



REPORT FOR ACTION

Bloor-Yorkville Business Improvement Area (BIA) Minor Expansion

Date: February 12, 2020

To: Economic and Community Development Committee

From: General Manager, Economic Development and Culture

Wards: Ward 11, University-Rosedale and Ward 13, Toronto Centre

SUMMARY

The purpose of this report is to recommend a minor expansion of the Bloor-Yorkville Business Improvement Area (BIA) boundaries to include the property at 15 Charles Street East, the Anndore House hotel.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area outlined in Attachment 1 as the amended Bloor-Yorkville Business Improvement Area under the City of Toronto Municipal Code Chapter 19, Business Improvement Areas.
2. City Council direct the Chief Information Officer to prepare designation By-law maps of the area outlined in Attachment 1 and to submit them to the City Solicitor.
3. City Council grant the City Solicitor authority to amend the City of Toronto Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Bloor-Yorkville Business Improvement Area.

FINANCIAL IMPACT

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

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

DECISION HISTORY

At its meeting on May 30, 2018, the Board of Management of the Bloor-Yorkville BIA approved a motion to expand the BIA boundaries to include the property at 15 Charles Street East, as seen in Attachment 1.

COMMENTS

Section 19-2.5A 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. A poll conducted by the City Clerk is not required in these instances, provided that City Council receives 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 15 Charles Street East has a 2019 commercial assessed value of \$14,913,000, representing 0.256% of the total assessed value of properties within the existing Bloor-Yorkville BIA.

The Anndore House hotel, 15 Charles Street East, originally constructed in 1955, underwent extensive renovations in 2017. The hotel reopened in January, 2018 with a new restaurant and barber shop.

The Bloor-Yorkville BIA was approached by the new management of the hotel to express their interest in joining the BIA in order to take advantage of branding and marketing opportunities. The BIA board determined that the hotel was compatible with Bloor-Yorkville's identity as a high-end shopping and tourist destination. A motion was passed by the BIA board on May 5, 2018 to approve the expansion and a letter was submitted to the Toronto BIA Office.

On October 30, 2019, the Bloor-Yorkville BIA and Toronto BIA Office received a letter from The Anndore House/Northampton Inns (Whitby) Inc., owners and occupants of the property, providing written consent to expand the BIA boundaries to include 15 Charles Street East. Letters of consent were also received from the two business tenants, Constantine Restaurant and Crow's Nest Barber Shop, dated November 11, 2019 and December 19, 2019, respectively.

It is recommended that Council designate the area described by Attachment No. 1 as the amended Bloor-Yorkville Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

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SIGNATURE

Mike Williams
General Manager
Economic Development and Culture

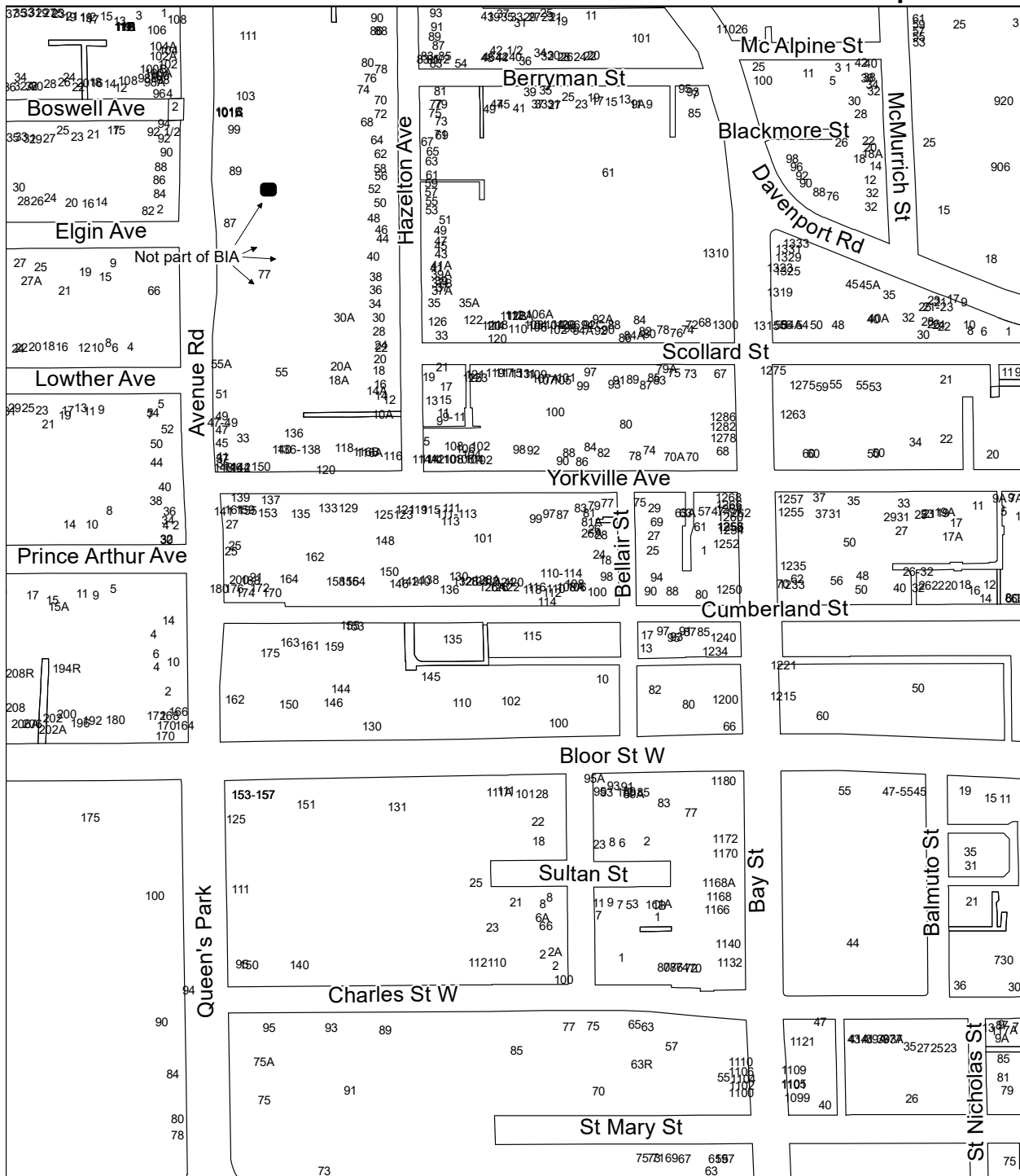
ATTACHMENTS

Attachment No. 1: Proposed Bloor-Yorkville BIA Expansion (Map 1 and 2)

Attachment No. 1

Bloor-Yorkville BIA and Proposed Expansion

Map 1 of 2



Bloor-Yorkville BIA



Bloor-Yorkville Proposed Expansion



0 12.5 25 50 75 100 Metres

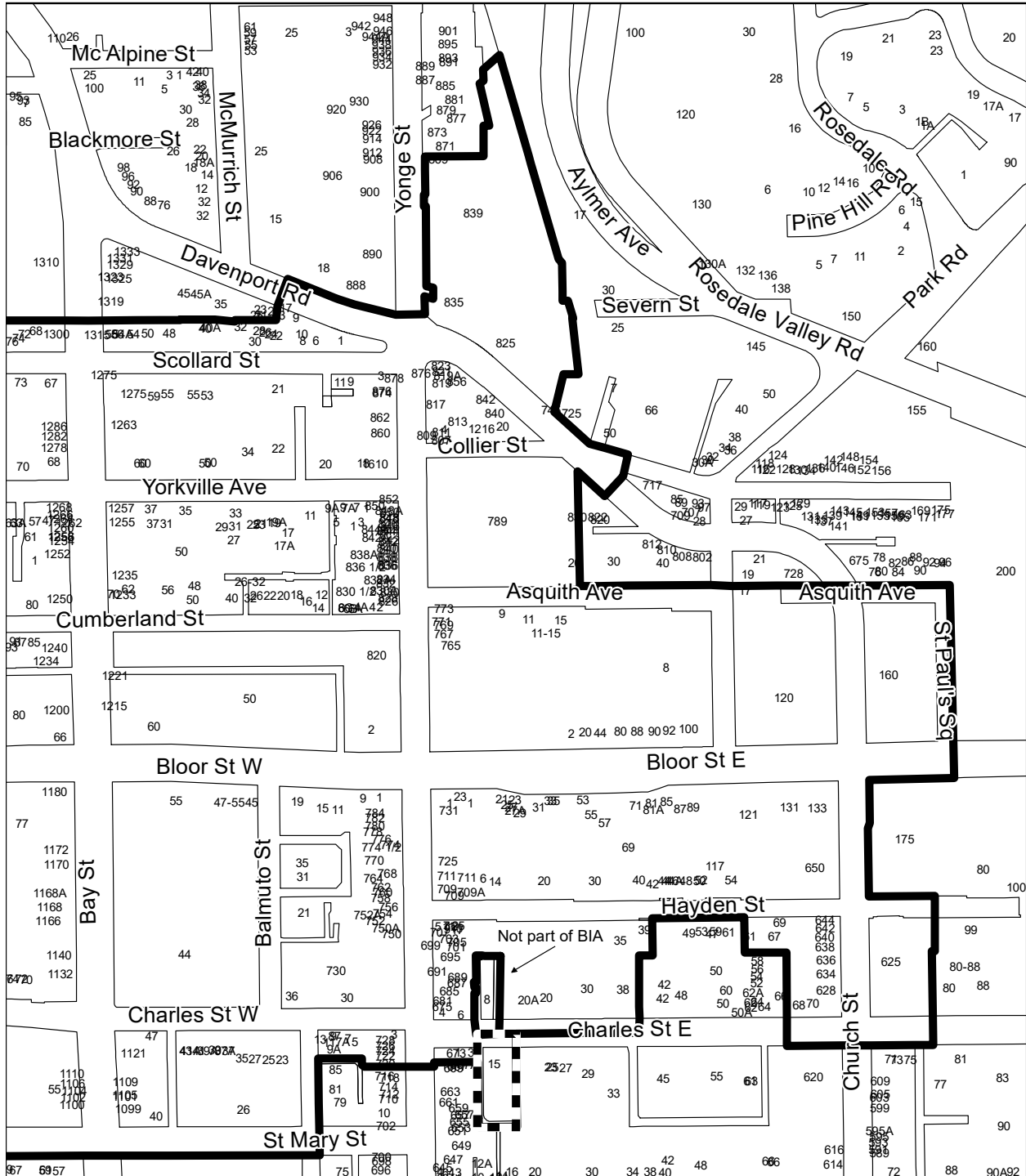
Map File: Bloor-Yorkville_PropExp_rpt.mxd
January 2020



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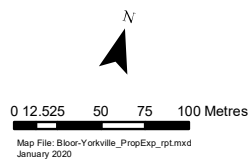
Bloor-Yorkville BIA and Proposed Expansion

Map 2 of 2



Bloor-Yorkville BIA

Bloor-Yorkville Proposed Expansion



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