



REPORT FOR ACTION

Intention to Expand Junction Gardens Business Improvement Area

Date: August 21, 2017
To: Economic Development Committee
From: General Manager, Economic Development and Culture
Wards: 11, 13 and 14

SUMMARY

The purpose of this report is to recommend a minor expansion of the Junction Gardens Business Improvement Area (BIA) boundaries to include 108 Vine Avenue, a commercial building containing three businesses.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council state its intention to designate the area described in Attachment No. 1, as an expanded Business Improvement Area (BIA) 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 Junction Gardens Business Improvement Area.
3. City Council grant the City Solicitor authority to amend Schedule A of Municipal Code Chapter 19, Business Improvement Areas, to include the expanded Junction Gardens Business Improvement Area.
4. City Council direct the Chief Information Officer of Information and Technology to prepare designation by-law maps of the area, as described in Attachment No. 1, and submit them to the City Solicitor.

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. Any impacts will be included in future year Capital Budget and Plan submissions of the Economic Development and Culture Division.

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

DECISION HISTORY

At its meeting on June 13, 2017, the Board of Management for the Junction Gardens BIA approved a motion to include the property at 108 Vine Avenue, and to submit the expansion request to the City as seen in Attachment No. 1.

COMMENTS

Section 19-2.5 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 108 Vine Avenue has a 2017 commercial assessed value of \$3,691,500 representing 3.43% of the total assessed value of properties within the existing BIA. Polling is not required as it is considered a minor expansion under Section 19-2.5 of the Municipal Code. 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 108 Vine Avenue has submitted a letter of consent to the expansion as did the business tenants Govan Brown, PowerWatts and The Sweet Potato. The property is situated at the north end of Pacific Avenue. The proposed expansion would also include the public right of way along Pacific Avenue on the north side of Dundas Street West, to Vine Avenue as seen in Attachment No. 1.

Expansion of the BIA would allow for additional funding capacity and greater flexibility in organizing street level events along Pacific Avenue which traditionally houses the main stage of the BIA's annual summer signature event. The expansion will also give the commercial property and business tenants immediate inclusion to the BIA's marketing and promotional activities along with membership benefits offered by the Toronto Association of Business Improvement Areas. The BIA members also see expansion as a way in which to enhance the economic vitality of the area by taking advantage of the City's BIA programs including façade improvements, mural programs and capital cost

share. This is the only commercial property on Vine Avenue that would currently benefit from being a member of the BIA as the remaining properties are a self-storage facility, office space and residential.

Therefore, it is recommended that the area described by Attachment No. 1 be designated as an expanded Business Improvement Area under Chapter 19 of the Toronto Municipal Code, and that the Executive Director of Technical Services be requested to prepare designating by-law maps of the area, as described in Attachment No. 1, and submit them to the City Solicitor.

CONTACT

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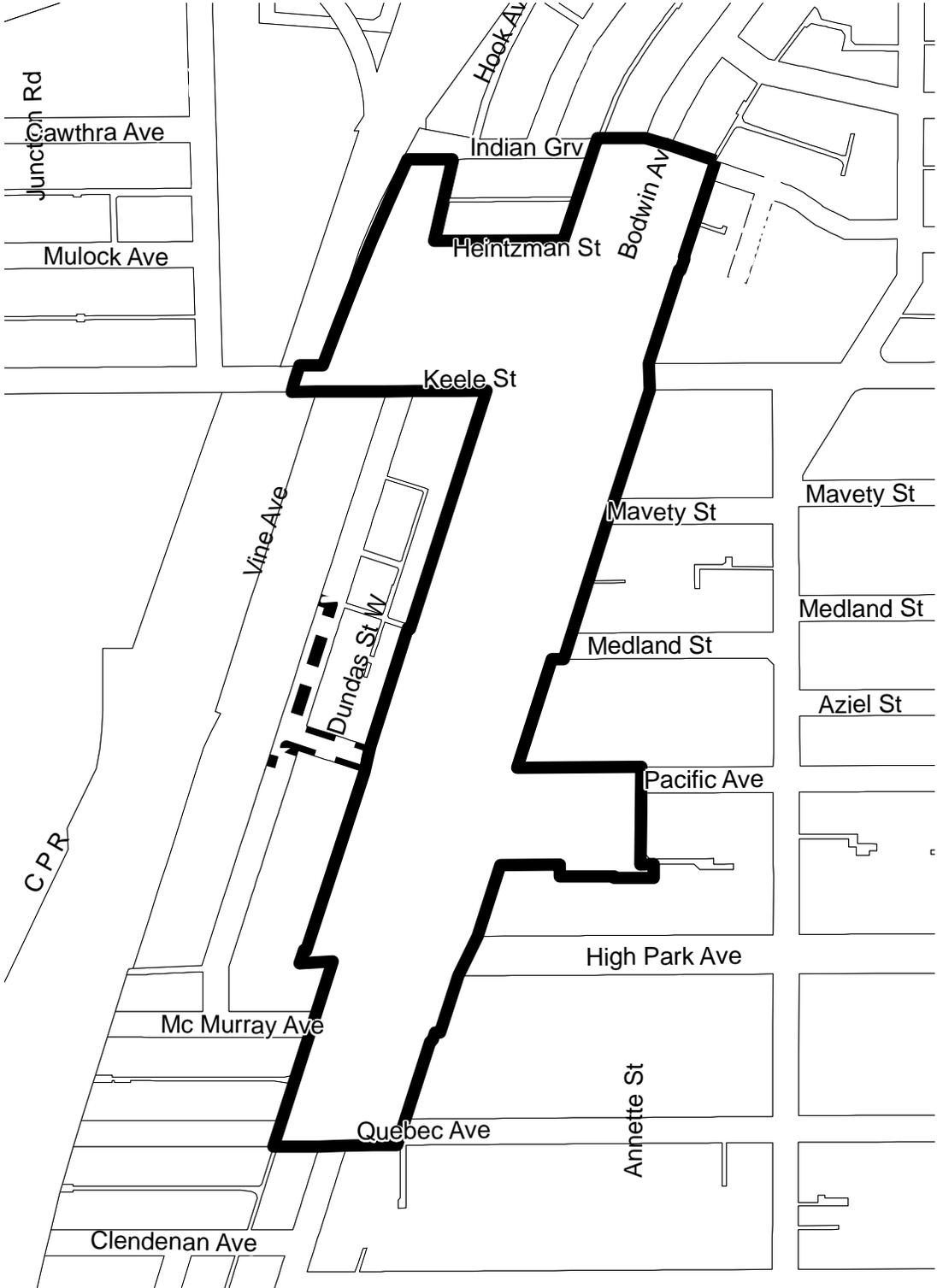
SIGNATURE

Mike Williams
General Manager, Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Junction Gardens Business Improvement Area (BIA) Expansion

SCHEDULE A JUNCTION GARDENS BIA AND PROPOSED EXPANSION



Map File: JunctionGardensPropExp2017_mc.mxd
June 2017

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