



**STAFF REPORT
ACTION REQUIRED**

Business Improvement Areas (BIAs) – 2015 Operating Budgets - Report No. 2

Date:	February 11, 2015
To:	Economic Development Committee
From:	Deputy City Manager & Chief Financial Officer
Wards:	5, 6, 7, 8, 9, 11, 12, 17, 18, 19, 20, 21, 22, 27, 28, 30, 32, 37, 40, 41, 42
Reference Number:	P:\2015\Internal Services\Fp\Bc15002Fp

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 28, 2015 have been reviewed and are reported here. BIA Operating Budgets received after this date will be brought forward in later reports. Of the 78 established BIAs, 50 BIA Budgets are pending City Council approval on February 10, 2015; 25 BIA Budgets are submitted for approval in this report; one BIA Budget will be brought forward as a supplementary report on February 26, 2015; two BIAs are pending submissions; and one BIA is inactive.

The recommendations in this report reflect 2015 Operating Budgets approved by the respective BIAs' Boards of Management and have been reviewed by City staff to ensure BIA budgets reflect Council's approved policies and practices.

RECOMMENDATIONS

The Deputy City Manager & Chief Financial Officer recommends that:

1. The Economic Development Committee adopt and certify to City Council the 2015 recommended expenditures and levy requirements of the following Business Improvement Areas:

Business Improvement Area	2015 Expenditure Estimates (\$)	2015 Levy Funds Required (\$)
Cabbagetown	283,827	191,761
Corso Italia	419,714	201,592
Downtown Yonge	3,247,455	2,508,760
Dufferin-Finch	1,189,368	687,400
Dundas West	234,293	199,933
Eglinton Hill	21,858	21,249
Emery Village	3,000,618	2,505,010
Forest Hill Village	319,229	197,522
Gerrard India Bazaar	261,310	131,920
Kennedy Road	346,881	246,881
Lakeshore Village	92,414	70,445
Leslieville	140,524	110,260
Little Italy	436,161	379,873
Little Portugal	90,195	53,879
Mimico Village	39,999	32,420
Queen Street West	407,546	262,323
Rosedale Main Street	320,996	262,798
Sheppard East Village	169,095	126,256
shoptheQueensway.com	203,814	125,000
St. Clair Gardens	68,995	65,045
The Kingsway	541,268	346,184
Trinity Bellwoods	83,074	51,603
Weston Village	143,788	105,172
Wilson-Keele	306,472	275,580
Wychwood Heights	152,632	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. The total 2015 levy for the 25 BIAs included in his report is \$9,234,243. The total 2014 levy for the 25 BIAs included in this report was \$9,517,069. For 2014, the total BIA levy was \$26,112,371 for all 78 BIAs with 76 BIAs reported active.

All of the 2015 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 2015 Operating Budgets. The BIA budgets have provisions for required capital cost-sharing contributions for those projects approved in 2014 or prior, and carried forward into 2015, as well as new capital cost-share projects submitted for consideration in the 2015 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 2015 budgets were approved are set out below:

Business Improvement Area	Approved by Board of Management	Approved by Membership
Cabbagetown	November 4, 2014	December 8, 2014
Corso Italia	October 6, 2014	December 10, 2014
Downtown Yonge	October 2, 2014	November 27, 2014
Dufferin-Finch	December 1, 2014	January 22, 2015
Dundas West	September 15, 2014	November 24, 2014
Eglinton Hill	October 17, 2014	November 27, 2014
Emery Village	November 17, 2014	January 12, 2015
Forest Hill Village	October 22, 2014	November 25, 2014
Gerrard India Bazaar	October 15, 2014	December 10, 2014
Kennedy Road	September 24, 2014	December 3, 2014
Lakeshore Village	October 9, 2014	November 27, 2014
Leslieville	December 10, 2014	January 26, 2015
Little Italy	October 14, 2014	December 3, 2014
Little Portugal	October 9, 2014	November 25, 2014
Mimico Village	November 11, 2014	December 11, 2014
Queen Street West	November 19, 2014	December 11, 2014

Rosedale Main Street	October 14, 2014	December 10, 2014
Sheppard East Village	November 18, 2014	January 6, 2015
shoptheQueensway.com	October 28, 2014	December 8, 2014
St. Clair Gardens	October 23, 2014	November 27, 2014
The Kingsway	November 19, 2014	January 14, 2015
Trinity Bellwoods	October 14, 2014	November 25, 2014
Weston Village	November 5, 2014	December 1, 2014
Wilson-Keele	October 1, 2014	January 27, 2015
Wychwood Heights	December 18, 2014	January 22, 2015

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 2015 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, 2014 identified either a provision surplus or provision deficit. Since the appeal provisions are held by the City, any 2014 appeal provision surpluses will be returned to the respective BIAs in 2015, and any appeal provision deficits must be funded through the respective BIA’s 2015 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 2015 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 2014 or prior, and carried forward into 2015, and new capital projects submitted for consideration in the 2015 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 proposes a new capital project with the financing options.

Another eligibility criterion 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 ***Cabbagetown BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 4, 2014 and its general membership on December 8, 2014. In 2015, the BIA will prioritize completion of its streetscape improvement project, installation of planting displays, and hosting the annual Cabbagetown Festival. The BIA's administration expenditure category will provide \$84,094 for general expenses such as office supplies and staffing costs. Capital expenditures of \$74,000 are budgeted for a cost-shared streetscape improvement project, and a BIA-funded Christmas Lighting Infrastructure project. Maintenance expenditures are expected to rise to \$45,300 or an increase of 48.5% over its 2014 levels to address increased need for maintenance of plantings and floral displays. Promotion and advertising expenditures of \$63,000 will fund events hosted by the BIA such as the Cabbagetown Festival (\$30,000), Heritage District Event (\$15,000) and Family Day Event (\$10,000). The BIA will receive an appeal provision surplus of \$15,066 and proposes a levy of \$191,761. Other sources of revenue include \$2,000 from the Toronto Heritage Grant Program, \$12,000 from festival revenues, \$60,000 from its net accumulated funds and \$3,000 in miscellaneous revenue generated from events. It is recommended that the Cabbagetown BIA's 2015 Budget of expenditures totalling \$283,827 and a BIA levy of \$191,761 be approved.

The ***Corso Italia BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 6, 2014 and its general membership on December 10, 2014. In 2015, the BIA will be focussing on advertising and beautification to make the area more attractive as a destination location. The BIA allocated \$66,087 for administration expenditures and \$51,000 for maintenance expenditures both of which reflect a decrease of 2% and 16.4% over the 2014 levels respectively. Capital expenditures of \$68,500 are included in the 2015 Budget to support two cost-shared capital projects with the City to install hanging baskets and planters. Other capital expenditures include \$5,000 for banner replacements and a \$40,000 contribution to its capital reserve for a future gateway project. Promotion and advertising expenditures have decreased to \$215,800 or a 20.3% reduction over the 2014 levels based on the 2014 actual experience. The BIA will receive an appeal provision surplus of \$18,122 and proposes a levy of \$201,592. Other sources of revenue include a \$200,000 draw from its net accumulated funds to support the need for capital spending. It is recommended that the Corso Italia BIA's 2015 Budget of expenditures totalling \$419,714 and a BIA levy of \$201,592 be approved.

The ***Downtown Yonge BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 2, 2014 and its general membership on November 27, 2014. In 2014, the BIA's Yonge Love Project was well received and achieved great success as made apparent through the feedback received from the public. In 2015, the BIA plans to expand its boundaries, continue its public realm improvements (laneways) project and increase activity levels of the Clean Streets Team. Administration expenses of \$1,063,870 will provide funding for salary costs, and general office expenses such as rent and professional fees. Capital expenditures of \$545,235 will be spent for continuation of the streetscape improvement project which began in 2014 to improve the

existing laneways for better traffic. This non cost-shared project is expected to be complete in 2015. Maintenance expenditures are budgeted for \$547,500 which captures increased spending incurred by the Clean Streets Team. Clean Streets Team is a vital component of the BIA as it ensures the BIA meets one of its objectives of offering visually appealing business area for both the members and visitors. Downtown Yonge BIA will continue its strong support for promotion and advertising with expenditures totalling \$862,781 to reflect a 58.5% increase over the 2014 level for event programming, including Play the Parks, Scotiabank Buskerfest, Winter Magic and visitor services. The BIA will receive \$566,695 as an appeal provision surplus and other sources of revenue include grant monies from the City's Mural Program and Service Canada for the combined amount of \$45,000, \$81,000 from donations and sponsorships for ongoing programs, and \$46,000 in miscellaneous revenues. There are no planned withdrawals from net accumulated funds. It is recommended that Downtown Yonge BIA's 2015 Budget of expenditures totalling \$3,247,455 and a BIA levy of \$2,508,760 be approved.

The ***Dufferin-Finch BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on December 1, 2014 and its general membership on January 22, 2015. The BIA came into operation for the first year in 2014, successfully opening their new office, securing a security services contract and completing branding projects for the area. In 2015, the Board has set important priorities in creating a membership database, planning studies for future streetscape improvement projects, and marketing and advertising the new BIA. Capital expenditures of \$490,000 will include two cost-shared projects with the City which include \$40,000 for installing banners and \$20,000 for installing street signs. \$150,000 of capital expenditures will retain consultants to conduct a Master Plan for a future streetscape improvement project while an amount of \$280,000 will be contributed to the capital reserve. Maintenance expenditures of \$260,000 will provide funding for newly tendered security contract costs and general cleaning expenses for the area. Administration expenses of \$171,877 will address the increased needs for staffing in 2015, with a total increase of \$69,950 or 68.6% over its 2014 levels. The BIA is increasing promotional and advertising activities for business development and branding. The \$155,500 decrease in promotion and advertising results from transferring security and streetscape plan expenses to appropriate expenditure categories. The BIA is proposing a levy amount of \$687,400, a 14.1% decrease from the prior year and will receive \$4,828 as an appeal provision surplus. The BIA will draw \$497,140 from its net accumulated funds which arose from significant under-spending in promotion and advertising and capital in 2014. It is recommended that Dufferin-Finch BIA's 2015 Budget of expenditures totalling \$1,189,368 and a BIA levy of \$687,400 be approved.

The ***Dundas West BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on September 15, 2014 and its general membership on November 24, 2014. The Board introduced two initiatives: increasing the business area's visibility through aggressive marketing, and expanding its annual Dundas West Festival, a signature event which the Little Portugal BIA also benefits from. Administration expenditures of \$60,567 reflect a modest decrease of 7.1% from 2014, and will provide funds for salaries and professional fees. Maintenance expenditures of \$93,900 are \$1,600 over 2014 levels to provide ongoing maintenance of the horticulture displays. The BIA is

increasing its promotion and advertising expenditures by \$14,750 or 31% over the 2014 levels, for a total of \$61,650, primarily to support its signature event – Dundas West Fest. Currently, there are no planned capital projects for the BIA. The BIA proposes a levy of \$199,933 with other sources of revenue including \$5,000 of City Mural Grant, and \$24,500 of additional revenue generated from Dundas West Fest. The BIA will receive an appeal provision surplus of \$4,860. It is recommended that Dundas West BIA's 2015 Budget of expenditures totalling \$234,293 and a BIA levy of \$199,933 be approved.

The ***Eglinton Hill BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 17, 2014 and its general membership on November 27, 2014. The BIA's goal in 2015 is to brand the area through promotional events to raise awareness of the Eglinton Hill BIA and attract more visitors. Administration expenses are budgeted for \$9,426 to cover general office expenses including the Annual General Meeting and staffing costs. Maintenance expenses of \$2,000 will provide for the preservation of trees in the area and pedestrian lighting costs. Promotion and advertising expenses of \$8,500 will provide funding for various festivals and events held during Spring and Fall seasons of the year. There are no planned capital projects in 2015. The BIA will receive \$609 as an appeal provision surplus and the proposed 2015 levy is \$21,249. There are no plans to draw any funds from the net accumulated funds. It is recommended that Eglinton Hill BIA's 2015 Budget of expenditures totalling \$21,858 and a BIA levy of \$21,249 be approved.

The ***Emery Village BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 17, 2014 and its general membership on January 12, 2015. In 2015, Emery Village BIA will complete two capital improvement projects on Islington Avenue, Weston Road and Finch Avenue, the roads and lighting improvement projects. The Board of Management also will continue to publish the Emery Village (EV) Voice newspaper, maintaining its current marketing levels to increase exposure of the area and complete the transportation studies for the Clayson Road Widening project. Emery Village BIA continues to allocate a major share of the total expenditures for promotion and advertising expenses of \$1,153,000 including security costs, advertisement costs and the annual Emery Village Voice newspaper. Administration expenditures of \$610,564 will provide funding for staffing, office rent and professional fees which remain stable over 2014 levels. Maintenance expenditures of \$313,094 will ensure sufficient support for repairs and maintenance for horticulture and holiday decorations, and sidewalk pressure washing. The Emery Village BIA is budgeting \$696,232 for capital expenditures which includes one cost-shared capital project with the City, Corridor Enhancements project. The BIA will provide funding for a lighting replacement project on Islington Avenue, Weston Road and Finch Avenue, and a consultant fee to promote architectural drawings to address the required road improvements on Clayson Road. Additionally, \$300,000 will be contributed to its capital reserve. The BIA proposes a levy of \$2,505,010 and will receive an appeal provision surplus of \$330,608. Other sources of funding are \$5,000 from the Mural Grant Program from the City and \$160,000 drawn from its net accumulated funds. It is recommended that Emery Village BIA's 2015 Budget of expenditures totalling \$3,000,618 and a BIA levy of \$2,505,010 be approved.

The ***Forest Hill Village BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 22, 2014 and its general membership on November 25, 2014. In 2014, the BIA accomplished numerous objectives such as the roll out of the Shop Local campaign, website redesign, and maintenance and beautification of the Village to enhance the presentation of the business area. Capital expenditures of \$150,000 include two cost-shared projects with the City: \$37,500 for Suydam Park North Gateway Streetscape project, and \$37,500 for Thelma Avenue streetscape improvement project. The BIA also budgeted \$50,000 for Parking Relief Program and an additional \$25,000 to add to the Suydam Park North Gateway streetscape project. Administration expenditures of \$66,272 will cover the office expenses such as rent; maintenance expenditures include \$30,000 for horticulture protection and preservation. Promotion and advertising expenditures are allocated \$55,000 which will allow the BIA to increase its advertisement activities through newspapers and flyers, and fund the operating costs of the Forest Hill Village Harvest Festival. The BIA proposes a levy of \$197,522 with minimal change from its 2014 levels, and will receive an appeal provision surplus of \$6,707. The BIA will draw \$115,000 from its net accumulated funds. It is recommended that Forest Hill Village BIA's 2015 Budget of expenditures totalling \$319,229 and a BIA levy of \$197,522 be approved.

The ***Gerrard India Bazaar BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 15, 2014 and its general membership on December 10, 2014. In 2014, the BIA experienced success with its signature event - Festival of South Asia. The BIA strives to offer high shopping quality for visitors in 2015 through the improved services delivered by events and smaller venues such as Vaisakhi and Diwali. Administration expenditures totalling \$48,317, a 33.3% decrease from 2014 levels, reflect the conversion of a full-time employee to a part-time employee. Two cost-shared capital projects are planned with the City for a total of \$30,000, for installation of planters and benches in the area. Maintenance expenditures remain at \$20,500, a 2.4% decrease from the prior year. Promotion and advertising expenditures are budgeted \$150,500 for the signature event – Festival of South Asia, smaller events and advertising costs. The BIA proposes a total levy of \$131,920, of which \$10,000 is secured through Celebrate Ontario and City Mural Grants, \$70,000 secured through donations and sponsorships and \$4,000 secured through miscellaneous revenues. The BIA expects to receive \$7,390 as an appeal provision surplus and plans to draw \$38,000 from its net accumulated funds to lessen the increased pressures on the levy requirement. It is recommended that Gerrard India Bazaar BIA's 2015 Budget of expenditures totalling \$261,310 and a BIA levy of \$131,920 be approved.

The ***Kennedy Road BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on September 24, 2014 and its general membership on December 3, 2014. In 2015, the completion of the streetscape improvement project will be the most crucial project for the BIA. Maintenance expenditures are allocated \$205,500 or 62.7% of the total expenditures of \$346,881 which will address such priority tasks as providing excellent care for its plantings and floral displays, and security for visitors. The BIA is allocating \$35,000 to capital expenditures for benches installation as a cost-shared capital project with the City for \$15,000, and \$20,000 for a gateway feature design, fully funded

by the BIA. Administration expenditures of \$25,967 will pay for consultant fees, and promotion and advertising expenditures of \$39,000 will fund newsletters and websites. The BIA is expected to contribute \$18,970 as a result of an appeal provision deficit while planning to withdraw \$100,000 from its net accumulated funds to lower the pressure arising from growing needs for maintenance. It is recommended that Kennedy Road BIA's 2015 Budget of expenditures totalling \$346,881 and a BIA levy of \$246,881 be approved.

The **Lakeshore Village BIA** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 9, 2014 and its general membership on November 27, 2014. Lakeshore Village BIA takes pride in extensive offerings of festivals and events such as the Shorefront Festival and Skate on 8th. In 2015, BIAs in Ward 6, including Lakeshore Village BIA, are planning for a joint streetscape improvement project; therefore, no capital expenditures are expected for the BIA in 2015. Promotion and advertising expenditures continue to be the largest category for a total of \$46,250 representing 50% of the total expenditures of \$92,414. Promotional events include Shorefront Festival, Christmas Celebration, and year-round marketing and advertising initiatives for branding of the area. Other expenditures include administration expenditures of \$18,614 for general expenses such as office rent, and promotional and event consultant fees. Maintenance expenditures of \$21,146 will provide plantings and floral display preservation. The BIA is expected to receive \$6,969 as an appeal provision surplus and other sources of revenue include \$4,000 of donations and sponsorships, and use \$11,000 of net accumulated funds. It is recommended that Lakeshore Village BIA's 2015 Budget of expenditures totalling \$92,414 and a BIA levy of \$70,445 be approved.

The **Leslieville BIA** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on December 10, 2014 and its general membership on January 26, 2015. In 2015, the BIA will increase its marketing activities in conjunction with the Pan Am Games 2015, and install additional banner poles and benches in preparation for the Games. Promotion and advertising expenditures of \$66,000 have been budgeted for two signature events: Wanderlust and Summerlust and other smaller events at the area. Administrative expenditures of \$34,500 and maintenance expenditures of \$5,000 are budgeted. Two cost-shared capital projects are planned to install benches, and banner poles for \$25,000. The BIA proposes a levy of \$110,260 with minimal changes from the 2014 levels and will receive an appeal provision surplus of \$10,264. The BIA will draw \$20,000 from its net accumulated funds to fund the increased pressure from its capital projects. It is recommended that Leslieville BIA's 2015 Budget of expenditures totalling \$140,524 and a BIA levy of \$110,260 be approved.

The **Little Italy BIA** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 14, 2014 and its general membership on December 3, 2014. In 2014, the BIA successfully secured sponsorships for the Taste of Little Italy signature event, and completed a beautification project including installations of flower baskets in summer and holiday baskets in winter. While the BIA continues to improve and offer a unique experience to visitors through the signature event, the BIA also plans to undertake a re-branding project in 2015 to raise awareness of the business area and

prepare capital improvement proposals. The BIA will spend \$308,600 in promotion and advertising for the Taste of Little Italy signature event for \$230,000, and other advertising. Other expenses include \$24,027 for administration expenses, and \$69,000 for maintenance and repair costs for its plantings and floral displays. The BIA has not planned any short-term capital projects but expects to bring forward with a new streetscape improvement project between Euclid Street and Bathurst Street in the future. The BIA will receive an appeal provision surplus of \$38,288 and other revenues include \$15,000 of donations and sponsorships, and \$3,000 generated from festivals. It is recommended that Little Italy BIA's 2015 Budget of expenditures totalling \$436,161 and a BIA levy of \$379,873 be approved.

The ***Little Portugal BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 9, 2014 and its general membership on November 25, 2014. Little Portugal BIA's annual objectives and priorities focus on the Dundas West Fest event which provides significant visibility and awareness for the area businesses. In 2015, the BIA will support the jointly produced signature event – Dundas West Fest with Dundas West BIA which will significantly increase the visibility, traffic and sales for the members. The BIA's 2015 proposed budget includes \$21,797 for general administration, \$10,500 for maintenance of banners and graffiti removal, and \$53,000 for promotion and advertising which is comprised of \$40,000 for the Dundas West Fest and \$13,000 for marketing and advertising. There are currently no planned capital projects for the BIA. The BIA will receive an appeal provision surplus of \$5,316 while planning to withdraw \$15,000 from its net accumulated funds. Other sources of revenue include \$6,000 in donations and sponsorships, and \$10,000 of miscellaneous revenue generated through its events. It is recommended that Little Portugal BIA's 2015 Budget of expenditures totalling \$90,195 and a BIA levy of \$53,879 be approved.

The ***Mimico Village BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 11, 2014 and its general membership on December 11, 2014. In 2015, the BIA will host its 12th annual signature event – Tulip Festival which generated a high visitor count in 2014. Mimico Village will also focus on its Master Plan for a streetscape improvement project with other BIAs in Ward 6 in 2015. The BIA is allocating \$13,750 for capital expenditures, including two cost-shared projects with the City: Banners and Street Signs installation projects for \$3,500 and \$3,250 respectively. In addition, the BIA will contribute \$5,000 to its capital reserve for the future joint streetscape improvement project. A total of \$17,900 for promotion and advertising which will fund event costs associated with the Tulip Festival and BIA newsletters. Other expenditure categories include \$2,367 for administrative expenses, and \$3,035 for maintenance of horticulture. The BIA proposes a total levy of \$32,420 with other sources of revenue including \$5,000 in donations for the Tulip Festival. An appeal provision surplus of \$2,579 will be returned to the BIA from the City. It is recommended that Mimico Village BIA's 2015 Budget of expenditures totalling \$39,999 and a BIA levy of \$32,420 be approved.

The ***Queen Street West BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 19, 2014 and its general membership on December 11, 2014. In 2015, the BIA's objective will be to prepare for a major streetscape improvement project following the closing of the Pan Am Games 2015 while increasing marketing initiatives to promote the business area. The largest expenditure category is capital which includes \$100,000 for a streetscape improvement project which the costs will be shared equally with the City. Another \$100,000 will be spent as a contribution to its capital reserve. Administration expenditures of \$81,670 will fund salaries for staff, professional fees and retaining heritage consultants and marketing consultants for the streetscape improvement project. Other expenditure categories include maintenance expenses of \$31,828 for graffiti removal and horticulture, and promotion and advertising expenses of \$70,200 for the BIA's signature event and three major events such as Spring Campaign and Out of Site Event. The BIA proposes a total levy of \$262,323 with minimal change from its 2014 levels and will receive \$5,223 as an appeal provision surplus. The BIA will also secure \$20,000 in sponsorships for its annual Out of Site event from major supporters such as CityTV and utilize \$120,000 from its net accumulated funds to offset the increased spending needs for capital. It is recommended that Queen Street West BIA's 2015 Budget of expenditures totalling \$407,546 and a BIA levy of \$262,323 be approved.

The ***Rosedale Main Street BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 14, 2014 and its general membership on December 10, 2014. In 2015, the BIA will add more visitor-friendly events, and new marketing initiatives to rebrand the business area as a preferred shopping and dining destination for the visitors. The BIA has allocated \$67,305 to administrative expenses which covers full-time employee salaries and general office expenses such as rent. The BIA is planning for a Gateway Design capital project for \$30,000 which will be fully funded by the BIA. Maintenance expenditures of \$87,800 represents a decrease of \$31,700 or 26.5% from its 2014 levels to adjust for the over-budgeted winter plantings based on actual experience. Promotion and advertising expenditures of \$112,000 include \$90,000 of operational costs to be incurred by the Art Fair and Cavalcade of Lights events. The BIA proposes a total levy amount of \$262,798 with 0.1% change from its previous year while \$15,000 of donations and sponsorships will be secured through events. The BIA will receive an appeal provision surplus of \$7,198 and plans to draw \$36,000 from its net accumulated funds. It is recommended that Rosedale Main Street BIA's 2015 Budget of expenditures totalling \$320,996 and a BIA levy of \$262,798 be approved.

The ***Sheppard East Village BIA*** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 18, 2014 and its general membership on January 6, 2015. The BIA's primary objective in 2015 is continuing to develop its floral program for enhanced horticulture maintenance, and further promote its business area through social media and the BIA's website. The largest expenditure category is promotion and advertising expenses of \$84,100 which will provide funding for marketing initiatives, distribution of brochures and website maintenance. The BIA has planned a short-term cost shared capital project with the City for the amount of \$9,000 to install

additional floral planters. An additional \$14,000 will be spent for various business signs and banners, completely funded by the BIA. The BIA has budgeted \$32,517 for administration costs, and \$18,000 for general maintenance of its horticulture. The BIA proposed levy is \$126,256 with other sources of revenue from a \$3,532 appeal provision surplus, \$1,800 earned through events, and \$37,507 drawn from net accumulated funds. It is recommended that Sheppard East Village BIA's 2015 Budget of expenditures totalling \$169,095 and a BIA levy of \$126,256 be approved.

The *shoptheQueensway.com* BIA 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 28, 2014 and its general membership on December 8, 2014. In 2015, the BIA will focus on completing the streetscape improvement project for the newly expanded boundaries including Royal York Road to Park Lawn Road. The BIA allocates capital expenditures of \$163,486 which will provide funding for the above mentioned streetscape improvement project, comprising BIA funded costs of \$29,486 and the shared costs of \$134,000 with the City. Other expenditures include \$25,476 for administration expenses, \$2,100 for maintenance expenses and \$1,000 for promotion and advertising expenses. Comparative to its 2014 levels, the BIA's spending on promotion and advertising has decreased from \$9,716 to \$1,000 as no events or festivals are planned, with the priority placed on execution of the streetscape improvement project. The BIA proposes a levy of \$125,000 which remains unchanged from the previous year with \$78,814 to be drawn from its net accumulated funds arising from unspent capital expenditures in 2014. The BIA will contribute \$388 as an appeal provision deficit. It is recommended that shoptheQueensway.com BIA's 2015 Budget of expenditures totalling \$203,814 and a BIA levy of \$125,000 be approved.

The *St. Clair Gardens* BIA 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 23, 2014 and its general membership on November 27, 2014. The BIA will enhance its Cavalcade of Lights Event display for visitor attraction, and upgrade the existing website and social media accounts which will provide useful information about the area. The BIA has budgeted \$34,500 for maintenance of its horticulture, holiday decorations and storage; \$7,507 for administration expenses to cover general office expenses such as professional fees and office equipment; and \$15,194 for promotion and advertising to create a new event for the BIA. Capital expenditures of \$4,500 will provide funding for a banner replacement project fully funded by the BIA. The BIA proposes a levy of \$65,045 with minimal changes from its previous year and will receive \$1,350 as an appeal provision surplus. Other revenue includes \$2,600 from festivals which the BIA is currently in the process of creating. To balance the Budget, the BIA will contribute \$1,381 to its net accumulated funds. It is recommended that St. Clair Gardens BIA's 2015 Budget of expenditures totalling \$68,995 and a BIA levy of \$65,045 be approved.

The Kingsway BIA 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 19, 2014 and its general membership on January 14, 2015. In 2015, the main objective for the BIA is ensuring success of the signature event – Taste of the Kingsway which is funded by sponsorship monies. Taste of the Kingsway Festival has been a great success for the BIA and is projected to grow. Promotion and advertising expenses of \$322,800 will primarily fund the aforementioned signature event, and smaller events such as the Merchant Get Together, and Pumpkinfest. Administration expenditures of \$74,872 will cover general expenses such as salaries and benefits, and \$79,500 for maintenance of banners, plantings, holiday decorations and lighting. \$32,625 is allocated for capital expenditures, including two cost-shared projects with the City as lighting project for \$30,000 and \$2,625 for adding benches to the area. The BIA proposes a levy of \$346,184 which represents a 1.7% increase from its 2014 levels. Other sources of revenue include \$27,084 from appeal provision surplus, \$80,000 from donations and sponsorships from the festivals and \$88,000 of revenue generated through the BIA's events and festivals. It is recommended that The Kingsway BIA's 2015 Budget of expenditures totalling \$541,268 and a BIA levy of \$346,184 be approved.

The **Trinity Bellwoods BIA** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 14, 2014 and its general membership on November 25, 2014. In 2014, the BIA displayed an exceptional performance in earning the international award "Best Outdoor Parking Lot" given by the International Parking Association and created a successful Do Photo joint event hosted with Scotiabank, which is the largest photography festival in the world. In 2015, the BIA will focus on completion of its lighting project. A total of \$40,000 will provide funding for the capital financed project providing lighting installations as part of the grand scheme of streetscape improvement. The BIA allocates \$27,590 for promotion and advertising expenditures which will fund for the operational costs of Toronto Design Fest and Do Photo events. Other expenditures include \$9,193 for administration expenses and \$1,600 for maintenance expenses. The BIA will receive an appeal provision surplus of \$2,816 and proposes a levy of \$51,603. Other sources of funding include \$28,455 from its net accumulated funds, and \$200 from miscellaneous revenue. It is recommended that Trinity Bellwoods BIA's 2015 Budget of expenditures totalling \$83,074 and a BIA levy of \$51,603 be approved.

The **Weston Village BIA** 2015 Operating Budget was approved at meetings of the BIA's Board of Management on November 5, 2014 and its general membership on December 1, 2014. Weston Village BIA continues to offer a remarkable experience to its visitors through the annual Weston Village Santa Claus Parade which marked its 35th anniversary in 2014. In 2015, the BIA will place additional murals in key business areas, conduct research on the potential feasibility of boundary expansions for the BIA and minimize the disruption caused by the street closures due to GO Transit construction. The BIA ceased all capital spending in 2015 in response to the ongoing construction that prevented the BIA from installing the previously approved lighting project. Other expenditures include \$68,667 for administrative costs to cover salaries and general office expenses, \$29,600 for maintenance of its horticulture and Farmer's Market maintenance costs, and \$35,960 for promotion and advertising expenses which will be spent on the annual Santa Claus

Parade, Best of Weston Multicultural Festival and miscellaneous marketing costs such as newsletters. The BIA will receive an appeal provision surplus of \$4,616 while the levy is proposed at \$105,172 reflecting minimal change from its 2014 levels. Other sources of revenue include \$16,000 from donations and sponsorships for its summer and winter events, and \$18,000 in festival revenues. It is recommended that Weston Village BIA's 2015 Budget of expenditures totalling \$143,788 and a BIA levy of \$105,172 be approved.

The *Wilson-Keele BIA* 2015 Operating Budget was approved at meetings of the BIA's Board of Management on October 1, 2014 and its general membership on January 27, 2015. Wilson-Keele BIA's first year of operations began in 2014 and the BIA successfully secured the 2014 City Mural Grant, and completed the beautification project in the area. In 2015, the two high priority tasks are installation of street signs and floral hanging baskets, and developing a BIA exclusive signature event. The 2015 Operating Budget includes administration expenditures of \$73,136 for staffing costs and office expenses; maintenance expenditures of \$82,507 for preserving and maintaining the horticulture; and promotion and advertising expenditures of \$60,200 for the Sidewalk Sale event, various advertising costs such as newsletters and radio, and a master plan costs associated with the creation of a new signature event. The BIA has planned three cost-shared capital projects with the City, totalling \$21,000 which will provide funding for installation of banners, hanging baskets and street signs. \$35,000 will be contributed to the capital reserve, resulting in combined capital expenditures of \$56,000. The BIA proposes a levy of \$275,580 with no changes from the previous year. Another \$30,892 will be utilized from net accumulated funds. The BIA will contribute \$9,576 as a result of appeal provision deficit. It is recommended that Wilson-Keele BIA's 2015 Budget of expenditures totalling \$306,472 and a BIA levy of \$275,580 be approved.

The *Wychwood Heights BIA* 2015 Operating Budget was approved at meetings of the BIA's Board of Management on December 18, 2014 and its general membership on January 22, 2015. In 2014, the BIA's accomplishments included the rollout of its own website, and installation of banners and lighting in the area. Subsequently, 2015 objectives include installation of a gateway feature at the Pinewood Parking Lot, increased marketing initiatives to raise the presence of the BIA, and successful event hosting. Total capital expenditures of \$63,250 comprise of two cost shared capital projects with the City, to deliver lighting and tree guards installations, and retaining a consultant to develop a design details proposal for the two capital projects. The BIA budgets \$22,775 for administration expenses, \$20,755 for maintenance expenses, and \$39,000 for promotion and advertising. The BIA plans to draw \$74,565 from its net accumulated funds thereby proposing the levy of \$75,377 with no changes from its previous year. The BIA will receive \$2,690 as appeal provision surplus. It is recommended that Wychwood Heights BIA's 2015 Budget of expenditures totalling \$152,632 and a BIA levy of \$75,377 be approved.

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SIGNATURE

Roberto Rossini
Deputy City Manager & Chief Financial Officer

ATTACHMENTS

Appendix A – BIA Budget Summary
Appendix B – Status of BIA Budget Submissions

APPENDIX A

Cabbagetown BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	185,775	185,775	191,761	3%
- Other Revenue	32,600	17,000	17,000	(48%)
- Appeal Provision Surplus	4,608	4,608	15,066	227%
- Contribution from Accumulated Surplus	0	0	60,000	N/A
Total Revenues	222,983	207,383	283,827	27%
Expenditures:				
- Administration	84,094	75,724	84,094	0%
- Capital	34,000	7,500	74,000	118%
- Maintenance	30,500	54,044	45,300	49%
- Promotion & Advertising	57,500	47,366	63,000	10%
- Contribution to Accumulated Surplus	0	16,072	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	16,889	6,677	17,433	3%
Total Expenditures	222,983	207,383	283,827	27%
Surplus/(Deficit)	0	0	0	N/A

Corso Italia BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	220,550	220,550	201,592	(9%)
- Appeal Provision Surplus	7,144	7,144	18,122	154%
- Contribution from Accumulated Surplus	208,783	14,523	200,000	(4%)
Total Revenues	436,477	242,217	419,714	(4%)
Expenditures:				
- Administration	67,496	67,367	66,087	(2%)
- Capital	17,000	5,200	68,500	303%
- Maintenance	61,000	51,000	51,000	(16%)
- Promotion & Advertising	270,931	113,800	215,800	(20%)
- Provision for Assessment Appeal Reductions and Write-offs	20,050	4,850	18,327	(9%)
Total Expenditures	436,477	242,217	419,714	(4%)
Surplus/(Deficit)	0	0	0	N/A

Downtown Yonge BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	2,459,199	2,459,199	2,508,760	2%
- Other Revenue	154,946	128,520	172,000	11%
- Appeal Provision Surplus	261,882	261,882	566,695	116%
Total Revenues	2,876,027	2,849,601	3,247,455	13%
Expenditures:				
- Administration	1,183,300	1,269,605	1,063,870	(10%)
- Capital	478,700	428,122	545,235	14%
- Maintenance, Clean & Safe Streets	445,959	465,027	547,500	23%
- Promotion & Advertising	544,504	559,057	862,781	58%
- Contribution to Accumulated Surplus	0	307,497	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	223,564	-179,707	228,069	2%
Total Expenditures	2,876,027	2,849,601	3,247,455	13%
Surplus/(Deficit)	0	0	0	N/A

Dufferin-Finch BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	800,390	800,390	687,400	(14%)
- Other Revenue	6,000	0	0	(100%)
- Appeal Provision Surplus	0	0	4,828	N/A
- Contribution from Accumulated Surplus	0	0	497,140	N/A
Total Revenues	806,390	800,390	1,189,368	47%
Expenditures:				
- Administration	101,927	65,362	171,877	69%
- Capital	271,200	150,000	490,000	81%
- Maintenance	0	0	260,000	N/A
- Promotion & Advertising	360,500	7,936	205,000	(43%)
- Contribution to Accumulated Surplus	0	501,968	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	72,763	75,124	62,491	(14%)
Total Expenditures	806,390	800,390	1,189,368	47%
Surplus/(Deficit)	0	0	0	N/A

Dundas West BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	169,030	169,030	199,933	18%
- Other Revenue	14,000	28,300	29,500	111%
- Appeal Provision Surplus	4,560	4,560	4,860	7%
- Contribution from Accumulated Surplus	32,140	16,558	0	(100%)
Total Revenues	219,730	218,448	234,293	7%
Expenditures:				
- Administration	65,164	56,393	60,567	(7%)
- Capital	0	4,229	0	0%
- Maintenance	92,300	88,200	93,900	2%
- Promotion & Advertising	46,900	59,308	61,650	31%
- Provision for Assessment Appeal Reductions and Write-offs	15,366	10,318	18,176	18%
Total Expenditures	219,730	218,448	234,293	7%
Surplus/(Deficit)	0	0	0	N/A

Eglinton Hill BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	23,667	23,667	21,249	(10%)
- Appeal Provision Surplus	991	991	609	(39%)
Total Revenues	24,658	24,658	21,858	(11%)
Expenditures:				
- Administration	11,006	6,660	9,426	(14%)
- Capital	500	0	0	(100%)
- Maintenance	5,900	0	2,000	(66%)
- Promotion & Advertising	5,100	0	8,500	67%
- Contribution to Accumulated Surplus	0	16,996	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	2,152	1,002	1,932	(10%)
Total Expenditures	24,658	24,658	21,858	(11%)
Surplus/(Deficit)	0	0	0	N/A

Emery Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	2,675,138	2,675,138	2,505,010	(6%)
- Other Revenue	145,000	0	5,000	(97%)
- Appeal Provision Surplus	46,882	46,882	330,608	605%
- Contribution from Accumulated Surplus	436,244	0	160,000	(63%)
Total Revenues	3,303,264	2,722,020	3,000,618	(9%)
Expenditures:				
- Administration	615,564	547,187	610,564	(1%)
- Capital	1,107,476	721,232	696,232	(37%)
- Maintenance	303,030	289,000	313,094	3%
- Promotion & Advertising	1,034,000	984,000	1,153,000	12%
- Contribution to Accumulated Surplus	0	63,808	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	243,194	116,793	227,728	(6%)
Total Expenditures	3,303,264	2,722,020	3,000,618	(9%)
Surplus/(Deficit)	0	0	0	N/A

Forest Hill Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	197,740	197,740	197,522	(0%)
- Appeal Provision Surplus	35,648	35,648	6,707	(81%)
- Contribution from Accumulated Surplus	220,000	54,877	115,000	(48%)
Total Revenues	453,388	288,265	319,229	(30%)
Expenditures:				
- Administration	59,412	46,672	66,272	12%
- Capital	300,000	178,605	150,000	(50%)
- Maintenance	30,000	31,029	30,000	0%
- Promotion & Advertising	46,000	25,989	55,000	20%
- Provision for Assessment Appeal Reductions and Write-offs	17,976	5,970	17,957	(0%)
Total Expenditures	453,388	288,265	319,229	(30%)
Surplus/(Deficit)	0	0	0	N/A

Gerrard India Bazaar BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	211,459	211,459	131,920	(38%)
- Other Revenue	83,000	102,960	84,000	1%
- Appeal Provision Surplus	0	0	7,390	N/A
- Contribution from Accumulated Surplus	0	0	38,000	N/A
Total Revenues	294,459	314,419	261,310	(11%)
Expenditures:				
- Administration	72,416	71,184	48,317	(33%)
- Capital	10,000	0	30,000	200%
- Maintenance	21,000	16,709	20,500	(2%)
- Promotion & Advertising	170,725	156,790	150,500	(12%)
- Appeal Provision Deficit	1,094	1,094	0	(100%)
- Contribution to Accumulated Surplus	0	58,999	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	19,224	9,643	11,993	(38%)
Total Expenditures	294,459	314,419	261,310	(11%)
Surplus/(Deficit)	0	0	0	N/A

Kennedy Road BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	244,303	244,303	246,881	1%
- Contribution from Accumulated Surplus	45,000	0	100,000	122%
Total Revenues	289,303	244,303	346,881	20%
Expenditures:				
- Administration	44,867	24,553	25,967	(42%)
- Capital	0	0	35,000	N/A
- Maintenance	143,500	119,500	205,500	43%
- Promotion & Advertising	75,000	23,000	39,000	(48%)
- Appeal Provision Deficit	3,727	3,727	18,970	409%
- Contribution to Accumulated Surplus	0	35,483	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	22,209	38,040	22,444	1%
Total Expenditures	289,303	244,303	346,881	20%
Surplus/(Deficit)	0	0	0	N/A

Lakeshore Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	70,995	70,995	70,445	(1%)
- Other Revenue	14,000	9,125	4,000	(71%)
- Appeal Provision Surplus	2,233	2,233	6,969	212%
- Contribution from Accumulated Surplus	20,000	15,125	11,000	(45%)
Total Revenues	107,228	97,478	92,414	(14%)
Expenditures:				
- Administration	22,674	17,414	18,614	(18%)
- Capital	0	0	0	0%
- Maintenance	26,600	21,346	21,146	(21%)
- Promotion & Advertising	51,500	55,913	46,250	(10%)
- Provision for Assessment Appeal Reductions and Write-offs	6,454	2,805	6,404	(1%)
Total Expenditures	107,228	97,478	92,414	(14%)
Surplus/(Deficit)	0	0	0	N/A

Leslieville BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	110,000	110,000	110,260	0%
- Other Revenue	0	13,335	0	0%
- Appeal Provision Surplus	6,288	6,288	10,264	63%
- Contribution from Accumulated Surplus	14,212	0	20,000	41%
Total Revenues	130,500	129,623	140,524	8%
Expenditures:				
- Administration	35,000	28,136	34,500	(1%)
- Capital	20,000	0	25,000	25%
- Maintenance	5,000	0	5,000	0%
- Promotion & Advertising	60,500	47,012	66,000	9%
- Contribution to Accumulated Surplus	0	49,662	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	10,000	4,813	10,024	0%
Total Expenditures	130,500	129,623	140,524	8%
Surplus/(Deficit)	0	0	0	N/A

Little Italy BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	380,269	380,269	379,873	(0%)
- Other Revenue	18,000	71,000	18,000	0%
- Appeal Provision Surplus	26,013	26,013	38,288	47%
Total Revenues	424,282	477,282	436,161	3%
Expenditures:				
- Administration	23,812	22,827	24,027	1%
- Capital	55,400	101,000	0	(100%)
- Maintenance	58,000	57,100	69,000	19%
- Promotion & Advertising	252,500	261,089	308,600	22%
- Contribution to Accumulated Surplus	0	19,636	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	34,570	15,630	34,534	(0%)
Total Expenditures	424,282	477,282	436,161	3%
Surplus/(Deficit)	0	0	0	N/A

Little Portugal BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	51,577	51,577	53,879	4%
- Other Revenue	5,101	8,750	16,000	214%
- Appeal Provision Surplus	3,583	3,583	5,316	48%
- Contribution from Accumulated Surplus	38,000	0	15,000	(61%)
Total Revenues	98,261	63,910	90,195	(8%)
Expenditures:				
- Administration	16,072	15,826	21,797	36%
- Capital	0	0	0	0%
- Maintenance	14,500	10,396	10,500	(28%)
- Promotion & Advertising	63,000	28,150	53,000	(16%)
- Contribution to Accumulated Surplus	0	9,215	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	4,689	323	4,898	4%
Total Expenditures	98,261	63,910	90,195	(8%)
Surplus/(Deficit)	0	0	0	N/A

Mimico Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	34,377	34,377	32,420	(6%)
- Other Revenue	5,000	5,000	5,000	0%
- Appeal Provision Surplus	1,035	1,035	2,579	149%
Total Revenues	40,412	40,412	39,999	(1%)
Expenditures:				
- Administration	2,077	2,459	2,367	14%
- Capital	13,850	5,000	13,750	(1%)
- Maintenance	3,335	2,960	3,035	(9%)
- Promotion & Advertising	18,025	18,511	17,900	(1%)
- Contribution to Accumulated Surplus	0	10,680	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	3,125	802	2,947	(6%)
Total Expenditures	40,412	40,412	39,999	(1%)
Surplus/(Deficit)	0	0	0	N/A

Queen Street West BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	262,366	262,366	262,323	(0%)
- Other Revenue	24,500	5,000	20,000	(18%)
- Appeal Provision Surplus	12,366	12,366	5,223	(58%)
- Contribution from Accumulated Surplus	12,811	13,375	120,000	837%
Total Revenues	312,043	293,107	407,546	31%
Expenditures:				
- Administration	81,620	31,156	81,670	0%
- Capital	100,000	187,277	200,000	100%
- Maintenance	39,322	36,961	31,828	(19%)
- Promotion & Advertising	67,250	16,125	70,200	4%
- Provision for Assessment Appeal Reductions and Write-offs	23,851	21,588	23,848	(0%)
Total Expenditures	312,043	293,107	407,546	31%
Surplus/(Deficit)	0	0	0	N/A

Rosedale Main Street BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	262,436	262,436	262,798	0%
- Other Revenue	10,000	21,000	15,000	50%
- Appeal Provision Surplus	10,778	10,778	7,198	(33%)
- Contribution from Accumulated Surplus	48,000	0	36,000	(25%)
Total Revenues	331,214	294,214	320,996	(3%)
Expenditures:				
- Administration	65,556	64,157	67,305	3%
- Capital	30,000	0	30,000	0%
- Maintenance	119,500	69,256	87,800	(27%)
- Promotion & Advertising	92,300	90,013	112,000	21%
- Contribution to Accumulated Surplus	0	52,594	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	23,858	18,194	23,891	0%
Total Expenditures	331,214	294,214	320,996	(3%)
Surplus/(Deficit)	0	0	0	N/A

Sheppard East Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	121,000	121,000	126,256	4%
- Other Revenue	2,800	2,128	1,800	(36%)
- Appeal Provision Surplus	7,480	7,480	3,532	(53%)
- Contribution from Accumulated Surplus	22,302	49,557	37,507	68%
Total Revenues	153,582	180,165	169,095	10%
Expenditures:				
- Administration	32,232	32,178	32,517	1%
- Capital	23,000	21,960	23,000	0%
- Maintenance	1,000	15,465	18,000	1,700%
- Promotion & Advertising	86,350	100,069	84,100	(3%)
- Provision for Assessment Appeal Reductions and Write-offs	11,000	10,493	11,478	4%
Total Expenditures	153,582	180,165	169,095	10%
Surplus/(Deficit)	0	0	0	N/A

shoptheQueensway.com BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	125,000	125,000	125,000	0%
- Other Revenue	2,620	0	0	(100%)
- Contribution from Accumulated Surplus	58,714	0	78,814	34%
Total Revenues	186,334	125,000	203,814	9%
Expenditures:				
- Administration	17,884	25,443	25,476	42%
- Capital	145,259	25,000	163,486	13%
- Maintenance	0	1,000	2,100	N/A
- Promotion & Advertising	9,716	650	1,000	(90%)
- Appeal Provision Deficit	2,111	2,111	388	(82%)
- Contribution to Accumulated Surplus	0	59,617	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	11,364	11,179	11,364	0%
Total Expenditures	186,334	125,000	203,814	9%
Surplus/(Deficit)	0	0	0	N/A

St. Clair Gardens BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	65,120	65,120	65,045	(0%)
- Other Revenue	5,000	2,600	2,600	(48%)
- Appeal Provision Surplus	0	0	1,350	N/A
- Contribution from Accumulated Surplus	25,000	28,757	0	(100%)
Total Revenues	95,120	96,477	68,995	(27%)
Expenditures:				
- Administration	11,422	9,407	7,507	(34%)
- Capital	21,000	31,500	4,500	(79%)
- Maintenance	34,500	34,500	34,500	0%
- Promotion & Advertising	22,050	17,050	15,194	(31%)
- Appeal Provision Deficit	228	228	0	(100%)
- Contribution to Accumulated Surplus	0	0	1,381	N/A
- Provision for Assessment Appeal Reductions and Write-offs	5,920	3,792	5,913	(0%)
Total Expenditures	95,120	96,477	68,995	(27%)
Surplus/(Deficit)	0	0	0	N/A

The Kingsway BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	340,324	340,324	346,184	2%
- Other Revenue	170,000	157,000	168,000	(1%)
- Appeal Provision Surplus	22,867	22,867	27,084	18%
- Contribution from Accumulated Surplus	120,000	58,010	0	(100%)
Total Revenues	653,191	578,201	541,268	(17%)
Expenditures:				
- Administration	71,227	64,704	74,872	5%
- Capital	139,750	138,550	32,625	(77%)
- Maintenance	81,900	63,983	79,500	(3%)
- Promotion & Advertising	329,375	305,035	322,800	(2%)
- Provision for Assessment Appeal Reductions and Write-offs	30,939	5,929	31,471	2%
Total Expenditures	653,191	578,201	541,268	(17%)
Surplus/(Deficit)	0	0	0	N/A

Trinity Bellwoods BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	49,623	49,623	51,603	4%
- Other Revenue	6,250	0	200	(97%)
- Appeal Provision Surplus	2,060	2,060	2,816	37%
- Contribution from Accumulated Surplus	40,000	195	28,455	(29%)
Total Revenues	97,933	51,878	83,074	(15%)
Expenditures:				
- Administration	6,932	8,799	9,193	33%
- Capital	46,100	9,059	40,000	(13%)
- Maintenance	800	0	1,600	100%
- Promotion & Advertising	39,590	31,394	27,590	(30%)
- Provision for Assessment Appeal Reductions and Write-offs	4,511	2,626	4,691	4%
Total Expenditures	97,933	51,878	83,074	(15%)
Surplus/(Deficit)	0	0	0	N/A

Weston Village BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	105,774	105,774	105,172	(1%)
- Other Revenue	54,000	53,000	34,000	(37%)
- Appeal Provision Surplus	9,973	9,973	4,616	(54%)
Total Revenues	169,747	168,747	143,788	(15%)
Expenditures:				
- Administration	75,231	74,454	68,667	(9%)
- Capital	13,500	3,500	0	(100%)
- Maintenance	32,800	30,500	29,600	(10%)
- Promotion & Advertising	38,600	38,205	35,960	(7%)
- Contribution to Accumulated Surplus	0	16,535	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	9,616	5,553	9,561	(1%)
Total Expenditures	169,747	168,747	143,788	(15%)
Surplus/(Deficit)	0	0	0	N/A

Wilson-Keele BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	275,580	275,580	275,580	0%
- Other Revenue	5,000	5,000	0	(100%)
- Contribution from Accumulated Surplus	0	0	30,892	N/A
Total Revenues	280,580	280,580	306,472	9%
Expenditures:				
- Administration	61,527	26,619	73,136	19%
- Capital	62,000	10,000	56,000	(10%)
- Maintenance	86,000	17,100	82,507	(4%)
- Promotion & Advertising	46,000	15,000	60,200	31%
- Appeal Provision Deficit	0	0	9,576	N/A
- Contribution to Accumulated Surplus	0	177,232	0	0%
- Provision for Assessment Appeal Reductions and Write-offs	25,053	34,629	25,053	0%
Total Expenditures	280,580	280,580	306,472	9%
Surplus/(Deficit)	0	0	0	N/A

Wychwood Heights BIA 2015 Budget Summary				
	2014 Approved Budget	2014 Projected Actual	2015 Budget Request (\$)	Budget Change (%)
Revenue:				
- Levy Funds Required (incl. 10% provision)	75,377	75,377	75,377	0%
- Appeal Provision Surplus	542	542	2,690	396%
- Contribution from Accumulated Surplus	69,699	18,611	74,565	7%
Total Revenues	145,618	94,530	152,632	5%
Expenditures:				
- Administration	21,968	13,318	22,775	4%
- Capital	57,000	55,500	63,250	11%
- Maintenance	19,798	13,952	20,755	5%
- Promotion & Advertising	40,000	6,500	39,000	(3%)
- Provision for Assessment Appeal Reductions and Write-offs	6,852	5,260	6,852	0%
Total Expenditures	145,618	94,530	152,632	5%
Surplus/(Deficit)	0	0	0	N/A

APPENDIX B

Status of Business Improvement Area Budget Submissions	
Business Improvement Area	Stage in Budget Process
Albion Islington	Pending Council approval on February 10, 2015
Baby Point Gates	Pending Council approval on February 10, 2015
Bloor Annex	Pending Council approval on February 10, 2015
Bloor By The Park	Pending Council approval on February 10, 2015
Bloor Street	Pending Council approval on February 10, 2015
Bloor West Village	Pending Council approval on February 10, 2015
Bloorcourt Village	Pending Council approval on February 10, 2015
Bloordale Village	Pending Council approval on February 10, 2015
Bloor-Yorkville	Pending Council approval on February 10, 2015
Cabbagetown	Included in this report
Chinatown	Pending Council approval on February 10, 2015
Church Wellesley Village	Pending Council approval on February 10, 2015
College Promenade	AGM scheduled for February 26, 2015
College West	Pending Council approval on February 10, 2015
Corso Italia	Included in this report
Crossroads of the Danforth	Pending Council approval on February 10, 2015
Danforth Mosaic	Pending Council approval on February 10, 2015
Danforth Village	Pending Council approval on February 10, 2015
Dovercourt Village	Pending Council approval on February 10, 2015
Downtown Yonge	Included in this report
Dufferin-Finch	Included in this report
Dundas West	Included in this report
Dupont by the Castle	Pending Council approval on February 10, 2015
Eglinton Hill	Included in this report
Emery Village	Included in this report
Fairbank Village	Pending Council approval on February 10, 2015
Financial District	Pending Council approval on February 10, 2015
Forest Hill Village	Included in this report
Gerrard India Bazaar	Included in this report
Greektown on the Danforth	Pending Council approval on February 10, 2015
Harbord Street	Pending Council approval on February 10, 2015
Hillcrest Village	Pending Council approval on February 10, 2015
Historic Queen East	Inactive
Junction Gardens	Pending Council approval on February 10, 2015
Kennedy Road	Included in this report
Kensington Market	Pending Council approval on February 10, 2015
Korea Town	Pending Council approval on February 10, 2015
Lakeshore Village	Included in this report
Leslieville	Included in this report
Liberty Village	Pending Council approval on February 10, 2015

Little Italy	Included in this report
Little Portugal	Included in this report
Long Branch	Pending Council approval on February 10, 2015
Midtown Yonge	AGM scheduled for February 23, 2015
Mimico by the Lake	Pending Council approval on February 10, 2015
Mimico Village	Included in this report
Mirvish Village	Pending Council approval on February 10, 2015
Mount Dennis	
Mount Pleasant	Pending Council approval on February 10, 2015
Oakwood Village	Pending Council approval on February 10, 2015
Ossington Avenue	Pending Council approval on February 10, 2015
Pape Village	Pending Council approval on February 10, 2015
Parkdale Village	Pending Council approval on February 10, 2015
Queen Street West	Included in this report
Regal Heights Village	Pending Council approval on February 10, 2015
Riverside District	Pending Council approval on February 10, 2015
Roncesvalles Village	Pending Council approval on February 10, 2015
Rosedale Main Street	Included in this report
Sheppard East Village	Included in this report
shoptheQueensway.com	Included in this report
St. Clair Gardens	Included in this report
St. Lawrence Market Neighbourhood	Pending Council approval on February 10, 2015
The Beach	Pending Council approval on February 10, 2015
The Danforth	Pending Council approval on February 10, 2015
The Eglinton Way	Pending Council approval on February 10, 2015
The Kingsway	Included in this report
The Waterfront	Pending Council approval on February 10, 2015
Toronto Entertainment District	Pending Council approval on February 10, 2015
Trinity Bellwoods	Included in this report
Upper Village	Pending Council approval on February 10, 2015
Uptown Yonge	Pending Council approval on February 10, 2015
Village of Islington	Pending Council approval on February 10, 2015
West Queen West	Pending Council approval on February 10, 2015
Weston Village	Included in this report
Wexford Heights	Pending Council approval on February 10, 2015
Wilson-Keele	Included in this report
Wychwood Heights	Included in this report
Yonge-Lawrence Village	Pending Council approval on February 10, 2015
York-Eglinton	Pending Council approval on February 10, 2015