



STAFF REPORT ACTION REQUIRED

Minor Boundary Amendments to the College West and College Promenade Business Improvement Areas

Date:	Wednesday April 20, 2016
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	18 and 19
Reference Number:	23117

SUMMARY

The purpose of this report is to recommend that the College West Business Improvement Area (BIA) boundary be reduced and that the College Promenade BIA boundary be expanded as described in Attachment No. 1. The College Promenade BIA has streetscape improvements scheduled for 2016 and, rather than terminating improvements mid-block, it proposes to extend its improvements to the full block, which leads into the College West BIA boundary. The reduction and expansion area is made up of one property, located at the current shared boundaries of both BIAs.

The Boards of Management of both BIAs have agreed to the amendments to their respective boundaries.

RECOMMENDATIONS

The General Manager, Economic Development and Culture, recommends that:

1. City Council designate the reduced area described by Attachment No. 1 as the College West Business Improvement Area (BIA), under Chapter 19 of the City of Toronto Municipal Code;
2. City Council designate the expanded area described by Attachment No. 1 as the College Promenade Business Improvement Area (BIA), under Chapter 19 of the City of Toronto Municipal Code;
3. City Council direct the City Solicitor to submit by-laws to designate the areas described in Attachment No. 1 as the College West BIA and the College Promenade BIA; and

4. City Council approve those amendments necessary to Schedule "A" of the City of Toronto Municipal Code, Chapter 19, Business Improvement Areas, to include the reduced College West BIA, and the expanded College Promenade BIA.

Financial Impact

There are no financial impacts 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

The College Promenade BIA was established by Council on June 14, 2005.
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050614/edp6rpt/cl012.pdf>.

The College West BIA was originally established as the College-Dufferin BIA by Council on October 8, 2013.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.ED24.8>.

Council subsequently adopted a name change from College-Dufferin BIA to the College West BIA on April 1, 2014.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.ED29.7>

ISSUE BACKGROUND

The purpose of the boundary amendment to the College Promenade and College West BIAs is to address the College Promenade BIA streetscape improvements scheduled for 2016. The College Promenade BIA and the College West BIA share a boundary mid-block and the College Promenade BIA proposes to extend its sidewalk paver treatment to the end of the block into the College West BIA boundary.

Both BIAs and the City BIA Office agree that the proposed streetscape treatment should continue along the entire length of the block.

In order to achieve this outcome a minor boundary amendment must be created for both BIAs. The designated area of the College West BIA will be reduced by one residential property which will be added to the College Promenade BIA.

The Municipal Code, Chapter 19-7, requires that before passing a by-law to amend a BIA boundary where the change in the boundary represents less than ten percent of the existing area's assessment, consent of the BIA Board of Management, commercial and industrial property owner and their business tenant(s) is required to proceed. For the College West and College Promenade BIAs, the property under consideration is assessed as residential, therefore property owner or tenant consent is not required. There will be no assessment or levy impact to either BIA or their members as a result of the proposed boundary amendments.

The Boards of Management of both BIAs adopted motions agreeing that their shared boundary be modified to accommodate the proposed streetscape improvements.

COMMENTS

The College Promenade BIA and the City's BIA Office are scheduled to undertake cost-shared streetscape improvements within the BIA's boundaries. The west end of the BIA's boundary terminates mid-block on the north side of College Street, between Rusholme Road and Havelock Street. Rather than terminating sidewalk paver treatment mid-block, the BIA proposes to continue the paver treatment west to Havelock Street. The College West BIA's east end boundary on the north side of College Street, between Rusholme Road and Havelock Street, also terminates mid-block at a boundary shared with the College Promenade BIA.

The purpose of the change in boundary is to undertake seamless streetscape improvements along College Street, for the Rusholme Road to Havelock Street block and to clarify that maintenance within the enhanced area will be the responsibility of the College Promenade BIA.

Based on motions adopted by both the College West and College Promenade Business Improvement Areas Boards of Management to amend their shared boundaries, as described by Attachment No. 1, it is recommended that Council pass by-laws to expand the College Promenade BIA and reduce the College West BIA boundaries.

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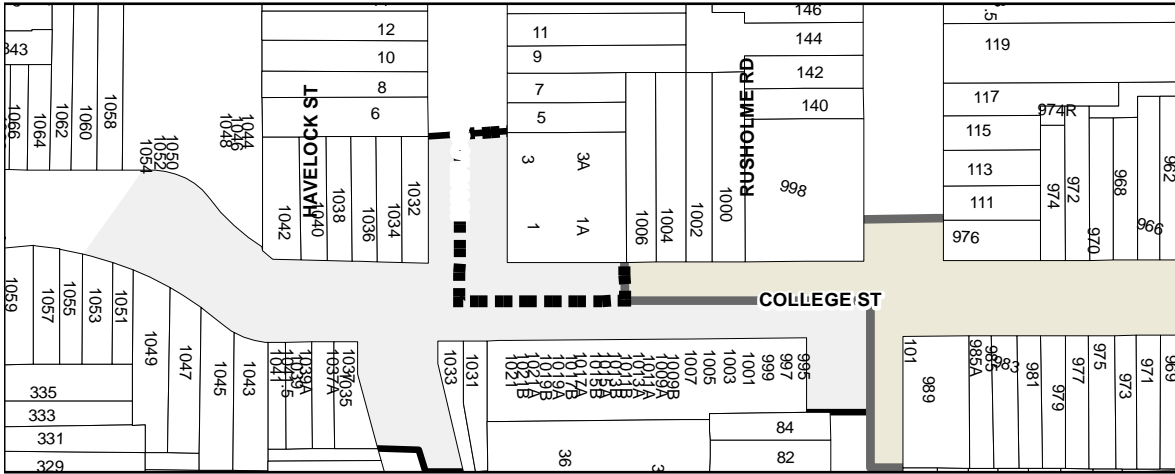
SIGNATURE

Michael H. Williams, General Manager
Economic Development and Culture

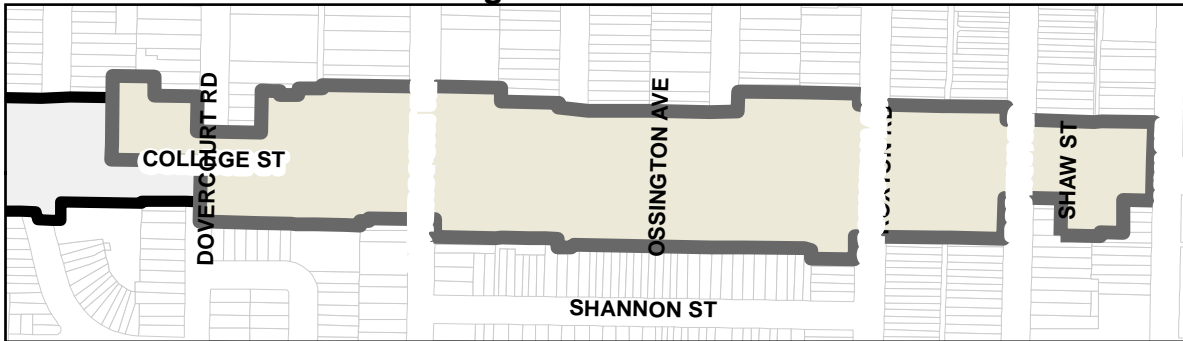
ATTACHMENT

Attachment No. 1: College West BIA Boundary Reduction and College Promenade Expansion Map.

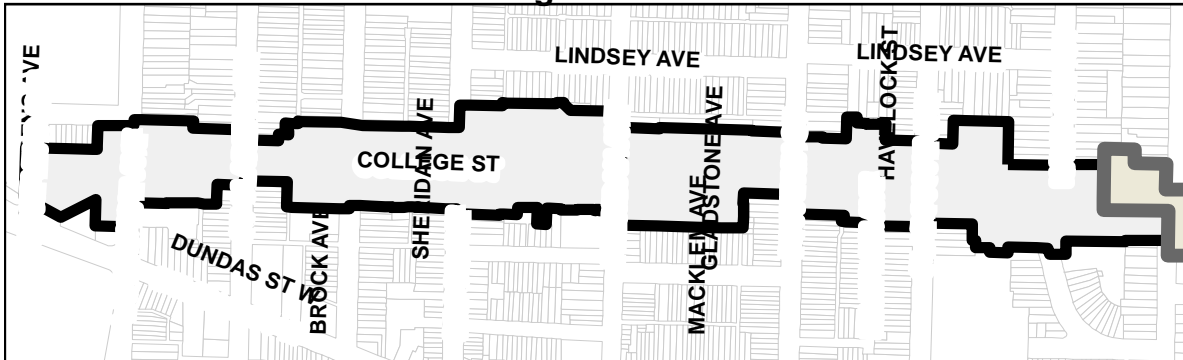
**College Promenade BIA Proposed Boundary Expansion
& College West BIA Proposed Boundary Reduction**







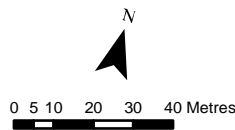
College Promenade BIA



College West BIA



-  College Promenade BIA - Proposed Expansion
-  College West BIA - Proposed Reduction
-  College Promenade BIA
-  College West BIA



Map File: CollegeProm_PropExp_rpt.mxd
April 2016

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