The Village of Islington Business Improvement Area (BIA) - Minor Boundary Expansion

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<th>July 14, 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 Village of Islington Business Improvement Area (BIA) boundary including City owned lands within a portion of the Six Points interchange reconfiguration south west of the current BIA boundary to Bloor Street.

**RECOMMENDATIONS**

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by attachment No. 1 as the expanded Village of Islington 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 Village of Islington 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 Village of Islington Business Improvement Area.
Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Village of Islington 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 November 20, 2013 the membership of The Village of Islington BIA adopted a motion for a minor expansion to Bloor Street south west of the current BIA boundary.

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 and proposed new boulevards within the reconfiguration of the Six Points interchange. The proposed expanded area begins at the south west current BIA boundary with Kipling Avenue South/Dundas Street East ramp to the west, Bloor Street to the south and Michael Power Place to the east for the purposes of branding, streetscaping and future lighting opportunities. There are four City owned properties within the proposed expansion area. Three are managed by Build Toronto and 1 is used by 22 Division of Toronto Police Services. They are not commercially assessed therefore this expansion is considered minor. The BIA Office has received consent from Build Toronto and Toronto Police supporting the BIAs formal request for the City to consider the proposed 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 Village of Islington BIA boundary would allow the BIA to undertake gateway, streetscaping and lighting improvements, including banners and landscaping as part of the planned Six Points Interchange Reconfiguration project.

The proposed expanded area is an important gateway to The Village of Islington BIA as the reconfiguration of the Six Points interchange will generate an increase of pedestrians who will be residing in the future development area.

It is recommended that Council designate the area described by Attachment No. 1 as the amended Village of Islington 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 Village of Islington BIA Expansion
The Village of Islington Minor Boundary Expansion