



STAFF REPORT ACTION REQUIRED

Business Improvement Areas (BIAs) – 2016 Operating Budgets - Report No. 1

Date:	November 6, 2015
To:	Economic Development Committee
From:	Deputy City Manager & Chief Financial Officer
Wards:	14, 15, 16, 17, 18, 19, 25, 27, 29, 30
Reference Number:	P:\2015\Internal Services\Fp\Ed15030Fp

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 October 13, 2015 have been reviewed and are reported here. BIA Operating Budgets received after this date will be brought forward in later reports. Of the 81 established BIAs, 10 BIA budgets are submitted for approval in this report, and one BIA is inactive.

The recommendations in this report reflect 2016 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 2016 recommended expenditures and levy requirements of the following Business Improvement Areas:

Business Improvement Area	2016 Expenditure Estimates (\$)	2016 Levy Funds Required (\$)
Bloorcourt Village	249,518	185,000
Church-Wellesley Village	324,718	242,008
College Promenade	518,633	151,153
Fairbank Village	254,467	240,682
Parkdale Village	294,285	237,159
Riverside District	218,560	186,120
Roncesvalles Village	522,958	235,549
The Danforth	394,354	297,539
West Queen West	334,023	308,303
Yonge Lawrence Village	230,529	201,927

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 2016 levy for the 10 BIAs included in this report is \$2,285,440. The total 2015 levy for the 10 BIAs included in this report was \$1,969,081. For 2015, the total BIA levy was \$26,112,371 for all 81 BIAs with 80 BIAs reported active.

All of the 2016 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 2016 Operating Budgets. The BIA budgets have provisions for required capital cost-sharing contributions for those projects approved in 2015 or prior, and carried forward into 2016, as well as new capital cost-share projects submitted for consideration in the 2016 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 2016 budgets were approved are set out below:

Business Improvement Area	Approved by Board of Management	Approved by Membership
Bloorcourt Village	August 12, 2015	October 6, 2015
Church-Wellesley Village	August 31, 2015	October 8, 2015
College Promenade	August 28, 2015	October 5, 2015
Fairbank Village	August 11, 2015	September 30, 2015
Parkdale Village	September 14, 2015	October 8, 2015
Riverside District	September 8, 2015	October 7, 2015
Roncesvalles Village	September 7, 2015	October 7, 2015
The Danforth	August 27, 2015	October 5, 2015
West Queen West	September 1, 2015	October 6, 2015
Yonge Lawrence Village	September 9, 2015	October 21, 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 2016 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, 2015 identified either a provision surplus or provision deficit. Since the appeal provisions are held by the City, any 2015 appeal provision surpluses will be

returned to the respective BIAs in 2016, and any appeal provision deficits must be funded through the respective BIA's 2016 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 2016 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 2015 or prior, and carried forward into 2016, and new capital projects submitted for consideration in the 2016 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 a 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 program 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, there are no BIAs with capital projects financed through this program.

Another eligibility criteria 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 ***Bloorcourt Village BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on August 12, 2015 and its general membership on October 6, 2015. In 2015, Bloorcourt Village BIA completed its Streetscape Improvement project, enhancing the area with new benches, heritage plaques and decorative pavings. In 2016, the BIA's key objective is to participate in the Clean Street Initiative to better maintain streets in the area in conjunction with more frequent hosting of BIA events. The BIA has budgeted \$100,100 in maintenance representing an increase of 100.2% over the 2015 level to maintain the new floral displays, benches and its new Christmas lighting. Administration expenditures of \$48,900 will provide funds for the office expenses, and salaries and benefits for staff. Promotion and advertising expenditures of \$10,000 will fund new website development and network seminars, and \$62,700 for festivals and events will support events such as "Bloorcourt 101" and "Jane's Walk". Capital expenditures of \$11,000 will purchase additional flower baskets and pay for a Concord Poem Project (the BIA will build a poetry plaque to be displayed publicly in the area). The BIA has proposed a levy of \$185,000 with \$14,086 of appeal provision surplus to be returned from the City. Other sources of revenue include \$10,000 in festival revenues from the Arts and Crafts Fair and withdrawal of \$40,432 from its net accumulated funds. It is recommended that the Bloorcourt Village BIA's 2016 Budget of expenditures totalling \$249,518 and a BIA levy of \$185,000 be approved.

The ***Church-Wellesley Village BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on August 31, 2015 and its general membership on October 8, 2015. In 2015, Church-Wellesley Village BIA successfully delivered its second annual Pride Opening Weekend Festival and strengthened the relations with community groups such as the Church-Wellesley Neighbourhood Association and The 519. In 2016, the BIA's primary objective is to work in the community on future boundary expansions. The BIA has budgeted \$85,424 which includes salaries and benefits, and office expenses. The BIA has also budgeted \$65,293 for maintenance

expenditures to fund ongoing horticultural and street maintenance, \$13,000 for capital expenditures to install additional cigarette disposal units (as a 50-50 cost shared project), \$30,000 for promotion and advertising expenditures which will allow the BIA to host the International Gay and Lesbian Travel Association Conference and produce newsletters, and \$109,000 for festivals and events expenditures to continue the support for the Halloween Event, and its annual Pride Opening Weekend Festival. The BIA has proposed a levy of \$242,008 with \$12,572 of appeal provision surplus to be returned from the City. Other sources of revenue include \$25,000 in donations and sponsorship revenues from the Pride Opening Weekend Festival and withdraw \$45,138 from the accumulated surplus. It is recommended that the Church-Wellesley Village BIA's 2016 Budget of expenditures totalling \$324,718 and a BIA levy of \$242,008 be approved.

The ***College Promenade BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on August 28, 2015 and its general membership on October 5, 2015. In 2015, the College Promenade BIA completed Phase 3 of its Pedestrian Lights project and the streetscape improvement plan. In 2016, the BIA will execute its streetscape improvement plan to beautify and enhance the visuals of the area. The BIA has allocated \$5,694 to administration expenses to pay for professional fees, TABIA membership dues and general office expenses. The BIA has also budgeted \$7,000 for maintenance expenditures which will fund management of the horticulture and decorative lighting in the area. Capital expenditures of \$492,198 (proposed upfront cost of \$360,909 and estimated loan repayment, if approved by the City, for the amount of \$131,289) will support the BIA's continuation of the streetscape improvement project as a financed project. There are no provisions being budgeted for promotion and advertising, and festival and events as the BIA will focus on its capital works in 2016. The BIA has proposed a levy of \$151,153 with \$7,609 of appeal provision surplus to be returned from the City. Other sources of revenue include \$2,052 of interest revenue earned on its short-term investment and a withdrawal of \$357,819 from its accumulated surplus will offset the increased capital needs. It is recommended that the College Promenade BIA's 2016 Budget of expenditures totalling \$518,633 and a BIA levy of \$151,153 be approved.

The ***Fairbank Village BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on August 11, 2015 and its general membership on September 30, 2015. In 2015, Fairbank Village BIA successfully delivered its Fairbank Village Multicultural Summer Festival and improved the area's streets with newly installed banners and floral baskets. In 2016, the BIA will focus on the continued delivery of its signature event, the "Multicultural Summer Festival". The BIA has budgeted \$62,439 for administration expenditures which will pay for staff salaries and benefits, and office expenses. The BIA has also budgeted \$31,393 for maintenance expenditures to fund ongoing horticultural and banner maintenance, and \$30,000 for capital expenditures, which remains unchanged from the 2015 level of contribution to the capital reserve. Promotion and advertising expenditures of \$3,505 and festivals and events expenditures of \$105,250 together will fund major festivals such as the Multicultural Summer Festival and Christmas Festival. The BIA has proposed a levy of \$240,682 with \$5,785 of appeal provision surplus to be returned from the City. Other sources of revenue include \$8,000 of donations and sponsorship revenues from the Multicultural Summer Festival. It is

recommended that the Fairbank Village BIA's 2016 Budget of expenditures totalling \$254,467 and a BIA levy of \$240,682 be approved.

The ***Parkdale Village BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on September 14, 2015 and its general membership on October 8, 2015. In 2016, Parkdale Village BIA will focus on finalizing its streetscape improvement project to increase the visual enhancements of the area, and offer a new signature festival "Parkdale Night Market" to visitors. The BIA has increased its administration expenditures to \$111,353 or 16.0% over its 2015 level to reflect increases in office rent costs, and salaries and benefits. The BIA has also budgeted \$91,906 for maintenance expenditures which will fund ongoing horticultural and graffiti maintenance, and has decreased its capital expenditures to \$10,636 or 80.2% lower than the 2015 level as the BIA recently completed the major portion of the planters capital project in 2015. The promotion and advertising budget of \$10,500 remains unchanged from 2015 which will provide funds for brochures and website maintenance, and \$48,330 for festivals and events expenditures will fund festivals such as the "Spring Into Parkdale", "Parkdale Night Market" and various community events. The BIA has proposed a levy of \$237,159 with \$18,626 of appeal provision surplus to be returned from the City. Other sources of revenue include \$38,500 of withdrawals from the BIA's accumulated surplus. It is recommended that the Parkdale Village BIA's 2016 Budget of expenditures totalling \$294,285 and a BIA levy of \$237,159 be approved.

The ***Riverside District BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on September 8, 2015 and its general membership on October 7, 2015. In 2015, Riverside District BIA completed the Westerly Gateway Bridge Lighting capital project with the City and hosted the BIA's annual Eats & Beats Festival with record attendance of 10,000. In 2016, the BIA will continue its support for signature festivals and strengthen its relationships with community partners. The BIA's 2016 Operating Budget includes a minor increase in administration expenditures to \$94,119 or 2.6% over the 2015 level to fund office rent costs, and staff salaries and benefits. The BIA has also budgeted \$35,450 for maintenance expenditures for horticultures and graffiti removals, and decreased its capital expenditures to \$31,190 or 55.4% reduction over the 2015 level to finalize the Westerly Gateway/Bridge project. The promotion and advertising budget of \$8,500 will fund mural decorations and website maintenance, and festivals and events expenditures of \$21,732 will fund various events such as the "Eats & Beats" (\$12,950), "Riverside Walks" (\$6,400) and "Wine Fest" (\$1,250). The BIA has proposed a levy of \$186,120 with \$1,250 of appeal provision surplus to be returned from the City. Other sources of revenue include \$5,000 of mural grant from the City, and \$26,190 of other sources including revenues generated through its festivals and events. The BIA plans to contribute \$10,649 into its net accumulated funds. It is recommended that the Riverside District BIA's 2016 Budget of expenditures totalling \$218,560 and a BIA levy of \$186,120 be approved.

The ***Roncesvalles Village BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on September 7, 2015 and its general membership on October 7, 2015. In 2016, Roncesvalles Village BIA will develop a long-term strategic

plan for the BIA, manage its relationships with staff and volunteers and apply prudent financial controls to avoid deficits in future years. The BIA has budgeted for administration expenses at \$55,582 to pay for part-time staff, general professional fees and office supplies. The BIA has also budgeted \$64,950 for maintenance expenditures for graffiti removal and horticulture maintenance, and has decreased its capital expenditures to \$4,000 or 87.4% below the 2015 level to deliver a minor capital project involving decorative lighting as a 50-50 cost shared project with the City. Promotion and advertising expenditures of \$7,500 will support advertising costs and website maintenance, and festivals and events expenditures of \$276,100 will solely fund the BIA's signature event: "Roncesvalles Polish Festival". The BIA has proposed a levy of \$235,529 with \$19,409 of appeal provision surplus to be returned from the City. The signature event is expected to generate Federal / Provincial Grants of \$44,000, donations and sponsorship revenue of \$78,000, festival revenue of \$140,000 and miscellaneous revenue of \$6,000. The BIA plans to contribute \$93,394 into its net accumulated funds arising from the proposed surplus for 2016. It is recommended that the Roncesvalles Village BIA's 2016 Budget of expenditures totalling \$522,938 and a BIA levy of \$235,529 be approved.

The Danforth BIA 2016 Operating Budget was approved at meetings of the BIA's Board of Management on August 27, 2015 and its general membership on October 5, 2015. In 2016, The Danforth BIA will focus on promoting the area through the signature event: "Thrill of the Grill" and will actively pursue completing the second phase of the bridge lighting project. The BIA has budgeted administration expenditures at \$109,477 with minimal changes from 2015 to fund its general professional fees and office rent and storage costs. The BIA has also budgeted \$85,828 for maintenance expenditures including graffiti removal and horticulture maintenance, and \$30,000 in capital expenditures to support a 50-50 cost shared capital project with the City to install pedestrian lighting in the area. Promotion and advertising expenditures of \$37,500 will fund advertising costs for the BIA through social media, brochures and newspapers, and festivals and events expenditures of \$104,500 will fund the BIA's signature event: "Thrill of the Grill" (\$60,000), and smaller events such as "Taste of the Danforth" (\$29,000). The BIA has proposed a levy of \$297,539 with \$18,815 of appeal provision surplus to be returned from the City. The BIA's planned events will generate donations and sponsorships revenue of \$45,000, and \$33,000 in festival revenues. It is recommended that the The Danforth BIA's 2016 Budget of expenditures totalling \$394,354 and a BIA levy of \$297,539 be approved.

The ***West Queen West BIA*** 2016 Operating Budget was approved at meetings of the BIA's Board of Management on September 1, 2015 and its general membership on October 6, 2015. In 2015, West Queen West BIA was able to increase its presence locally and internationally by working with Tourism Ontario, as well as being featuring in various magazines in the United States. In 2016, the BIA will focus on further increasing its presence online via its website and will develop a Streetscape Plan to beautify the area to attract more visitors. The BIA has budgeted \$87,095 for administration expenditures to fund its general professional fees, and full-time staff salaries and benefits. The BIA has also budgeted \$135,000 for maintenance expenses, similar to 2015, for graffiti removal,

banner replacements and horticulture maintenance. Capital expenditures of \$40,000 will fund for the retention of a project consultant to prepare for the new streetscape plan. Promotion and advertising expenditures of \$19,800 will fund advertising expenses for social media, and to maintain the BIA's website. Festivals and events expenditures of \$19,100 represent a reduction of \$32,900 or 63.3% over the 2015 level, due to summer festivals and the "Art & Design Tour" being cancelled. However, the funds will continue to support smaller events such as Christmas event, "Artcrawl" and "Adopt a Plant Day Festival". The BIA has proposed a levy of \$308,303 with \$15,720 of appeal provision surplus to be returned from the City. The BIA will apply for a grant of \$10,000 for the Green Gardening & Public Involvement initiatives from the City. It is recommended that the West Queen West BIA's 2016 Budget of expenditures totalling \$334,023 and a BIA levy of \$308,303 be approved.

The *Yonge-Lawrence Village BIA* 2016 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2015, and its general membership on October 21, 2015. In 2016, Yonge-Lawrence Village BIA will focus on promoting the area to increase visitors through its recently launched website and events. The BIA has budgeted \$72,327 for administration expenditures to pay general professional fees, and full-time staff salaries and benefits. The BIA has also budgeted \$53,000 for maintenance expenditures to maintain its horticulture display and banners. Capital expenditures of \$13,195 will fund the installation of benches as a 50-50 cost shared capital project with the City, and replace banners fully funded by the BIA. Promotion and advertising expenditures of \$42,950 will continue the support of advertisements, and distribution of re-usable shopping bags for visitors. \$30,700 will fund the spring festival, Village Day, and smaller events such as "Treasure Our Neighbourhood". The BIA has proposed a levy of \$201,929 with \$8,102 of appeal provision surplus to be returned from the City. The BIA expects to receive donations and sponsorships through the Village Day event for the amount of \$10,000 similar to that of 2015 level, \$500 in interest income earned in its short-term investment and withdraw \$10,000 from its accumulated surplus. It is recommended that the Yonge-Lawrence village BIA's 2016 Budget of expenditures totalling \$230,529 and a BIA levy of \$201,927 be approved.

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SIGNATURE

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ATTACHMENTS

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

APPENDIX A

Bloorcourt Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	175,015	175,015	185,000	6%
Appeal Provision Surplus	17,389	17,389	14,086	(19%)
Festival Revenues	6,000	6,000	10,000	67%
Other Revenue		1,729		
Contributions from Accumulated Surplus	11,328	253,922	40,432	257%
Total Revenues	209,732	454,055	249,518	19%
Expenditures:				
Administration	43,247	41,806	48,900	13%
Capital	34,000	320,999	11,000	(68%)
Maintenance	50,000	28,117	100,100	100%
Promotion and Advertising	12,875	8,865	10,000	(22%)
Festivals and Events	53,700	50,700	62,700	17%
Provision for Tax Appeal Expenditures and Write-offs	15,910	3,568	16,818	6%
Total Expenditures	209,732	454,055	249,518	19%
Net Surplus / (Deficit)	0	0	0	N/A

Church-Wellesley Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	243,165	243,165	242,008	(0%)
Appeal Provision Surplus	25,968	25,968	12,572	(52%)
Contributions from Accumulated Surplus			45,138	N/A
Other Revenue	42,500	31,096	25,000	(41%)
Total Revenue	311,633	300,229	324,718	4%
Expenditures:				
Administration	101,277	62,693	85,424	(16%)
Capital	36,000	5,895	13,000	(64%)
Maintenance	52,100	59,493	65,293	25%
Promotion and Advertising	15,050	10,800	30,000	99%
Festivals and Events	85,100	71,791	109,000	28%
Contributions to Accumulated Surplus		80,728		
Provision for Tax Appeal Expenditures and Write-offs	22,106	8,829	22,001	(0%)
Total Expenditures	311,633	300,229	324,718	4%
Net Surplus / (Deficit)				N/A

College Promenade BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	137,412	137,412	151,153	10%
Appeal Provision Surplus	9,004	9,004	7,609	(15%)
Contributions from Accumulated Surplus		45,575	357,819	N/A
Other Revenue	4,515	4,049	2,052	(55%)
Total Revenues	150,931	196,040	518,633	244%
Expenditures:				
Administration	4,962	5,499	5,694	15%
Capital	118,977	175,431	492,198	314%
Maintenance	13,500	11,214	7,000	(48%)
Promotion and Advertising	1,000			(100%)
Provision for Tax Appeal Expenditures and Write-offs	12,492	3,896	13,741	10%
Total Expenditures	150,931	196,040	518,633	244%
Net Surplus / (Deficit)	0	0	0	N/A

Fairbank Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	212,996	212,996	240,682	13%
Appeal Provision Surplus	582	582	5,785	894%
Contributions from Accumulated Surplus		62,177		
Other Revenue			8,000	N/A
Total Revenue	213,578	275,755	254,467	19%
Expenditures:				
Administration	46,850	42,849	62,439	33%
Capital	30,000	74,656	30,000	0%
Maintenance	26,220	24,826	31,393	20%
Promotion and Advertising	1,945	6,621	3,505	80%
Festivals and Events	89,200	108,700	105,250	18%
Provision for Tax Appeal Expenditures and Write-offs	19,363	18,102	21,880	13%
Total Expenditures	213,578	275,755	254,467	19%
Net Surplus / (Deficit)	0	0	0	N/A

Parkdale Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	237,194	237,194	237,159	(0%)
Appeal Provision Surplus	19,450	19,450	18,626	(4%)
Contributions from Accumulated Surplus	54,500	16,940	38,500	(29%)
Total Revenue	311,144	273,584	294,285	(5%)
Expenditures:				
Administration	96,028	105,758	111,353	16%
Capital	53,728	69,048	10,636	(80%)
Maintenance	88,475	61,896	91,906	4%
Promotion and Advertising	10,500	8,221	10,500	0%
Festivals and Events	40,850	24,298	48,330	18%
Provision for Tax Appeal Expenditures and Write-offs	21,563	4,363	21,560	(0%)
Total Expenditures	311,144	273,584	294,285	(5%)
Net Surplus / (Deficit)	0	0	0	N/A

Riverside District BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	176,417	176,417	186,120	6%
Appeal Provision Surplus	17,411	17,411	1,250	(93%)
Contributions from Accumulated Surplus		28,007		0%
Other Revenue	71,000	95,890	31,190	(56%)
Total Revenue	264,828	317,725	218,560	(17%)
Expenditures:				
Administration	91,708	94,759	94,119	3%
Capital	70,000	147,450	31,190	(55%)
Maintenance	37,150	29,000	35,450	(5%)
Promotion and Advertising	1,650	5,000	8,500	415%
Festivals and Events	18,282	28,324	21,732	19%
Contributions to Accumulated Surplus	30,000		10,649	(65%)
Provision for Tax Appeal Expenditures and Write-offs	16,038	13,192	16,920	5%
Total Expenditures	264,828	317,725	218,560	(17%)
Net Surplus / (Deficit)	0	0	0	N/A

Roncesvalles Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	184,148	184,148	235,529	28%
Appeal Provision Surplus	14,148	14,148	19,409	37%
Other Revenue	297,455	239,775	268,000	(10%)
Total Revenue	495,751	438,071	522,958	5%
Expenditures:				
Administration	57,572	54,655	55,582	(3%)
Capital	31,844	24,056	4,000	(87%)
Maintenance	57,825	67,058	64,950	12%
Promotion and Advertising	9,500	1,750	7,500	(21%)
Festivals and Events	322,270	271,008	276,100	(14%)
Contributions to Accumulated Surplus		18,408	93,394	N/A
Provision for Tax Appeal Expenditures and Write-offs	16,741	1,137	21,412	28%
Total Expenditures	495,751	438,071	522,958	5%
Net Surplus / (Deficit)	0	0	0	N/A

The Danforth BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	318,907	318,907	297,539	(7%)
Appeal Provision Surplus	2,140	2,140	18,815	779%
Other Revenue	77,000	81,117	78,000	1%
Total Revenue	398,047	402,164	394,354	(1%)
Expenditures:				
Administration	111,227	108,683	109,477	(2%)
Capital	5,000	5,000	30,000	500%
Maintenance	87,828	89,871	85,828	(2%)
Promotion and Advertising	40,000	43,256	37,500	(6%)
Festivals and Events	125,000	123,300	104,500	(16%)
Contributions to Accumulated Surplus		26,889		
Provision for Tax Appeal Expenditures and Write-offs	28,992	5,165	27,049	(7%)
Total Expenditures	398,047	402,164	394,354	(1%)
Net Surplus / (Deficit)	0	0	0	N/A

West Queen West BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	283,143	283,143	308,303	9%
Appeal Provision Surplus	19,177	19,177	15,720	(18%)
Other Revenue		5,480	10,000	N/A
Total Revenue	302,320	307,800	334,023	10%
Expenditures:				
Administration	84,883	101,722	87,095	3%
Capital			40,000	N/A
Maintenance	131,696	88,546	135,000	3%
Promotion and Advertising	8,000	18,300	19,800	148%
Festivals and Events	52,000	24,186	19,100	(63%)
Contributions to Accumulated Surplus		70,197	5,000	N/A
Provision for Tax Appeal Expenditures and Write-offs	25,741	4,848	28,028	9%
Total Expenditures	302,320	307,799	334,023	10%
Net Surplus / (Deficit)	0	0	0	N/A

Yonge-Lawrence Village BIA 2016 Budget Summary				
	2015 Approved Budget	2015 Projected Actual	2016 Proposed Budget	Budget Change (%)
Revenues:				
BIA Levy (incl. 10% provision)	191,493	191,493	201,927	5%
Appeal Provision Surplus	10,826	10,826	8,102	(25%)
Contributions from Accumulated Surplus	14,000	6,780	10,000	(29%)
Other Revenue	11,500	9,300	10,500	(9%)
Total Revenue	227,818	218,399	230,529	1%
Expenditures:				
Administration	71,567	69,809	72,327	1%
Capital	8,323	4,000	13,195	59%
Maintenance	52,400	52,500	53,000	1%
Promotion and Advertising	45,020	52,428	42,950	(5%)
Festivals and Events	33,100	33,100	30,700	(7%)
Provision for Tax Appeal Expenditures and Write-offs	17,408	6,562	18,357	5%
Total Expenditures	227,818	218,399	230,529	1%
Net 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 Square	
Baby Point Gates	
Bloor Annex	
Bayview-Leaside	
Bloor By The Park	
Bloorcourt Village	Included in this report
Bloordale Village	
Bloor Street	
Bloor West Village	
Bloor-Yorkville	
Cabbagetown	
Chinatown	
Church Wellesley Village	Included in this report
College Promenade	Included in this report
College West	
Corso Italia	
Crossroads of the Danforth	
Danforth Mosaic	
Danforth Village	
Dovercourt Village	
Downtown Yonge	
Dufferin-Wingold	
Duke Heights	
Dundas West	
Dupont by the Castle	
Eglinton Hill	
Emery Village	
Fairbank Village	Included in this report
Financial District	
Forest Hill Village	
Gerrard India Bazaar	
Greektown on the Danforth	
Harbord Street	
Hillcrest Village	
Junction Gardens	
Kennedy Road	
Kensington Market	
Korea Town	
Lakeshore Village	
Leslieville	

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