



REPORT FOR ACTION

Proposed Yonge and St. Clair Business Improvement Area (BIA) Poll Results

Date: January 4, 2018
To: Economic Development Committee
From: General Manager, Economic Development and Culture
Wards: 22

SUMMARY

The purpose of this report is to recommend that the area shown in Attachment No. 1 be designated as the Yonge and St. Clair Business Improvement Area (BIA).

In accordance with Chapter 19 of the City of Toronto Municipal Code, the City Clerk conducted a poll to determine if there is sufficient support to designate the area along Yonge Street bounded by Woodlawn Avenue to the south and Heath Street to the north, and the area along St. Clair Avenue from Avoca Avenue in the east to Avenue Road in the west, as the Yonge and St. Clair BIA.

The City received a sufficient number of ballots to validate the poll and the majority of accepted ballots were in favour of establishing a BIA. Accordingly, it is recommended that City Council pass a by-law to designate the area described in the map in Attachment No. 1 as the Yonge and St. Clair BIA. Subject to Council's approval, this will be the City's eighty-third BIA.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate, based on the poll results respecting the intention to designate the Yonge and St. Clair Business Improvement Area (BIA), the area described by Attachment No. 1, as the Yonge and St. Clair 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 Yonge and St. Clair Business Improvement Area (BIA).
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 Yonge and St. Clair Business Improvement Area (BIA).

FINANCIAL IMPACT

Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the new BIA. Capital improvements are generally cost-shared equally between the BIA and the City.

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

DECISION HISTORY

At its meeting of October 2, 2017, City Council adopted item ED23.10, entitled "Intention to Designate the Proposed Yonge and St. Clair Business Improvement Area." The staff report recommended that the Yonge and St. Clair be designated as a BIA, subject to a favourable poll result.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.ED23.10>

COMMENTS

Before passing a by-law to establish a BIA, the Municipal Code requires 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 business improvement 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.

The steering committee provided unaddressed notices to commercial and industrial tenants of those properties receiving notice. The notice included a copy of the ballot with instructions on how to obtain a printable copy of the ballot through the Clerk or from the City's website, along with acceptable forms of proof of tenancy.

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 on October 23, 2017, for 60 days and closed on December 21, 2017. 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 establish 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.

On October 23, 2017, the City Clerk mailed a total of 129 notices and ballots for the Intention to Designate the Yonge and St. Clair Business Improvement Area (BIA), one each to all owners of commercial/industrial property assessed for rateable property within the proposed BIA, to determine if there is sufficient support to establish the BIA. Fifteen (15) of the ballots were returned by Canada Post, resulting in a total of 114 persons identified to receive notice. In this instance, 35 ballots (30%) were required to validate the poll.

The City Clerk received a total of 53 ballots by December 21, 2017, the end of the notice period, satisfying the criteria for the first bench mark as set out in the Municipal Code Chapter 19-2.3H(1).

A total of 43 of the 53 returned ballots (81%) were in favour of establishing the proposed BIA, meeting the second bench mark as set out in the municipal Code Chapter 19-2.3H(2). A total of 10 ballots (19%) opposed the BIA.

Based on the results, it is recommended that Council pass a by-law to designate the Yonge and St. Clair Business Improvement Area, as described by Attachment No. 1.

CONTACT

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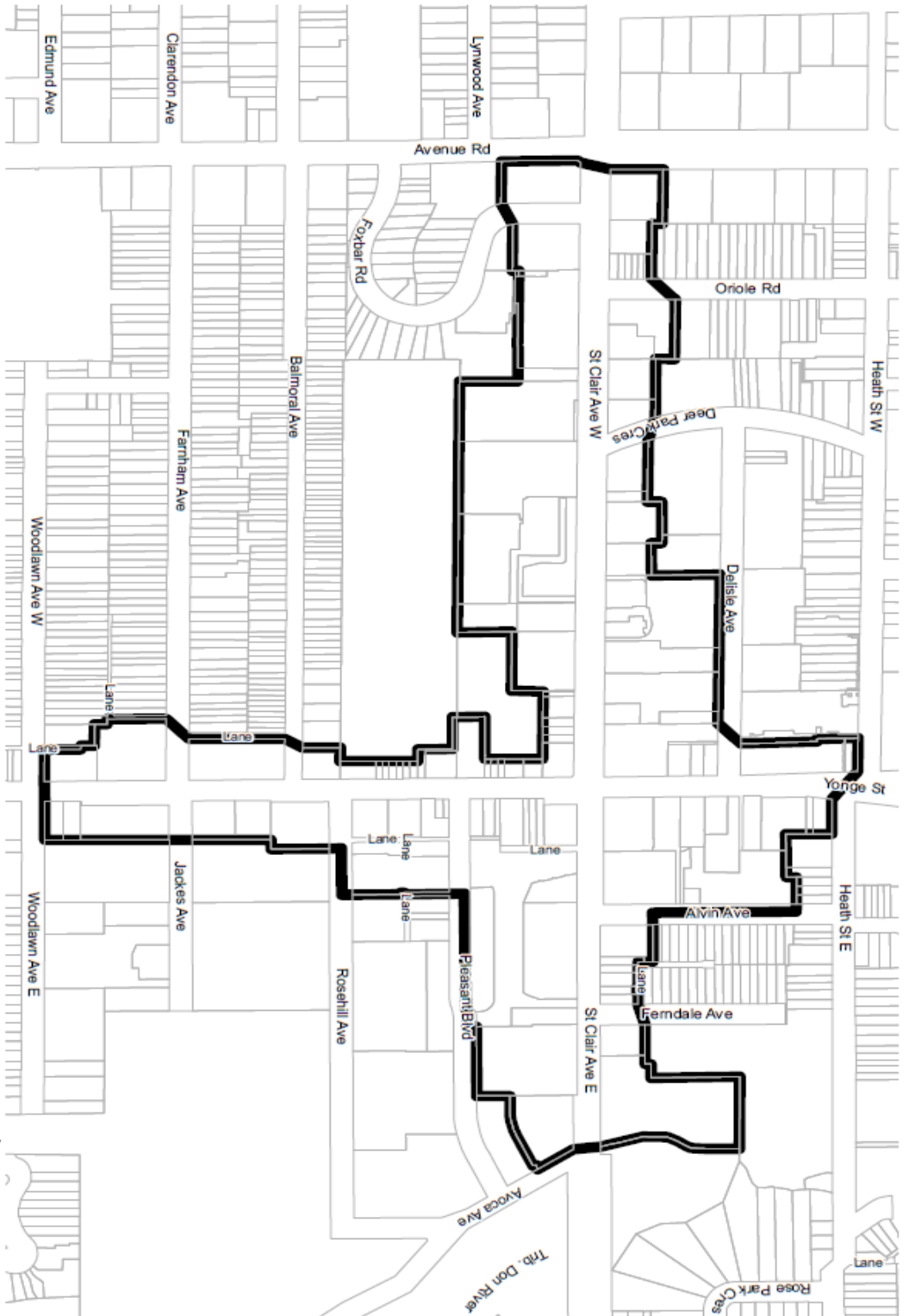
SIGNATURE

Mike Williams, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment No. 1 – Map of Yonge and St. Clair Business Improvement Area (BIA)

Attachment No. 1



Yonge & St. Clair



Map File: yongestclair_letter2017.mxd
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