Mimico By The Lake Business Improvement Area – Minor Boundary Expansion

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<th>Date:</th>
<th>Tuesday July 15, 2014</th>
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<td>To:</td>
<td>Economic Development Committee</td>
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<td>From:</td>
<td>General Manager, Economic Development and Culture</td>
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SUMMARY

The purpose of this report is to recommend a minor expansion of the Mimico By The Lake Business Improvement Area (BIA) boundary to include the City-owned and Toronto Region Conservation Authority parklands south of the BIA between Douglas Boulevard to the Humber Bay Park West Trail.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by Attachment No. 1 as the amended Mimico By The Lake 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 a 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 Mimico By The Lake Business Improvement Area.

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Mimico By The Lake 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 meeting on March 5, 2013, the Board of Management for the Mimico By The Lake BIA approved a motion to initiate the expansion of the boundaries to include the waterfront trail and the parklands south of the BIA. (See map Attachment No. 1). The expansion was also discussed and endorsed at the BIA’s October 20, 2013 Annual General Meeting.

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 10 percent of the existing assessment value of properties within the existing BIA boundary. 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 total assessment value of the BIA will not increase, as there is no commercial or industrial assessment included within the expansion area, thereby satisfying the 10 percent condition noted above.

The expansion area consists of City road rights-of way and parklands owned by both the City and the Toronto Regional Conservation Authority. Staff from the Toronto Regional Conservation Authority and the Parks, Forestry and Recreation Division have reviewed the proposed expansion and have no objections. The BIA Office has received a letter from the BIA Board formally requesting the City consider their expansion request.

COMMENTS

The proposed boundary expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required. The purpose of the BIA expansion is to explore opportunities with Parks staff on ways to improve linkages between the BIA and the many recreational users of the recently developed waterfront trail.
It is recommended that Council designate the area described by Attachment No. 1 as the amended Mimico By The Lake Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

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SIGNATURE

Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Proposed Mimico By The Lake BIA Minor Boundary Expansion
Proposed Mimico By The Lake BIA Minor Boundary Expansion

Map 1

Mimico By The Lake BIA
Proposed Expansion
Parks

0 20 40 80 120 Metres

Toronto GIS Department
City of Toronto

Parks

Mimico By The Lake – Minor Expansion