



STAFF REPORT ACTION REQUIRED

Proposed Dufferin-Wingold Business Improvement Area (BIA) - Poll Results

Date:	Tuesday December 30, 2014
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	15
Reference Number:	

SUMMARY

The purpose of this report is to recommend that the area shown on Attachment No. 1 be designated as the Dufferin-Wingold Business Improvement Area (BIA).

In accordance with Chapter 19 of the City of Toronto Municipal Code ("Chapter 19"), the City Clerk conducted a poll to determine if there is sufficient support to designate Dufferin Street, between Wingold/Staynor Avenues and Lawrence Avenue West, as a BIA.

The City received a sufficient number of ballots to validate the poll and the majority of accepted ballots were in favour of establishing a BIA. Accordingly, it is recommended that City Council pass a by-law to designate the area described by the map in Attachment No. 1 as the Dufferin-Wingold Business Improvement Area (BIA). Subject to Council's approval, this will be the City's eightieth BIA.

RECOMMENDATIONS

The General Manager, Economic Development and Culture, recommends that:

1. City Council designate, based on the poll results respecting the intention to designate Dufferin-Wingold Business Improvement Area (BIA), the area described by Attachment No. 1 as the Dufferin-Wingold Business Improvement Area (BIA), 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 Dufferin-Wingold Business Improvement Area; and

3. City Council approve those amendments necessary to Schedule "A" of Municipal Code Chapter 19, Business Improvement Areas, to include the Dufferin-Wingold Business Improvement Area (BIA).

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the new BIA. Capital improvements are cost-shared 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 of July 8-11, 2014, City Council adopted item ED32.11 titled Intention to Designate the Proposed Dufferin-Wingold Business Improvement Area (BIA)

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.ED32.11>

The staff report recommended that City Council state its intention to designate Dufferin-Wingold Business Improvement Area under Chapter 19 of the City of Toronto Municipal Code.

ISSUE BACKGROUND

Before passing a by-law to establish a BIA, the Municipal Code requires notice of the proposed by-law be sent by prepaid mail to every person who is listed as an owner and is assessed for rateable property that is in a business property class that is located in the proposed Business Improvement Area using the following documents:

1. Current returned assessment roll; and/or
2. Municipal Connect, Toronto Property System (TPS) or any other related geographic information system (GIS) developed using information from Municipal Property Assessment Corporation (MPAC) and City records.

Any person who receives notice is required to give a copy of the notice to each commercial/industrial tenant of the property to which the notice relates. The Steering Committee provided unaddressed notices to commercial and industrial tenants of those properties receiving notice. The notice included a copy of the ballot with instructions on how to obtain a printable copy of the ballot through the Clerk or from the City's website, along with acceptable forms of proof of tenancy.

A person receiving notice is entitled to complete and submit one ballot regardless of the number of properties or businesses owned by that person within the proposed business improvement area.

The polling period commenced on October 6, 2014, for 60 days, and closed on December 4, 2014.

The City Clerk determines whether all conditions have been met and, if they are, shall issue a certificate affirming the fact.

Council cannot pass a by-law to establish a new Business Improvement Area if:

1. The number of accepted ballots returned fails to exceed the lesser of a minimum of 30 percent of the number of notices mailed or 100 ballots; or
2. Fifty percent or more of the accepted ballots respond in the negative.

COMMENTS

On October 6, 2014, the City Clerk mailed a total of 120 Notices and ballots for the Intention to Designate the Dufferin-Wingold Business Improvement Area (BIA) to all owners of commercial/industrial property assessed for rateable property within the area to determine if there was sufficient support to establish the BIA. One of the ballots mailed was returned by Canada Post, therefore the total number of persons identified to receive notice became 119. In this instance, 36 (30%) ballots were required to be returned by December 4, 2014, the end of the Notice period, to validate the poll. A total of 49 ballots were submitted, satisfying the criteria for the first bench mark as set out in Municipal Code Chapter 19.5H(1).

A total of 36 (73%) of the 49 returned ballots were in favour of designating the Dufferin-Wingold retail area as a BIA, meeting the second bench mark as set out in the Municipal Code Chapter 19.9H(2). A total of 12 (24%) ballots opposed the creation of the BIA, with 1 (2%) spoiled ballot.

Based on the results, it is recommended that Council pass a by-law to designate the area described by Attachment No. 1, as the Dufferin-Wingold BIA.

CONTACT

Marianne Szczuryk
Economic Partnership Advisor, BIA Office
Economic Development and Culture
Tel: 416 392-1820
Fax: 416 392-1380
Email: mszczur@toronto.ca

SIGNATURE

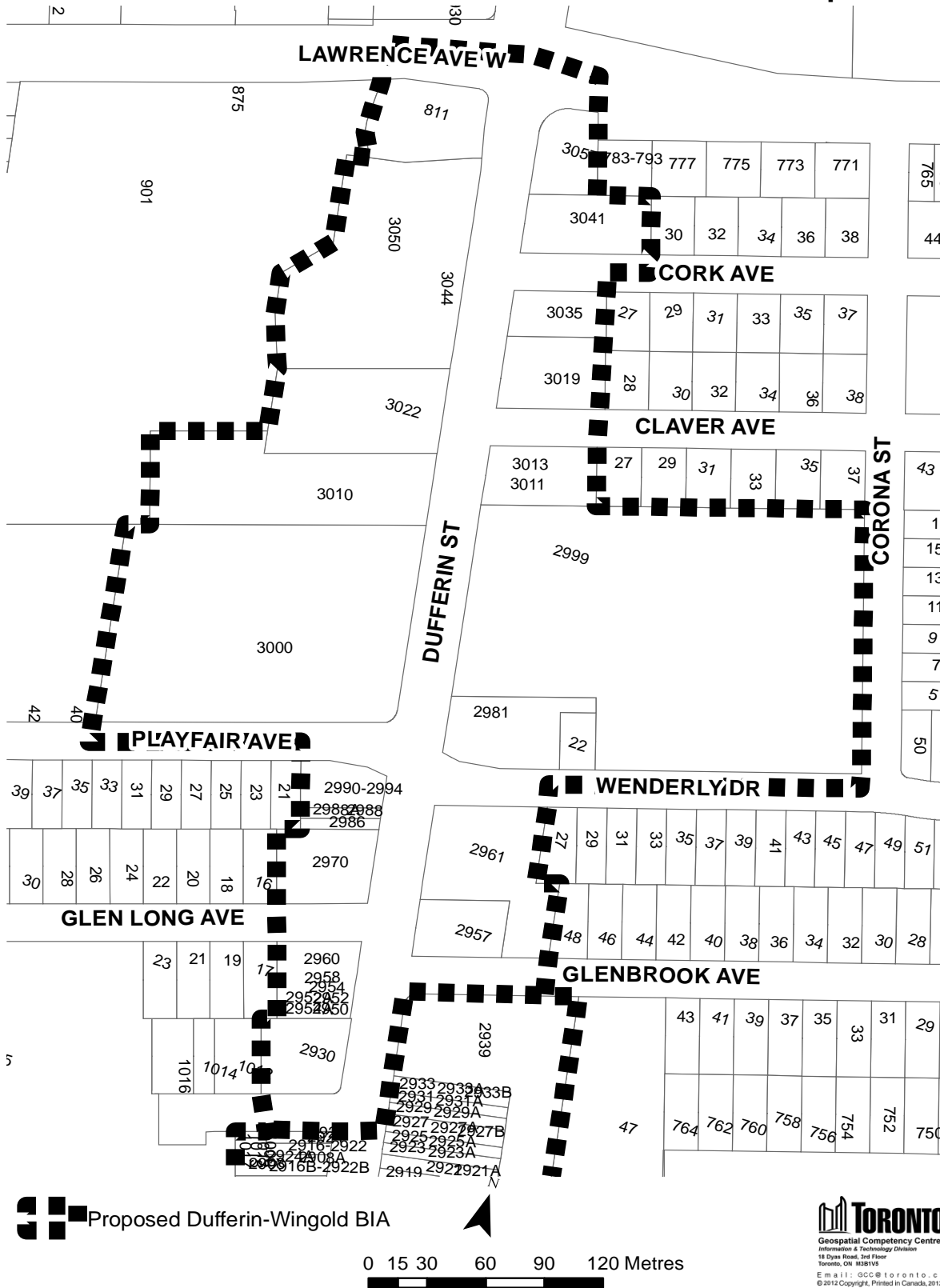
Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENT

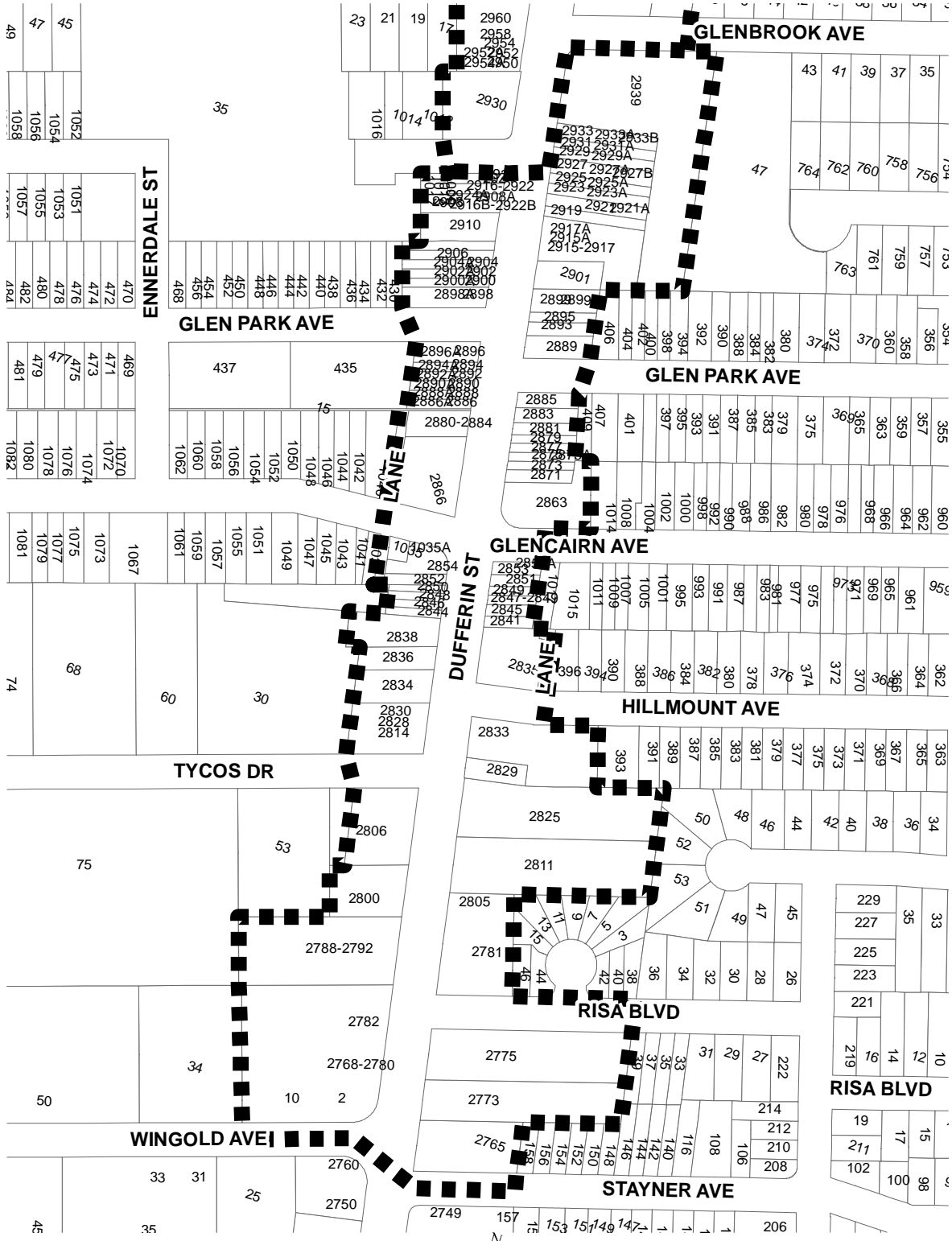
Attachment No. 1: Proposed Dufferin-Wingold BIA Boundary

Proposed Dufferin-Wingold BIA Boundary

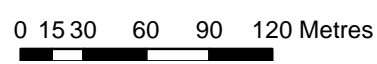
Map 1 of 2



Map 2 of 2



 Proposed Dufferin-Wingold BIA



TORONTO
 Geospatial Competency Centre
 Information & Technology Division
 18 Dundas Road, 3rd Floor
 Toronto, ON M5G 1S5
 E-mail: GGC@toronto.ca
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