



## Proposed Lawrence Ingram Keele Business Improvement Area (BIA) Poll Results

**Date:** July 6, 2020

**To:** Economic and Community Development Committee

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

**Wards:** Ward 5, York South-Weston

### SUMMARY

---

The purpose of this report is to recommend that the area shown in Attachment 1 be designated as the Lawrence Ingram Keele Business Improvement Area (BIA).

In accordance with the Toronto Municipal Code Chapter 19, Business Improvement Areas, the City Clerk conducted a poll to determine if there is sufficient support to designate the area as the Lawrence Ingram Keele BIA. The area is generally bounded by Lawrence Avenue West to the north, Keele Street to the west, Strathnairn Avenue/Woodborough Avenue to the south and the rail track to the east.

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 outlined in Attachment 1 as the Lawrence Ingram Keele BIA. Subject to Council's approval, this will be the City's eighty-fourth 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 Lawrence Ingram Keele Business Improvement Area, the area outlined in Attachment 1 as the Lawrence Ingram Keele Business Improvement Area, under the City of Toronto Municipal Code Chapter 19, Business Improvement Areas.
2. City Council direct the City Solicitor to submit a By-law to designate the area outlined in Attachment 1 as the Lawrence Ingram Keele Business Improvement Area.

3. City Council amend Schedule A of the City of Toronto Municipal Code Chapter 19, Business Improvement Areas, to include the Lawrence Ingram Keele Business Improvement Area.

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

## **DECISION HISTORY**

---

At its meeting of December 17, 2019, City Council adopted item EC10.15 titled "Intention to Designate the Lawrence Ingram Keele Business Improvement Area." <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC10.15>

The staff report recommended that the area under consideration be designated as a BIA, subject to a favourable poll result.

## **COMMENTS**

---

Before passing a by-law to establish a BIA, the Toronto Municipal Code, Chapter 19, Business Improvement Areas, requires notice of the proposed by-law be sent by prepaid mail, by the City Clerk, to every person listed as an owner assessed for rateable property, in a business property class, 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. In addition, the proposed Lawrence Ingram Keele BIA steering committee provided unaddressed notices to commercial and industrial tenants of those property owners receiving the City Clerk's 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 January 24, 2020, for 60 days and closed on March 23, 2020. 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 January 24, 2020, the City Clerk mailed a total of one-hundred and seventy-five (175) notices and ballots for the Intention to Designate the Lawrence Ingram Keele BIA poll. One to each of the owners of commercial/industrial property assessed for rateable property within the proposed BIA, to determine if there is sufficient support to establish the BIA. Ten (10) were returned as undeliverable, reducing the number of eligible notices to one-hundred and sixty-five (165). In this instance, fifty (50) ballots (30%) were required to validate the poll.

The City Clerk received a total of eighty-three (83) ballots by March 23, 2020, the end of the notice period, satisfying the criteria for the first bench mark as set out in the Toronto Municipal Code, Chapter 19-2.3H(1).

A total of seventy-five (75) of the eighty-three (83) returned ballots (90%) were in favour of establishing the proposed BIA, meeting the second bench mark as set out in the Toronto Municipal Code Chapter 19-2.3H(2). A total of seven (7) ballots (8%) opposed the BIA and one (1) ballot was spoiled.

Based on the results, it is recommended that City Council pass a by-law to designate the Lawrence Ingram Keele Business Improvement Area, as outlined in Attachment 1. Subject to Council's approval, this will be the City's eighty-fourth BIA.

## **CONTACT**

---

Ron Nash, Economic Partnership Advisor, BIA Office, Economic Development and Culture, 416-392-7354, [Ron.Nash@toronto.ca](mailto:Ron.Nash@toronto.ca)

## **SIGNATURE**

---

Mike Williams  
General Manager, Economic Development and Culture

## **ATTACHMENTS**

---

Attachment 1 – Map of Proposed Lawrence Ingram Keele Business Improvement Area (BIA)

### Proposed Lawrence Ingram Keele Business Improvement Area (BIA)

