



STAFF REPORT ACTION REQUIRED

Riverside District Business Improvement Area (BIA) Minor Boundary Expansion

Date:	April 20, 2016
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	30
Reference Number:	AFS: 22765

SUMMARY

The purpose of this report is to recommend a minor expansion of the Riverside District Business Improvement Area (BIA) boundaries to include the property at 635 Queen Street East, a mid-rise residential condominium building with commercial retail space at grade situated between two commercial properties within the boundaries of the BIA.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City council designate the area described by Attachment No. 1 as the amended Riverside District 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 Riverside District Business Improvement Area; and
3. City Council grant the City Solicitor authority to amend Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Riverside District Business Improvement Area.

Financial Impact

There are no financial implications resulting from the adoption of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on October 16, 2014, the Board of Management for the Riverside District BIA approved a motion include the property at 635 Queen Street East, and to submit the expansion request to the City as seen in Attachment No. 1. The expansion was also discussed and endorsed at the BIA's 2014 Annual General Meeting.

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, City 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 property at 635 Queen Street East has a 2015 commercial assessed value of \$3,346,500 representing 3.38% of the total assessed value of properties within the existing BIA. The BIA Office has received a letter from the BIA Board Chair formally requesting the City consider the proposed expansion. The owner of the property at 635 Queen Street East, Hullmark Developments, has submitted a letter of consent to the expansion as did the current commercial tenant Mijo.

COMMENTS

The proposed expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required. The property is situated between two other properties currently within the BIA boundary. Including 635 Queen St E to the BIA, would fill the gap which currently exists, and establish a more logical boundary to the Riverside District commercial strip.

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

CONTACT

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SIGNATURE

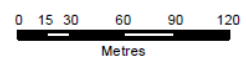
Michael H. Williams, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Proposed Riverside District BIA Expansion



 Riverside District
Proposed Expansion



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