



STAFF REPORT ACTION REQUIRED

Junction Gardens Business Improvement Area (BIA) - Minor Boundary Expansion

Date:	April 20, 2016
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	11, 13 and 14
Reference Number:	AFS: 22798

SUMMARY

The purpose of this report is to recommend a minor expansion of the Junction Gardens Business Improvement Area (BIA) boundary to include the Canadian Pacific Railway (CPR) Bridge located across Keele Street, north of Dundas Street.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

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

Financial Impact

Capital budgets may be impacted in future years should capital improvements including lighting and gateway initiatives utilizing the bridge be undertaken by the expanded Junction Gardens 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.

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DECISION HISTORY

At its Board of Management Meeting on August 11, 2015, the Junction Gardens BIA adopted a motion for a minor expansion of the BIA northward to include the CPR Bridge that crosses Keele Street just north of Dundas Street.

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 CPR Bridge and public right of way which crosses over Keele Street just north of Dundas Street for the purposes of future gateway, lighting and marketing opportunities. CPR representatives met with City staff to discuss future opportunities and are aware of the proposed expansion to include the Bridge.

COMMENTS

The proposed expansion is considered minor under Section 19-7 of the Municipal Code, and therefore, no polling is required.

The expansion of Junction Gardens BIA boundaries to include the CPR Bridge would allow the BIA to undertake gateway, lighting and marketing initiatives on Keele Street entering the 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 Junction Gardens 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 Junction Gardens BIA Expansion

