



STAFF REPORT ACTION REQUIRED

The Waterfront Business Improvement Area (BIA) – Boundary Expansion Poll Results

Date:	August 19, 2016
To:	Economic Development Committee
From:	General Manager, Economic Development and Culture
Wards:	20 and 28
Reference Number:	23440

SUMMARY

The purpose of this report is to recommend the expansion of The Waterfront Business Improvement Area (BIA) boundaries as described in Attachment No. 1.

In accordance with Chapter 19, Business Improvement Areas, of the City of Toronto Municipal Code, the City Clerk conducted a poll to determine if there is sufficient support to expand the boundaries of the BIA.

The City received a sufficient number of ballots to validate the poll and the majority of accepted ballots were in favour of expanding the BIA. Accordingly, it is recommended that City Council pass a by-law to designate the area described by the map in Attachment No. 1 as the expanded The Waterfront Business Improvement Area (BIA).

RECOMMENDATIONS

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

1. City Council designate, based on the poll results respecting the intention to expand The Waterfront Business Improvement Area, the area described by Attachment No. 1 as the expanded The Waterfront Business Improvement Area, under Chapter 19 of the City of 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 The Waterfront Business Improvement Area; and

3. City Council approve those amendments necessary to Schedule "A" of the City of Toronto Municipal Code, Chapter 19, Business Improvement Areas, to include the expanded The Waterfront Business Improvement Area.

Financial Impact

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded BIA. Capital improvements are cost-shared 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 meeting on March 31 and April 1, 2016, City Council adopted item ED10.4, entitled Intention to Expand The Waterfront Business Improvement Area (BIA).
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.ED10.4>

The staff report recommended that the boundaries of The Waterfront BIA be expanded subject to a favourable poll result.

The proposed expansion includes lands west of Yonge Street between Harbour Street and Lakeshore Boulevard, the Toronto Islands (with the exception of Billy Bishop Airport), and the lands south of Lakeshore Boulevard between Bathurst Street and the west side of Stadium Road.

With the exception of the Toronto Islands, the expansion area is geographically minor, with a limited number of commercial properties and businesses. However, strategically, the expansion consolidates all commercial properties south of Lakeshore Boulevard between Yonge Street and Stadium Road within the BIA and will allow for a consistent application of the BIA's program of promotions, special events and physical enhancements in this area.

ISSUE BACKGROUND

Before passing a by-law to expand a BIA, the Municipal Code requires that notice of the proposed by-law be sent by prepaid mail to every person who is listed as an owner and is assessed for rateable property that is in a business property class that is located in the proposed expansion area using the following documents:

1. Current returned assessment roll; and/or

2. Municipal Connect, Toronto Property System (TPS) or any other related geographic information system (GIS) developed using information from Municipal Property Assessment Corporation (MPAC) and City records.

Any person who receives notice is required to give a copy of the notice to each commercial/industrial tenant of the property to which the notice relates.

A person receiving notice is entitled to complete and submit one ballot regardless of the number of properties or businesses owned by that person within the proposed Business Improvement Area.

The polling period commenced May 13, 2016 and closed on July 11, 2016.

The City Clerk determines whether all conditions have been met and, if they are, shall issue a certificate affirming the fact.

Council cannot pass a by-law to expand a new Business Improvement Area if:

1. The number of accepted ballots returned fails to exceed the lesser of a minimum of 30 percent of the number of notices mailed or 100 ballots; or
2. Fifty percent or more of the accepted ballots respond in the negative.

COMMENTS

On May 13, 2016, the City Clerk mailed a total of 29 Notices and ballots for the Intention to Expand The Waterfront Business Improvement Area (BIA) to owners of commercial/industrial property assessed for rateable property within the expansion area to determine if there is sufficient support to expand the BIA. In support of the polling process, the steering committee arranged for business tenants in the expansion area to be canvassed to make sure they were aware of the polling process and provided a copy of the ballot upon request.

Five of the ballots mailed were returned by Canada Post, resulting in a total of 24 persons identified to receive notice. In this instance, the submission of eight acceptable, non-spoiled ballots (30%) were required to validate the poll. The City Clerk received a total of 8 ballots by July 11, 2016, the end of the notice period, satisfying the 30% bench mark.

A total of 6 of the 8 returned ballots (75%) were in favour of expanding The Waterfront BIA and two were opposed. Chapter 19 of the Municipal Code sets out that if 50% or more of the returned ballots oppose the expansion of the BIA, Council may not proceed to approve the expansion.

Based on the results, it is recommended that Council pass a by-law to designate the expanded The Waterfront BIA as described in Attachment No. 1.

CONTACT

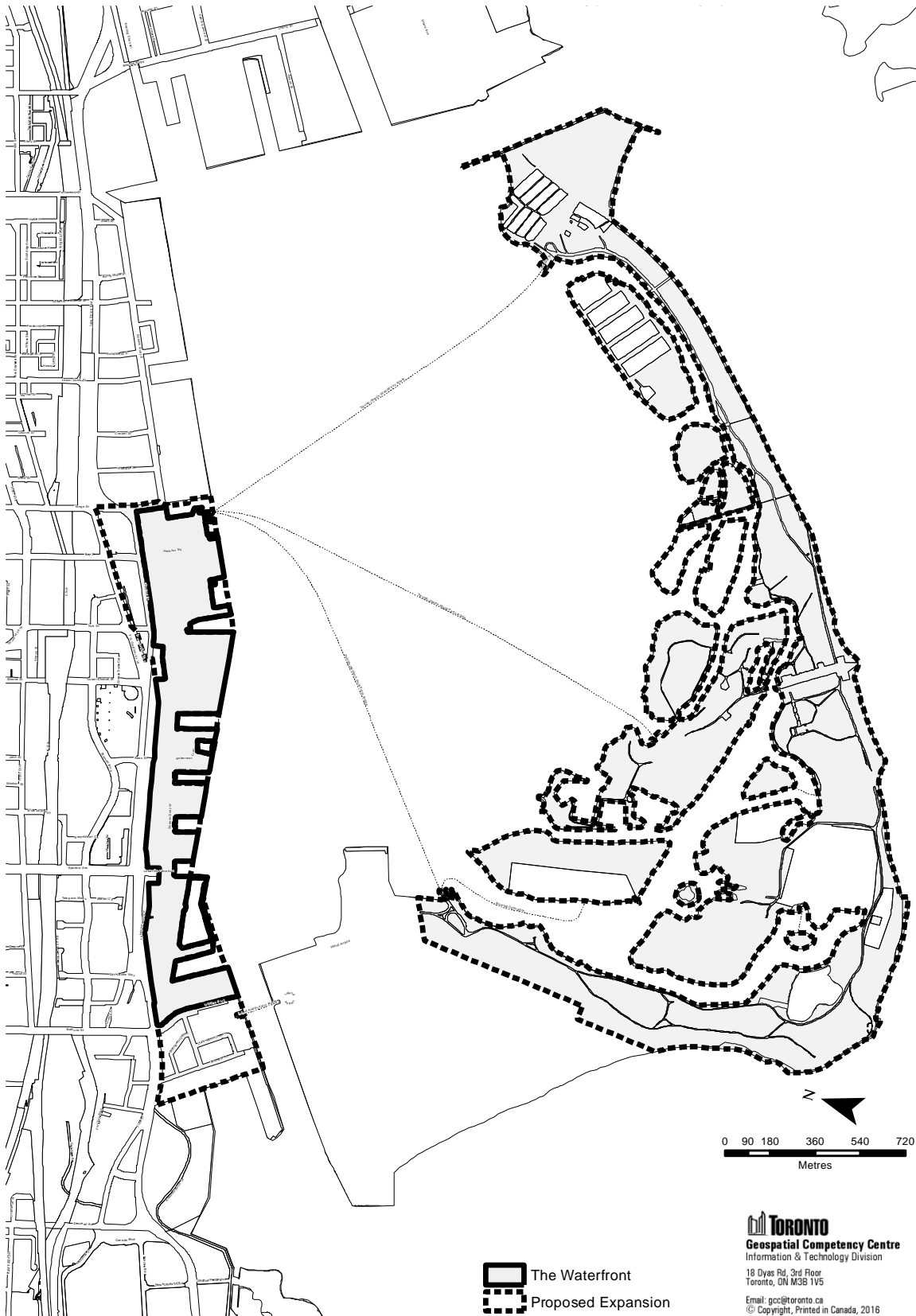
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SIGNATURE

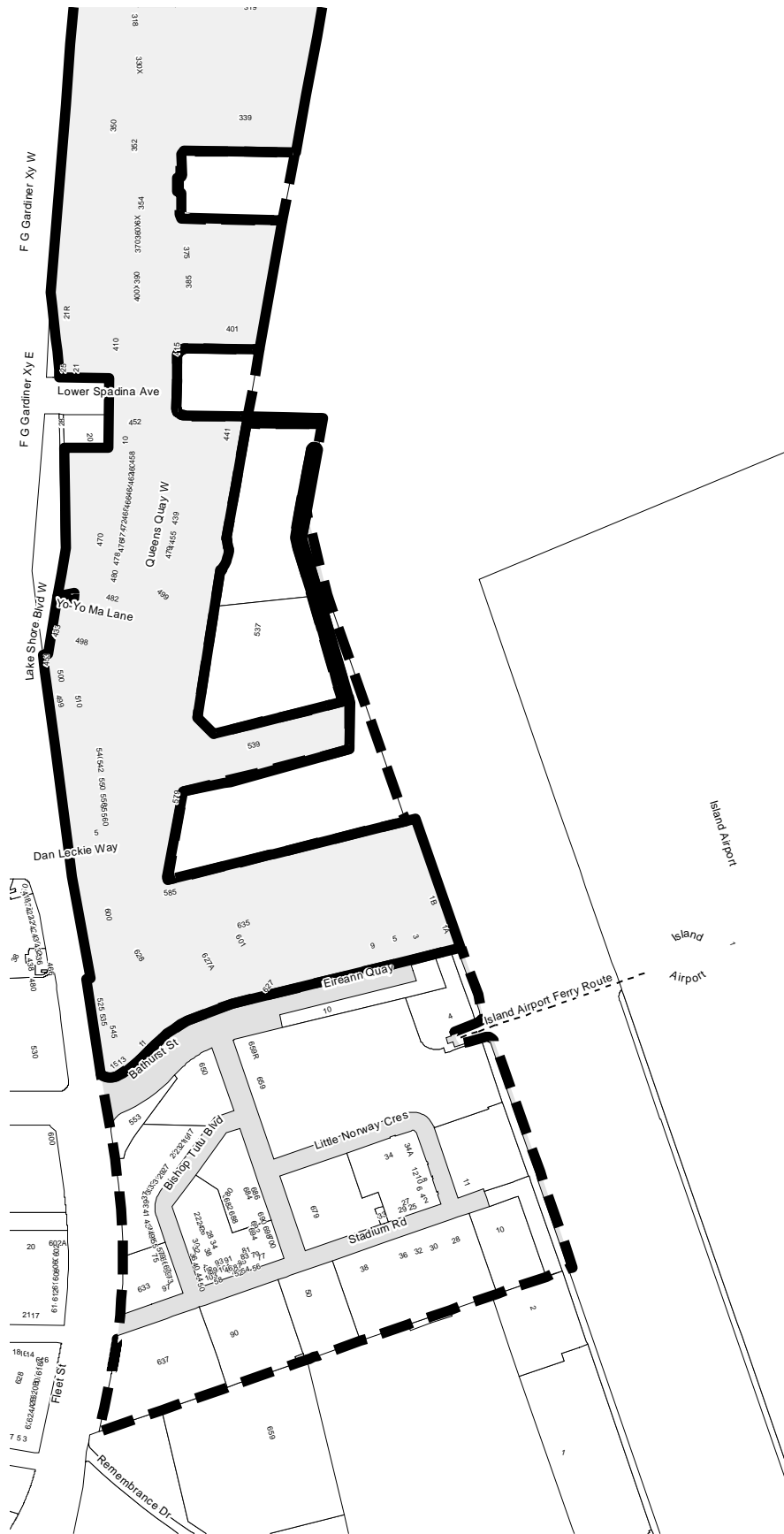
Mike Williams, General Manager
Economic Development and Culture

ATTACHMENT

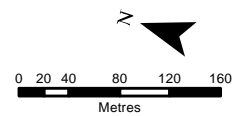
Attachment No. 1: Proposed Expanded The Waterfront BIA Boundary Map



Map 2 of 3

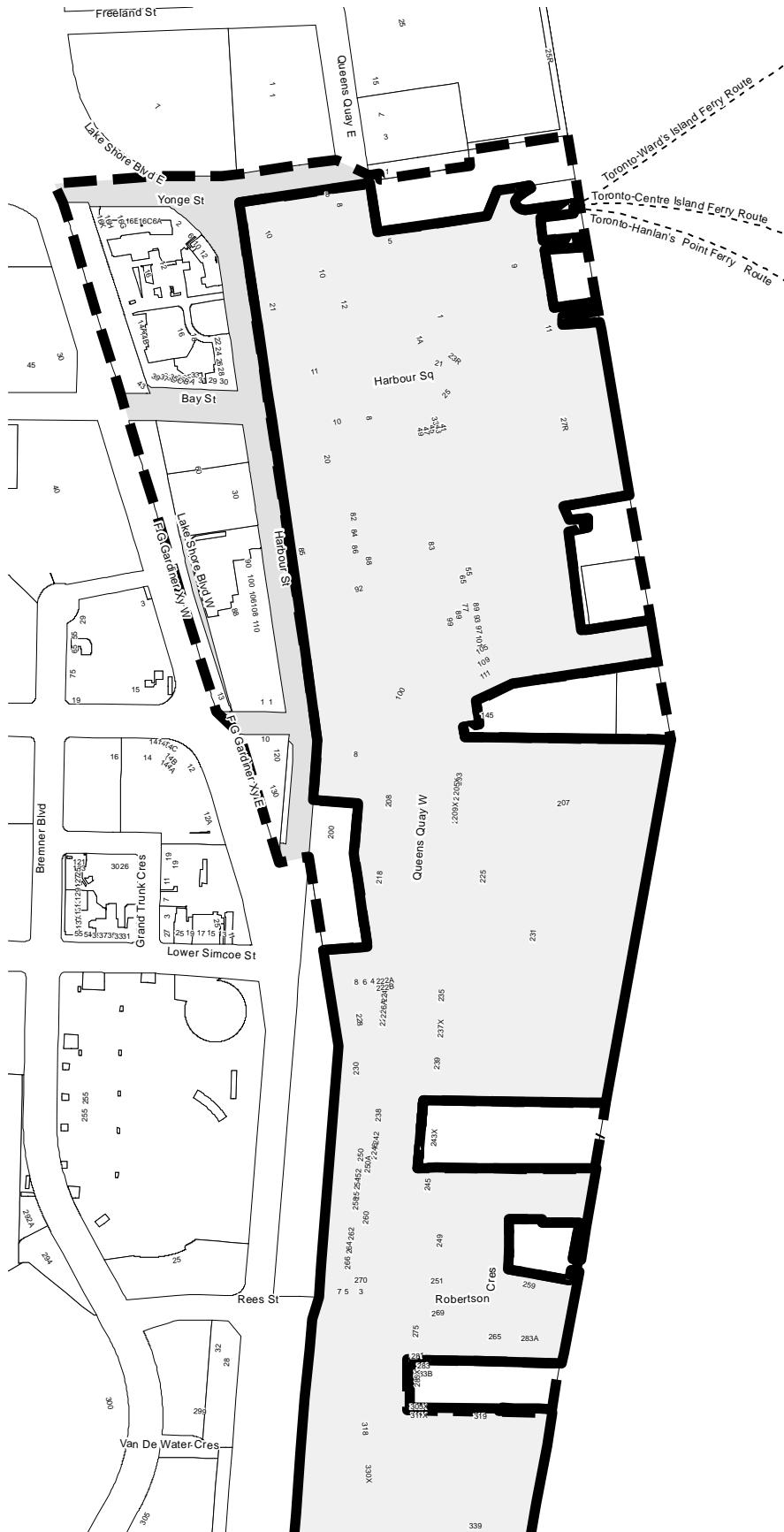



Legend

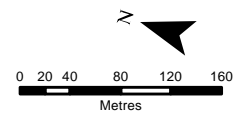


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 The Waterfront
Proposed Expansion




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