Appeal Provision Surplus	2,175	2,175	9,973
Total Revenues	148,800	163,061	169,747
Expenditures:			
- Administration	73,693	67,199	75,231
- Capital	3,500	4,949	13,500
- Maintenance	24,300	38,538	32,800
- Promotion & Advertising	37,250	33,932	38,600
- Provision for Assessment Appeal Reductions and Write-offs	10,057	5,279	9,616
Total Expenditures	148,800	149,897	169,747
Surplus/(Deficit)	0	13,164	0

Wychwood Heights BIA 2014 Budget Summary			
	2013 Approved Budget	2013 Projected Actual	2014 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	75,378	75,378	75,377
- Other Revenue	1,000	0	0
- Appeal Provision Surplus	6,601	6,601	542
- Contribution from Accumulated Surplus	43,800	0	69,699
Total Revenues	126,780	81,979	145,618
Expenditures:			
- Administration	20,871	8,406	21,968
- Capital	26,000	0	57,000
- Maintenance	36,356	10,838	19,798
- Promotion & Advertising	36,700	20,172	40,000
- Provision for Assessment Appeal Reductions and Write-offs	6,853	4,339	6,852
Total Expenditures	126,780	43,755	145,618
Surplus/(Deficit)	0	38,224	0

APPENDIX B

Status of Business Improvement Area Budget Submissions	
Business Improvement Area	Stage in Budget Process
Albion-Islington	Pending Council Approval on February 19, 2014
Baby Points Gates	Included in this Report
Bloor Annex	Pending Council Approval on February 19, 2014
Bloor by the Park	Pending Council Approval on February 19, 2014
Bloorcourt Village	Pending Council Approval on February 19, 2014
Bloordale Village	Included in this Report
Bloor Street	Pending Council Approval on February 19, 2014
Bloor West Village	Approved by Council on December 16, 2013
Bloor-Yorkville	Pending Council Approval on February 19, 2014
Cabbagetown	Pending Council Approval on February 19, 2014
Chinatown	Approved by Council on December 16, 2013
Church-Wellesley Village	Pending Council Approval on February 19, 2014
College-Dufferin	Pending Council Approval on February 19, 2014
College Promenade	Included in this Report
Corso Italia	Included in this Report
Crossroads of the Danforth	Included in this Report
Danforth Mosaic	Pending Council Approval on February 19, 2014
Danforth Village	Approved by Council on December 16, 2013
Dovercourt Village	Pending Council Approval on February 19, 2014
Downtown Yonge	Pending Council Approval on February 19, 2014
Dufferin-Finch	Approved by Council on December 16, 2013
Dundas West	Included in this Report
Eglinton Hill	Included in this Report
Emery Village	Included in this Report
Fairbank Village	Approved by Council on December 16, 2013
Financial District	Pending Council Approval on February 19, 2014
Forest Hill Village	Pending Council Approval on February 19, 2014
Gerrard India Bazaar	Approved by Council on December 16, 2013
Greektown on the Danforth	Pending Council Approval on February 19, 2014
Harbord Street	Pending Council Approval on February 19, 2014
Hillcrest Village	Included in this Report
Historic Queen East	Inactive
Junction Gardens	Included in this Report
Kennedy Road	Included in this Report
Kensington Market	Pending Council Approval on February 19, 2014
Korea Town	Approved by Council on December 16, 2013
Lakeshore Village	Included in this Report
Leslieville	Included in this Report
Liberty Village	Pending Council Approval on February 19, 2014
Little Italy	Included in this Report

Little Portugal	Included in this Report
Long Branch	Pending Council Approval on February 19, 2014
Mimico By The Lake	Pending Council Approval on February 19, 2014
Mimico Village	Approved by Council on December 16, 2013
Mirvish Village	Pending Council Approval on February 19, 2014
Mount Dennis	Included in this Report
Mount Pleasant	Pending Council Approval on February 19, 2014
Oakwood Village	Included in this Report
Pape Village	Pending Council Approval on February 19, 2014
Parkdale Village	Approved by Council on December 16, 2013
Queen Street West	Included in this Report
Regal Heights Village	AGM scheduled for March 5, 2014
Riverside District	Approved by Council on December 16, 2013
Roncesvalles Village	Pending Council Approval on February 19, 2014
Rosedale Main Street	Pending Council Approval on February 19, 2014
Sheppard East Village	Included in this Report
shoptheQueensway.com	AGM scheduled (tentative) for March 24, 2014
St. Clair Gardens	Pending Council Approval on February 19, 2014
St. Lawrence Market Neighbourhood	Pending Council Approval on February 19, 2014
The Beach	Pending Council Approval on February 19, 2014
The Danforth	Approved by Council on December 16, 2013
The Dupont Strip	Pending Council Approval on February 19, 2014
The Eglinton Way	Pending Council Approval on February 19, 2014
The Kingsway	Included in this Report
The Waterfront	Pending Council Approval on February 19, 2014
Toronto Entertainment District	Pending Council Approval on February 19, 2014
Trinity Bellwoods	Included in this Report
Upper Village	Included in this Report
Uptown Yonge	Pending Council Approval on February 19, 2014
Village of Islington	Pending Council Approval on February 19, 2014
Weston Village	Included in this Report
West Queen West	Approved by Council on December 16, 2013
Wexford Heights	Pending Council Approval on February 19, 2014
Wilson-Keele	Approved by Council on December 16, 2013
Wychwood Heights	Included in this Report
Yonge-Lawrence Village	Pending Council Approval on February 19, 2014
York-Eglinton	Pending Council Approval on February 19, 2014