

Business Improvement Areas (BIAs) – 2022 Operating Budgets – Report 1

Date: January 7, 2022

To: Economic and Community Development Committee

From: Chief Financial Officer and Treasurer

Wards: 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 20, 21

SUMMARY

This report brings forward Business Improvement Area (BIA) annual Operating Budgets for approval by City Council as required by the City of Toronto Act, 2006. City Council approval is required to permit the City to collect funds through a special tax levy on the commercial and industrial properties within the respective BIA boundaries.

There are currently 85 established BIAs in the City of Toronto, of which 52 BIAs 2022 Operating Budgets are submitted for City Council approval through this report. No City funding is required since the financing of Business Improvement Area Operating Budgets is raised by a special levy on the commercial and industrial properties within the respective BIA boundaries.

The recommendation in this report reflects the board-adopted 2022 Operating Budgets by the respective BIAs' Boards of Management and General Membership. Complete budgets and supporting documentation have been reviewed by City staff to ensure that the 2022 Operating Budgets for BIAs reflect Council's approved policies and practices.

Covid-19 impacts, including reduced levels of activity/expenditures, resulted in significantly increased net contributions to accumulated surplus reserves for most BIAs during 2021. Accordingly, most BIAs have been able to budget for withdrawals from the same reserves to minimize or eliminate BIA levy increases for 2022.

RECOMMENDATIONS

The Chief Financial Officer and Treasurer recommends that:

1. City Council adopt and certify the 2022 recommended Operating Budgets and Levy requirements of the following Business Improvement Areas:

Business Improvement Area	2022 Operating Budget (\$)	2022 Levy Funds Required (\$)
Albion Islington Square	293,059	186,293
Bayview Leaside	299,313	193,377
Bloor by the Park	84,146	78,606
Bloor West Village	598,832	412,704
Bloorcourt Village	270,292	203,489
Bloordale Village	232,644	147,522
Broadview Danforth	345,289	301,110
Cabbagetown	589,454	390,954
Chinatown	840,080	543,985
Church-Wellesley Village	566,415	269,752
College Promenade	305,356	234,253
College West	37,608	22,384
Crossroads of the Danforth	360,798	142,399
Downtown Yonge	3,851,125	2,995,325
DuKe Heights	4,126,840	3,135,317
Dupont by the Castle	147,385	137,841
Fairbank Village	316,473	213,473
Financial District	1,855,506	1,305,554
Forest Hill Village	335,148	196,932
Gerrard India Bazaar	211,333	157,956
Greektown on the Danforth	1,487,331	424,900
Hillcrest Village	239,168	207,778
Junction Gardens	517,363	344,080
Kensington Market	227,226	204,967

Business Improvement Area	2022 Operating Budget (\$)	2022 Levy Funds Required (\$)
Lakeshore Village	108,448	99,822
Lawrence Ingram Keele	250,445	189,988
Leslieville	276,940	167,500
Liberty Village	508,739	394,762
Little Italy	631,392	383,518
Little Portugal on Dundas	679,684	245,196
Midtown Yonge	223,244	164,463
Mount Pleasant Village	309,033	220,447
Oakwood Village	72,721	37,929
Ossington Avenue	142,317	70,886
Pape Village	122,530	96,041
Parkdale Village	268,644	232,907
Riverside District	309,217	200,239
Roncesvalles Village	718,868	323,910
Rosedale Main Street	277,168	239,022
shoptheQueensway.com	222,491	159,501
St. Clair Gardens	110,301	88,286
St. Lawrence Market Neighbourhood	1,728,245	1,351,043
The Eglinton Way	415,526	290,037
The Kingsway	376,834	241,272
The Waterfront	2,490,027	1,890,913
Toronto Downtown West	3,411,157	3,085,760
Village of Islington	258,805	150,230
West Queen West	378,856	344,116

Business Improvement Area	2022 Operating Budget (\$)	2022 Levy Funds Required (\$)
Weston Village	315,517	144,038
Wexford Heights	625,050	242,331
Yonge + St. Clair	739,047	578,824
Yonge Lawrence Village	259,780	209,968
Total	34,369,210	24,293,900

FINANCIAL IMPACT

No City funding is required since the financing of Business Improvement Area Operating Budgets is raised by a special levy on the commercial and industrial properties within the respective BIA boundaries. The 2022 Operating Budgets for the 52 BIAs totals \$34,369,210 which requires a special tax levy in the amount of \$24,293,900, reflecting a \$143,736 or 1% increase in the special tax levy from 2021. All of the 2022 BIA Operating Budgets submitted for consideration are balanced budgets which are funded by levies, funds from the BIA's accumulated surplus, grants, donations, sponsorships, festival revenues, and other third party revenues. Detailed budgets of individual BIAs discussed in this report are set out in Appendix A.

The BIA Operating Budgets have provisions set aside for required capital cost-sharing contributions for those capital projects approved in 2021 or prior and carried forward into 2022, as well as new capital cost-share projects submitted for consideration in the 2022-2031 Capital Budget and Plan for Economic Development and Culture as part of the 2022 Budget process.

The dates at which the 2022 Operating Budgets were adopted by the respective BIAs' Boards of Management and General Membership are provided in Appendix B.

DECISION HISTORY

The approval by City Council of the 2021 Operating Budgets for 85 BIAs took place in multiple phases as follows:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC18.11>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC19.2>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC20.2>

COMMENTS

The Business Improvement Area (BIA) is a self-help program to allow local businesses and property owners to join together to organize, finance, and deliver capital streetscape improvements, and to promote economic development in a district. Each BIA is governed by a Board of Management that serves its local membership, known as the general membership in this report, and follows the policies set out in Chapter 19 of the Toronto Municipal Code and the City of Toronto Act, 2006. On an annual basis the Board of Management holds an annual general meeting to report on the BIA's accomplishments, status of current projects, forecasted revenues and expenditures for the current year, the budget for the following year, as well as appointments of an auditor and membership elections.

Through the annual general meeting the general membership approves the levy that is a key source of funding for the annual budgets. The levy is a special charge on commercial and industrial rateable property in the business improvement area. This special charge, or levy, is identified as a separate line item on the final property tax bill. Once collected by the City, the funds are disbursed to the BIA's Board of Management in three portions throughout the calendar year. A BIA may also use funds previously set aside in their reserve, known as the accumulated surplus, to fund their annual operations, to offset budget pressures, as well as third party funding such as grants, donations, sponsorships, and festival revenues.

The BIA Operating Budgets must be approved annually by City Council prior to collection of the special levy and spending of the budget. Below is the financial summary of the 2022 Operating Budget, by BIA, with supplementary information detailing net change from 2021 as set out in Appendix A.

The **Albion Islington Square BIA** has proposed a 2022 Operating Budget of \$293,059 with a levy of \$186,293 which is 2% lower than 2021. The proposed budget has increased by 29% from prior year, as the BIA has increased festivals and events expenditures by \$83,500 due to the Fusion of Taste Festival, Thanksgiving, and Christmas events to increase traffic into the area. This is partially offset by additional \$71,996 withdrawal from the accumulated surplus reserves (Appendix A, Table 1).

The **Bayview Leaside BIA** has proposed a 2022 Operating Budget of \$299,313 with a levy of \$193,377 consistent with 2021. The proposed budget has increased by 14% from prior year, as the BIA has increased promotion and advertising, maintenance, and festival and events expenditures by \$29,910, \$28,750, and \$20,000 respectively. This will ensure to continue the enhancement of the planting program and promote the area through events and various marketing strategies. These expenditures are partially offset by a \$35,000 increase in grants from Crosstown Eglinton LRT and a \$23,000 decrease in capital expenditure due to delays in the Parkette Phase II project (Appendix A, Table 2).

The **Bloor by the Park BIA** has proposed a 2022 Operating Budget of \$84,146 with a levy of \$78,606 which is 7% higher than 2021. The proposed budget has a net 1% change from prior year. The BIA will continue to improve, maintain, promote and support the area, its members and community (Appendix A, Table 3).

The **Bloor West Village BIA** has proposed a 2022 Operating Budget of \$598,832 with a levy of \$412,704 consistent with 2021. The proposed budget has increased by 0% from prior year. Capital expenditures have decreased by \$125,000 as the Streetscape Refurbishment project is undergoing the design phase and \$100,000 of the funds are transferred to the accumulated surplus reserve for 2022. The BIA will continue with its street beautification and expect the Canada Day event in High Park and Christmas event to take place in 2022 (Appendix A, Table 4).

The **Bloorcourt Village BIA** has proposed a 2022 Operating Budget of \$270,292 with a levy of \$203,489 consistent with 2021. The proposed budget has increased by 10% from prior year, as the BIA has increased festivals and events expenditures by \$11,000 and promotions and advertising expenditures by \$6,000 to resume the Pizza in the Park event and focus on digital promotion of the area. To maintain the same levy as 2021 the BIA has increased withdrawal from appeal provision surplus by \$47,051 (Appendix A, Table 5).

The **Bloordale Village BIA** has proposed a 2022 Operating Budget of \$232,644 with a levy of \$147,522 consistent with 2021. The proposed budget has decreased by 4% from prior year, as the BIA has decreased withdrawals from accumulated surplus reserves by \$57,191 that is partially offset by a \$37,835 increase in the appeal provision surplus and an \$11,000 increase in grants from innovation and mural grants. The BIA will continue with the Magazine publications, anti-racism initiatives, new mural installation, and create a loyalty promotion program for the neighbourhood (Appendix A, Table 6).

The **Broadview Danforth BIA** has proposed a 2022 Operating Budget of \$345,289 with a levy of \$301,110 which is 1% lower than 2021. The proposed budget has increased by 7% from prior year, as the BIA has increased maintenance expenditures by \$19,015 to account for the hire of security if needed to ensure the safety of the area. Capital expenditures have increased by \$9,726 to purchase new garbage receptacles and the BIA has stopped withdrawals from accumulated surplus reserve resulting in a \$4,000 reduction. The increase in expenditures and reductions in the accumulated surplus reserve is fully offset by a \$30,910 increase in the appeal provision surplus. Projected actual contribution to accumulated surplus reserves for 2021 is \$111,898 (Appendix A, Table 7).

The **Cabbagetown BIA** has proposed a 2022 Operating Budget of \$589,454 with a levy of \$390,954 which is 28% higher than 2021. The proposed budget has decreased by 24% from prior year, as the BIA has decreased festival and events expenditures by \$292,385 due to not implementing the Natural Playground project. This is partially offset by a \$270,000 decrease in event revenue from 2021 CafeTO event sponsorship and a \$14,500 decrease in grants for not implementing the sidewalk beautification project planned for 2021. The BIA has contributed \$100,000 to accumulated surplus reserve for future projects and \$84,644 of the contribution is funded by the levy (Appendix A, Table 8).

The **Chinatown BIA** has proposed a 2022 Operating Budget of \$840,080 with a levy of \$543,985 which is 18% higher than 2021. The proposed budget has increased by 36% from prior year, as the BIA has increased maintenance expenditures by \$112,200 and capital expenditures by \$75,000 to improve the cleanliness and security of a laneway in the area and commission a series of history-themed murals. This is partially offset by an increase of \$140,533 in withdrawals from the accumulated surplus reserves. Projected actual contributions to accumulated surplus reserves for 2021 is \$121,945 (Appendix A, Table 9).

The **Church-Wellesley Village BIA** has proposed a 2022 Operating Budget of \$566,415 with a levy of \$269,752 which is 4% higher than 2021. The proposed budget has increased by 71% from prior year, as the BIA has increased capital expenditures by \$116,060 for the art installations, purchase of new hoops on hydro poles, and engaging the Board and members in the truth and reconciliation process with the Indigenous Community. Administration expenditures have increased by \$134,267 as a result of transferring all the human resources under promotion and advertising expenditures to administrative expenditures and hiring Park Animation Team and part-time Administrative Position. These expenditures are partially offset by \$196,500 increase in grants from Park Animation, Outdoor Mural & Street Art Program, and Canada Summer Jobs grants as well as increase withdrawals from accumulated surplus reserve of \$32,390 (Appendix A, Table 10).

The **College Promenade BIA** has proposed a 2022 Operating Budget of \$305,356 with a levy of \$234,253 consistent with 2021. The proposed budget has increased by 24% from prior year, as the BIA has increased maintenance expenditures by \$17,000 for graffiti removal and promotion and advertising expenditures by \$9,500 for branding exercise with a professional marketing firm. The BIA has included \$50,000 as part of its capital expenditure for additional principal loan repayment to the City for its major capital project completed in 2018. To maintain the same levy as 2021 the BIA has increased withdrawal from appeal provision surplus by \$53,197 (Appendix A, Table 11).

The **College West BIA** has proposed a 2022 Operating Budget of \$37,608 with a levy of \$22,384 consistent with 2021. The proposed budget has decreased by 8% from prior year, as the BIA has decreased capital expenditures by \$4,500 due to the completion of mural projects which is offset by a \$5,000 reduction in grants (Appendix A, Table 12).

The **Crossroads of the Danforth BIA** has proposed a 2022 Operating Budget of \$360,798 with a levy of \$142,399 which is 1% lower than 2021. The proposed budget has increased by 40% from prior year, as the BIA has increased capital expenditures by \$50,000 for Streetscape Master Plan that is offset by \$50,000 in grants from Streetscape Master Plan Program and Community Development Fund. Administration expenditures have increased by \$52,741 that is offset by additional \$55,000 withdrawal from accumulated surplus reserve, which compares to projected actual contribution to accumulated surplus reserve in 2021 of \$57,080 (Appendix A, Table 13).

The **Downtown Yonge BIA** has proposed a 2022 Operating Budget of \$3,851,125 with a levy of \$2,995,325 consistent with 2021. The proposed budget has increased by 6% from prior year, as the BIA has increased maintenance, promotion and advertising, and festivals and events expenditures by \$113,000 for security, \$99,000 for membership

directory, and \$65,000 for increase cost in event programming respectively. Capital expenditures have increased by \$59,800 for Streetscape project implementation (Appendix A, Table 14).

The **DuKe Heights BIA** has proposed a 2022 Operating Budget of \$4,126,840 with a levy of \$3,135,317 which is 10% lower than 2021. The proposed budget has increased by 8% from prior year, as the BIA has increased capital expenditures by \$1,073,699 for the Streetscape Improvement project. Maintenance expenditures have increased by \$82,815 due to the commencement of the extended five-year Duke Marker warranty/maintenance program. The levy has decreased by \$348,370 as a result of redirecting the underspending in 2020 and 2021 to accumulated surplus reserve and thus withdrawing \$695,160 from accumulated surplus reserves (Appendix A, Table 15).

The **Dupont by the Castle BIA** has proposed a 2022 Operating Budget of \$147,385 with a levy of \$137,841 consistent with 2021. The proposed budget has decreased by 43% from prior year, as the BIA has decreased capital expenditures by \$100,000 due to the completion of Wendat Square project. Maintenance expenditures have decreased by \$24,500 due to discontinuing of snow removal, and administration expenditures have decreased by \$18,259 as a result of reduced demand for Personal Protective Equipment. No withdrawals have been taken out of the accumulated surplus reserve in 2022 and a contribution of \$31,591 has been budgeted to replenish the reserve (Appendix A, Table 16).

The **Fairbank Village BIA** has proposed a 2022 Operating Budget of \$316,473 with a levy of \$213,473 consistent with 2021. The proposed budget has decreased by 12% from prior year, as the BIA has decreased capital expenditures by \$25,000 due to postponing the Streetscape project. This is partially offset by a \$13,400 increase in promotion and adverting expenditures for shop2win campaigns and by a \$10,395 increase in festivals and events expenditures for Christmas and summer festivals. Withdrawals from the accumulated surplus reserve have decreased by \$24,070 (Appendix A, Table 17).

The **Financial District BIA** has proposed a 2022 Operating Budget of \$1,855,506 with a levy of \$1,305,554 which is 10% lower than 2021. The proposed budget has decreased by 4% from prior year, as the BIA has decreased promotional and advertising expenditures by \$63,322 to reflect close to the actual cost for advocacy-related expenses. The levy has decreased by \$145,061 to reduce pressure on members through \$53,531 increased budgeted withdrawals from accumulated surplus reserve (Appendix A, Table 18).

The **Forest Hill Village BIA** has proposed a 2022 Operating Budget of \$335,148 with a levy of \$196,932 consistent with 2021. The proposed budget has increased by 37% from prior year, as the BIA has increased capital expenditures by \$68,000 for Streetscape Masterplan Bump-out & Greening project and Thelma Tree production and installation. Promotion and advertising expenditures have increased by \$12,000 for community survey costs and maintenance expenditures have increased by \$8,000 for floral display and pole wraps replacement. This is offset by \$90,945 increase in withdrawals from accumulated surplus reserve to maintain the same levy as 2021 (Appendix A, Table 19).

The **Gerrard India Bazaar BIA** has proposed a 2022 Operating Budget of \$211,333 with a levy of \$157,956 consistent with 2021. The proposed budget has decreased by 21% from prior year, as the BIA has decreased festivals and events expenditures by \$60,000 due to COVID-19 that is offset by a \$65,000 reduction in signature events revenue to maintain the same levy as 2021 (Appendix A, Table 20).

The **Greektown on the Danforth BIA** has proposed a 2022 Operating Budget of \$1,487,331 with a levy of \$424,900 consistent with 2021. The proposed budget has increased by 5% from prior year, as the BIA has increased festivals and events expenditures by \$38,500 for various events and has increased administration expenditures by \$18,060 partly to account for more consultants and seasonal staff. Other revenue sources have increased by \$25,000 and withdrawal from accumulated surplus increased by \$72,086 to maintain the same levy amount as 2021 (Appendix A, Table 21).

The **Hillcrest Village BIA** has proposed a 2022 Operating Budget of \$239,168 with a levy of \$207,778 which is 31% higher than 2021. The proposed budget has increased by 32% from prior year, as the BIA has increased promotion and advertising expenditures by \$30,500 for Shop Local to Win contest and Spotlight promotion on the digital platform. Capital expenditure has increased by \$8,000 for planters and benches at the western end of the area. The levy has increased by \$48,855 and grants have increased by \$15,000 to offset increased BIA expenditures (Appendix A, Table 22).

The **Junction Gardens BIA** has proposed a 2022 Operating Budget of \$517,363 with a levy of \$344,080 which is 1% higher than 2021. The proposed budget has increased by 18% from prior year, as the BIA has increased capital expenditures by \$98,000 for street benches and increased festivals and events expenditures by \$20,000 for CafeTO. This is partially offset by \$47,000 revenue from signature events and \$58,781 from accumulated surplus reserve (Appendix A, Table 23).

The **Kensington Market BIA** has proposed a 2022 Operating Budget of \$227,226 with a levy of \$204,967 which is 31% higher than 2021. The proposed budget has increased by 13% from prior year, as the BIA has increased festivals and events expenditures by \$3,500 to accommodate the higher cost of the Kensington Market Jazz Festival. Contribution to the accumulated surplus reserve has increased by \$25,000 and grants have decreased by \$15,000 due to the completion of the Streetscape Master Plan project. Thus, the levy has increased by \$49,087 to account for lower anticipated sources of revenue and to maintain the BIA's operations (Appendix A, Table 24).

The **Lakeshore Village BIA** has proposed a 2022 Operating Budget of \$108,448 with a levy of \$99,822 which is 2% lower than 2021. The proposed budget has decreased by 2% from prior year, as the BIA has decreased administration expenditures by \$10,599 for restructuring job functions and decreased festivals and events expenditures by \$9,600 as the signature events are on hold for 2022. The BIA will focus on repairs and upgrades and as a result maintenance expenditures have increased by \$13,500 (Appendix A, Table 25).

The **Lawrence Ingram Keele BIA** has proposed a 2022 Operating Budget of \$250,445 with a levy of \$189,988 consistent with 2021. The proposed budget has increased by 14% from prior year, as the BIA has increased capital, maintenance, and administration expenditures by \$25,000 for Traffic Study for Streetscape Master Plan, \$20,000 for security, and \$19,207 for consultants respectively. These expenditures are offset by the contributions from accumulated surplus reserve as well as appeal provision surplus to maintain the same levy amount as 2021 (Appendix A, Table 26).

The **Leslieville BIA** has proposed a 2022 Operating Budget of \$276,940 with a levy of \$167,500 which is 20% higher than 2021. The proposed budget has increased by 28% from prior year, as the BIA has increased administration expenditures by \$34,594 for office rent, storage, and higher salary for staff. Maintenance expenditures has also increased by \$10,100 for holiday decorations and bench cleaning, and promotion and advertising expenditures has increased by \$9,100 for higher cost of digital initiatives. The increase in expenditures is offset by \$27,931 increase in levy, \$26,337 increase in grants and \$13,200 increase in other revenue (Appendix A, Table 27).

The **Liberty Village BIA** has proposed a 2022 Operating Budget of \$508,739 with a levy of \$394,762 which is 2% higher than 2021. The proposed budget has increased by 18% from prior year, as the BIA has increased festivals and events expenditures by \$50,000 for the Give Me Liberty event and other events pre-pandemic offset by corresponding festival revenues. Capital expenditures have increased by \$25,000 for the lighting improvement project (Appendix A, Table 28).

The **Little Italy BIA** has proposed a 2022 Operating Budget of \$631,392 with a levy of \$383,518 consistent with 2021. The proposed budget has increased by 7% from prior year, as the BIA has increased promotion and advertising by \$31,500 for membership inclusivity program, online store, and website maintenance. Administration expenditures has increased by \$10,577 for office rent, storage, and subscriptions. Signature events revenue has increased by \$34,500 and withdrawal from the accumulated surplus reserve has increased by \$43,252 to maintain a similar levy amount as 2021 (Appendix A, Table 29).

The **Little Portugal on Dundas BIA** has proposed a 2022 Operating Budget of \$679,684 with a levy of \$245,196 which is 50% higher than 2021. The proposed budget has increased by 12% from prior year, as the BIA has increased festivals and events expenditures by \$95,465 for the Dundas West Fest and additional cost of other signature events. Administration expenditures have increased by \$13,236 for higher salaries and benefits and office rent. The levy has increased by \$81,732 and budgeted withdrawal from accumulated surplus has increased to \$268,512 to expand operations to pre-pandemic level by 2023 (Appendix A, Table 30).

The **Midtown Yonge BIA** has proposed a 2022 Operating Budget of \$223,244 with a levy of \$164,463 consistent with 2021. The proposed budget has increased by 28% from prior year, as the BIA has increased capital expenditures by \$30,000 for public art project implementation and custom bike racks that are partially offset by a \$6,250 increase in grants. Promotion and advertising expenditures have increased by \$13,740 to enhance communication and social media initiatives. To maintain the same levy as 2021 the BIA has increased contribution from its accumulated surplus (Appendix A,

Table 31).

The **Mount Pleasant Village BIA** has proposed a 2022 Operating Budget of \$309,033 with a levy of \$220,447 which is 2% higher than 2021. The proposed budget has increased by 24% from prior year, as the BIA has increased capital expenditures by \$30,000 for planters and bins replacement. Festivals and events expenditures have increased by \$20,000 to include the Shop2Win contest and administration expenditures have increased by \$11,447 for consultants. Revenue from grants has increased by \$69,000 which will offset some of the increases in expenditures (Appendix A, Table 32).

The **Oakwood Village BIA** has proposed a 2022 Operating Budget of \$72,721 with a levy of \$37,929 which is 19% higher than 2021. The proposed budget has increased by 11% from prior year, as the BIA has increased maintenance expenditures by \$6,470 for banner installation and upkeep of the area, and increased capital expenditures by \$1,000 for planters and hanging basket hardware (Appendix A, Table 33).

The **Ossington Avenue BIA** has proposed a 2022 Operating Budget of \$142,317 with a levy of \$70,886 consistent with 2021. The proposed budget has increased by 18% from prior year, as the BIA has increased maintenance expenditures by \$7,000 for Parkettes maintenance and increased festivals and events expenditures by \$7,500 for increased costs to host the Ossington Fest and other festivals. Capital expenditures have increased by \$5,000 to settle unpaid expenses related to Parkette design. To offset these expenditure increases, additional withdrawal of appeal provision surplus and accumulated surplus reserves has increased by \$17,751 and revenue from grants has increased by \$2,500 (Appendix A, Table 34).

The **Pape Village BIA** has proposed a 2022 Operating Budget of \$122,530 with a levy of \$96,041 which is 2% lower than 2021. The proposed budget has decreased by 13% from prior year, as the BIA has decreased promotion and advertising expenditures by \$15,300 to exclude the Construction Mitigation Project as grants were not received in 2021. This is offset by a \$15,000 reduction in withdrawal from the accumulated surplus reserve. Capital expenditures have decreased by \$11,500 as there are no other major capital initiatives plans for 2022 (Appendix A, Table 35).

The **Parkdale Village BIA** has proposed a 2022 Operating Budget of \$268,644 with a levy of \$232,907 consistent with 2021. The proposed budget has decreased by 3% from prior year, as the BIA has decreased maintenance expenditures by \$25,015 due to postponing of hanging basket project until post-pandemic. This is partially offset by an increase of \$13,500 in capital expenditures for CafeTO Mitigation and Gateway Signage Phase 2 (Appendix A, Table 36).

The **Riverside District BIA** has proposed a 2022 Operating Budget of \$309,217 with a levy of \$200,239 consistent with 2021. The proposed budget has increased by 1% from prior year, as the BIA has increased capital expenditures by \$13,000 for the Pedestrian Scale Lighting project. Promotion and advertising have decreased by \$9,800 as it excludes funding for COVID-19 response (Appendix A, Table 37).

The **Roncesvalles Village BIA** has proposed a 2022 Operating Budget of \$718,868 with a levy of \$323,910 consistent with 2021. The proposed budget has increased by 42% from prior year, as the BIA has increased festivals and events expenditures by \$284,200 as it did not hold the Roncesvalles Polish Festival in 2021 and is expecting to commence in 2022. This is partially offset by a \$238,200 increase in signature events revenue. Capital expenditures have decreased by \$59,080 as the Streetscape Master Plan, Parkette design, and Garden Fencing project are cancelled (Appendix A, Table 38).

The **Rosedale Main Street BIA** has proposed a 2022 Operating Budget of \$277,168 with a levy of \$239,022 which is 2% lower than 2021. The proposed budget has increased by 13% from prior year, as the BIA has increased festivals and events by \$20,900 for the Cavalcade event and increased promotion and advertising by \$12,000 for expanding social media presence. These expenditures are offset by the withdrawals of appeal provision surplus in the amount of \$30,646 and contribution from its accumulated surplus of \$4,000 (Appendix A, Table 39).

The **shoptheQueensway.com BIA** has proposed a 2022 Operating Budget of \$222,491 with a levy of \$159,501 consistent with 2021. The proposed budget has increased by 5% from prior year, as the BIA has increased maintenance expenditures by \$51,305 for beautification of the area and increased administration expenditures by \$25,591 for the hire of full-time staff. This is partially offset by a \$50,000 decrease in capital expenditures and a \$15,500 decrease in the promotion and advertising expenditures (Appendix A, Table 40).

The **St. Clair Gardens BIA** has proposed a 2022 Operating Budget of \$110,301 with a levy of \$88,286 which is 3% lower than 2021. The proposed budget has increased by 4% from prior year, as the BIA has increased maintenance expenditures by \$4,190 for holiday decorations and hydro costs (Appendix A, Table 41).

The **St. Lawrence Market Neighbourhood BIA** has proposed a 2022 Operating Budget of \$1,728,245 with a levy of \$1,351,043 which is 5% higher than 2021. The proposed budget has increased by 6% from prior year, as the BIA has increased maintenance expenditures by \$107,000 for beautification, cleanliness, and landscaping of the area. Administration expenditures have increased by \$75,666 to account for increases in staffing, salaries, and consulting costs. Levy has increased by \$70,020 to maintain regular operational needs (Appendix A, Table 42).

The **Eglinton Way BIA** has proposed a 2022 Operating Budget of \$415,526 with a levy of \$290,037 consistent with 2021. The proposed budget has decreased by 3% from prior year, as the BIA has decreased capital expenditures by \$21,350 due to reduced resources needed for the ArtWalk project and will continue to focus on murals and art installations (Appendix A, Table 43).

The **Kingsway BIA** has proposed a 2022 Operating Budget of \$376,834 with a levy of \$241,272 which is 22% lower than 2021. The proposed budget has decreased by 28% from prior year, as the BIA has decreased festivals and events expenditures by \$265,760 as a result of postponing the Taste of the Kingsway Festival due to pandemics. As a result, signature events revenue has decreased by \$80,000 and levy

has decreased by \$67,007. Capital expenditures have increased by \$125,000 for the Montgomery Parkette project (Appendix A, Table 44).

The Waterfront BIA has proposed a 2022 Operating Budget of \$2,490,027 with a levy of \$1,890,913 which is 12% higher than 2021. The proposed budget has increased by 3% from prior year, as the BIA has increased administration expenditures by \$122,478 for additional support and flexibility to support members into the COVID recovery period while encouraging safe return to the workforce. Levy has increased by \$200,038 to support operational needs (Appendix A, Table 45).

The **Toronto Downtown West BIA** has proposed a 2022 Operating Budget of \$3,411,157 with a levy of \$3,085,760 consistent with 2021. The proposed budget has a net 0% change from prior year. The BIA will continue to build ArtWalk, expand the E-gift card program and pursue possible boundary expansion (Appendix A, Table 46).

The **Village of Islington BIA** has proposed a 2022 Operating Budget of \$258,805 with a levy of \$150,230 which is 2% higher than 2021. The proposed budget has increased by 15% from prior year, as the BIA has increased promotion and advertising expenditures by \$27,500 for Islington Times Newspaper publication and distribution. Capital expenditures have increased by \$8,250 for Banners, Decorative Lighting, and Pedestrian Scale Lighting projects. The expenditures are partially offset by a \$10,000 increase in other revenue and a \$15,000 increase in withdrawal from the accumulated surplus reserve (Appendix A, Table 47).

The **West Queen West BIA** has proposed a 2022 Operating Budget of \$378,856 with a levy of \$344,116 consistent with 2021. The proposed budget has a net 0% change from prior year. The BIA will focus on pole wraps on the new street signs, art on all planters and host a Queer Street West event during Pride month (Appendix A, Table 48).

The **Weston Village BIA** has proposed a 2022 Operating Budget of \$315,517 with a levy of \$144,038 consistent with 2021. The proposed budget has increased by 17% from prior year, as the BIA has increased festivals and events expenditures by \$53,800 due to a significant increase in the Santa Claus event with the assumption that the BIA will qualify for Festival Grants. This is partially offset by a \$50,000 increase in signature events revenue. Administration, maintenance and promotion and events expenditures have increased by \$27,551 for the hire of part-time staff, \$15,500 for beautification of the area, and \$4,000 for communication and outreach initiatives respectively. Furthermore, capital expenditures have decreased by \$54,915 due to construction on Main Street resulting in a delay in upgrading the new expansion area (Appendix A, Table 49).

The **Wexford Heights BIA** has proposed a 2022 Operating Budget of \$625,050 with a levy of \$242,331 consistent with 2021. The proposed budget has increased by 54% from prior year, as the BIA has increased festival and events expenditures by \$226,100 from the Taste of Lawrence Festival to commence in 2022 post-COVID-19. This is offset by an \$180,000 increase in signature events revenues and a \$46,838 increase in withdrawals from accumulated surplus reserve (Appendix A, Table 50).

The **Yonge + St. Clair BIA** has proposed a 2022 Operating Budget of \$739,047 with a levy of \$578,824 which is 7% or \$37,114 higher than 2021. The proposed budget has increased by 1% from prior year, as the BIA has increased festival and events expenditures by \$66,200 to commence various festivals and increased promotion and advertising by \$10,500 for digital marketing initiatives. In addition, there will be a loss of \$20,150 from signature events revenue. Offsetting these impacts are net increase in withdrawals of surplus of \$36,266, and reduced capital expenditures of \$35,000 (Appendix A, Table 51).

The **Yonge-Lawrence Village BIA** has proposed a 2022 Operating Budget of \$259,780 with a levy of \$209,968 consistent with 2021. The proposed budget has increased by 1% from prior year, as the BIA has increased maintenance expenditures by \$12,821 for expenses related to CafeTO. This is partially offset by an \$11,000 decrease in capital expenditures as hanging basket hardware will not be purchased again in 2022. To maintain the same levy as 2021 the BIA has increased withdrawal from the accumulated surplus reserve by \$6,115 (Appendix A, Table 52).

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SIGNATURE

Heather Taylor
Chief Financial Officer and Treasurer

ATTACHMENTS

Appendix A – Summary of 2022 Operating Budget by Business Improvement Area
Appendix B – Status of Business Improvement Area 2022 Operating Budget Approvals