



STAFF REPORT ACTION REQUIRED

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

Date:	July 16, 2015
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	15 and 17
Reference Number:	

SUMMARY

The purpose of this report is to recommend a minor expansion of the Fairbank Village Business Improvement Area (BIA) boundary located at 2460 Dufferin Street on the west side of Dufferin Street just north of Schell Avenue.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by attachment No. 1 as the expanded Fairbank Village 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 Fairbank Village 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 Fairbank Village Business Improvement Area.

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Fairbank Village 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 Board of Management Meeting on July 14, 2015, the Fairbank Village BIA adopted a motion for a minor expansion of the BIA northward for one property located at 2460 Dufferin Street on the west side of Dufferin Street just north of Schell Avenue.

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 on Dufferin Street from the BIA's existing boundary north for one property for the purposes of branding and streetscaping opportunities. Only one commercially-assessed property, at 2460 Dufferin Street, would be affected by the proposed expansion.

The property at 2460 Dufferin Street has a 2015 commercial assessed value of \$2,533,000, representing 4.6% of the total assessed value of properties within the existing BIA. The BIA Office has received a letter from the BIA Board formally requesting the City to consider the proposed expansion. The owner and sole tenant of the property at 2460 Dufferin Street, 2015139 Ontario Inc. operating as Toronto Hyundai, has submitted a letter of consent to the 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 Fairbank Village BIA boundaries north on the west side of Dufferin Street would allow the BIA to undertake gateway and streetscaping improvements on Dufferin Street, including banners, pole wraps, hanging baskets and other streetscape improvements.

Dufferin Street is an important gateway to Fairbank Village BIA.

The BIA would like to use branding and streetscape improvements to make their northern entranceway more attractive.

It is recommended that Council designate the area described by Attachment No. 1 as the amended Fairbank Village Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

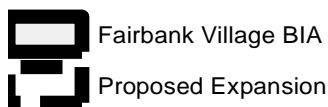
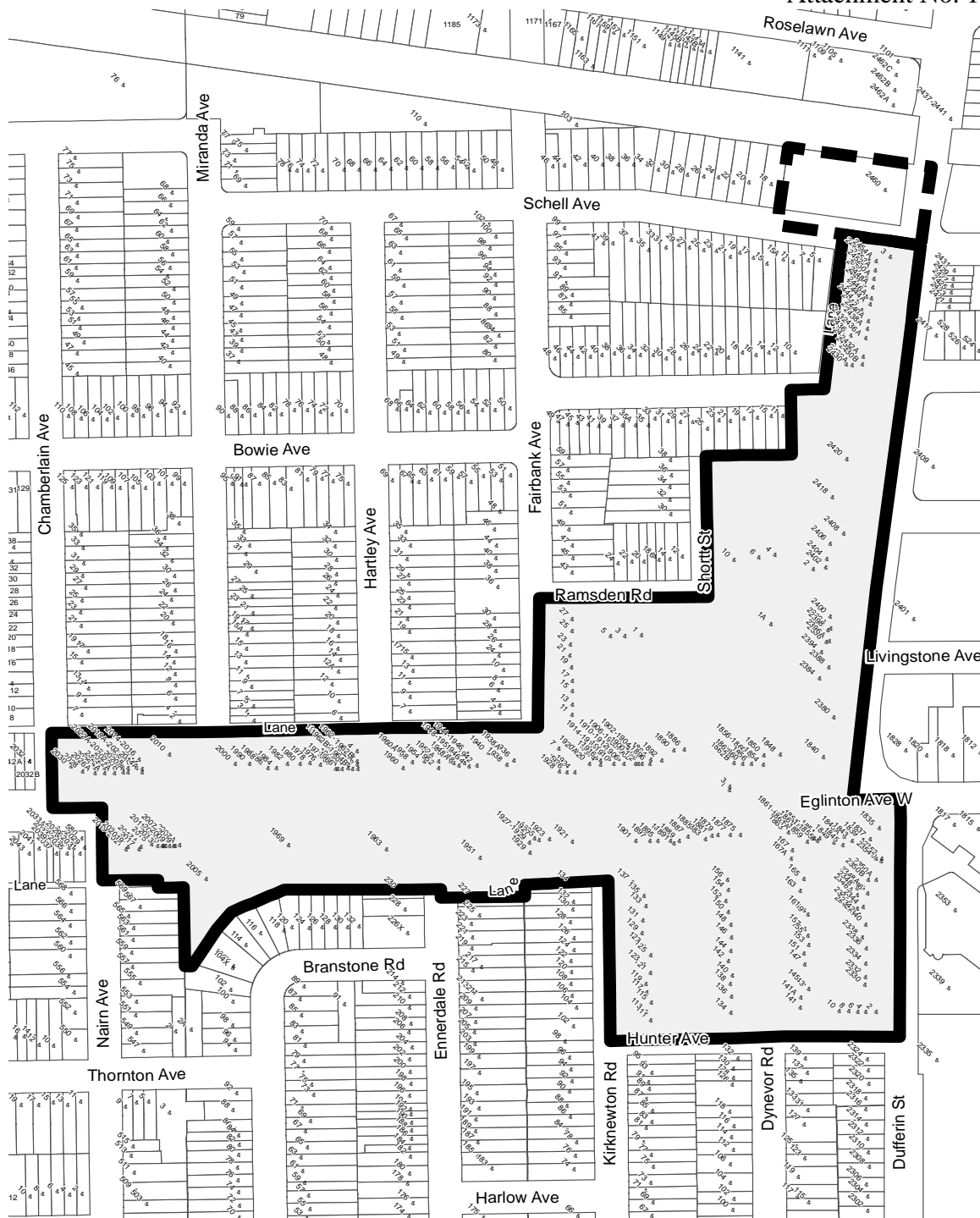
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SIGNATURE

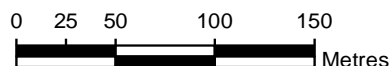
Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Proposed Fairbank Village BIA Expansion



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