



## Bayview Leaside Business Improvement Area (BIA) Minor Expansion

**Date:** July 6, 2020

**To:** Economic and Community Development Committee

**From:** General Manager, Economic Development and Culture

**Wards:** Ward 15, Don Valley West

### SUMMARY

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The purpose of this report is to recommend a minor expansion of the Bayview Leaside Business Improvement Area (BIA) boundary to include the properties at 730 Hillsdale Avenue East, 1674 to 1690 Bayview Avenue, and 703 to 713 Soudan Avenue.

### RECOMMENDATIONS

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The General Manager, Economic Development and Culture recommends that:

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

### FINANCIAL IMPACT

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Capital budgets may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Bayview Leaside 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**

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At its meeting on July 8, 2019, the Board of Management of the Bayview Leaside BIA approved a motion to expand the BIA boundary to include the property on the west side of Bayview Avenue between Hillsdale Avenue East and Soudan Avenue, as seen in Attachment 1. The property owner, The Brown Group of Companies Inc., has submitted written confirmation confirming their consent to joining the BIA.

## **COMMENTS**

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A mixed-use multi-unit building is currently under construction on the site. It will contain commercial uses at street level along the west side of Bayview Avenue. Commercial uses already exist immediately across Bayview Avenue on the east side of the street, and this section of commercial properties is already part of the Bayview Leaside BIA. Including the subject property in the BIA, squares off the BIA along Bayview Avenue, and is an appropriate extension of the BIA boundary.

Section 19-2.5A of the Toronto 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 properties at 730 Hillsdale Avenue East, 1674 to 1690 Bayview Avenue and 703 to 713 Soudan Avenue are multi-residential and not subject to a BIA charge. If the current assessment on these properties were to convert to commercial, this would add an additional 8.876% (based on the original assessment) to the assessment subject to a BIA charge, and represent 8.152% of the entire Bayview Leaside BIA assessment. This satisfies section 19-2.5A of the Toronto Municipal Code, requiring an increase of total commercial property value of less than 10% of the existing assessment value of properties within the existing BIA boundary.

The BIA board of management has adopted a motion to expand the BIA boundary and has submitted a consent letter from the property owner as per the requirement of the Toronto Municipal Code. There are no existing commercial tenants on the property.

It is recommended that Council designate the area outlined in Attachment 1 as the amended Bayview Leaside Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

## **CONTACT**

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## **SIGNATURE**

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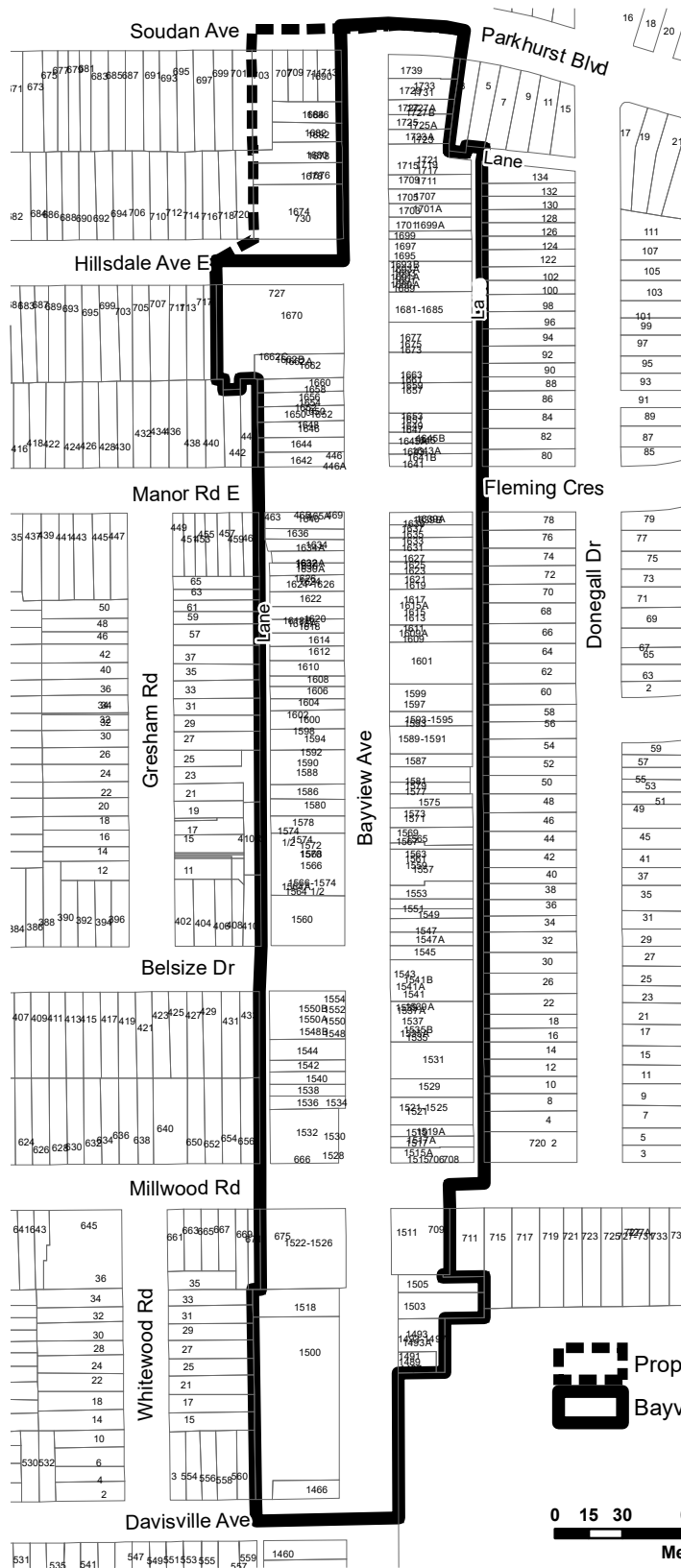
Mike Williams  
General Manager, Economic Development and Culture

## **ATTACHMENTS**

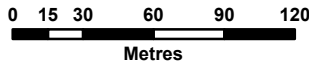
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Attachment 1 - Map of Proposed Bayview Leaside Business Improvement Area (BIA)  
and Proposed Expansion

# Bayview Leaside Business Improvement Area (BIA) and Proposed Expansion



Proposed Bayview Leaside BIA Expansion  
Bayview Leaside Business Improvement Area



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