

Business Improvement Areas (BIAs) - 2023 Operating Budgets - Report 1

Date: December 22, 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, 19, 20, 21, 22

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 84 established BIAs in the City of Toronto, of which 50 BIAs 2023 Operating Budgets are submitted for City Council approval through this report. No City funding is required since the financing of individual 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 2023 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 2023 Operating Budgets for BIAs reflect Council's approved policies and practices.

RECOMMENDATIONS

The Chief Financial Officer and Treasurer recommends that:

1. City Council adopt and certify the 2023 recommended Operating Budgets and Levy requirements of the following Business Improvement Areas:

Business Improvement Area	2023 Operating Budget (\$)	2023 Levy Funds Required (\$)
Albion Islington Square	256,684	187,414
Baby Point Gates	77,220	59,094
Bayview Leaside	268,266	193,266
Bloor by the Park	108,113	78,606
Bloor West Village	682,446	424,164
Bloordale Village	240,990	147,522
Bloor-Yorkville	5,050,992	4,444,605
Broadview Danforth	345,448	307,658
Cabbagetown	573,733	427,189
Chinatown	914,636	544,180
CityPlace and Fort York	603,765	447,299
College Promenade	294,942	234,252
Corso Italia	363,454	251,440
Crossroads of the Danforth	320,299	197,154
Downtown Yonge	3,850,425	2,995,325
DuKe Heights	3,660,921	3,135,318
Fairbank Village	470,192	263,975
Financial District	1,900,759	1,305,554
Forest Hill Village	239,710	196,832
Gerrard India Bazaar	353,317	159,954
Greektown on the Danforth	1,467,545	424,899
Hillcrest Village	278,575	237,373

Business Improvement Area	2023 Operating Budget (\$)	2023 Levy Funds Required (\$)
Junction Gardens	565,540	361,285
Kennedy Road	283,171	256,135
Kensington Market	232,249	185,700
Lakeshore Village	241,582	106,579
Lawrence Ingram Keele	238,220	190,004
Liberty Village	544,178	406,207
Little Italy	791,718	383,522
Little Portugal Toronto	780,361	346,995
Midtown Yonge	238,788	180,084
Mirvish Village	108,071	81,814
Mount Pleasant Village	430,096	233,435
Oakwood Village	83,926	37,929
Regal Heights Village	136,890	22,540
Riverside District	424,237	206,258
Roncesvalles Village	396,040	333,628
St. Clair Gardens	151,560	96,160
St. Lawrence Market Neighbourhood	2,052,869	1,492,205
The Beach	452,861	415,412
The Kingsway	616,943	261,943
The Waterfront	3,124,287	2,090,955
Toronto Downtown West	4,739,568	3,940,240
Uptown Yonge	398,619	250,941

Business Improvement Area	2023 Operating Budget (\$)	2023 Levy Funds Required (\$)
Village of Islington	261,758	164,105
West Queen West	382,015	351,167
Weston Village	299,727	149,600
Wexford Heights	462,674	242,331
Wychwood Heights	113,678	28,678
Yonge Lawrence Village	286,008	240,955
Total	41,160,066	29,719,880

FINANCIAL IMPACT

Financing of the Business Improvement Area Operating Budgets is raised by a special levy on the commercial and industrial properties within the respective BIA boundaries, accumulated surplus, grants administered and funded by the city and/or external parties, donations, sponsorships, festival revenues, and other third-party revenues. The BIA Office works with the BIAs to ensure that all BIAs are aware of the available City grant programs.

The 2023 Operating Budgets for the 50 BIAs totals \$41.160 million which requires a special tax levy in the amount of \$29.720 million, reflecting a \$1.988 million or 7.2% increase in the special tax levy from 2022. All of the 2023 BIA Operating Budgets submitted for consideration are balanced budgets. 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 2022 or prior and carried forward into 2023, as well as new capital cost-share projects submitted for consideration in the 2023-2032 Capital Budget and Plan for Economic Development and Culture as part of the 2023 Budget process.

The dates at which the 2023 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 2022 Operating Budgets for 83 BIAs took place in multiple phases as follows:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC27.2>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC28.3>

COMMENTS

The Business Improvement Area (BIA) is an association, managed and operated by local businesses and property owners, joining 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. Following Council approval of the BIA's budget, 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 2023 Operating Budget, by BIA, with supplementary information detailing net change from 2022 as set out in Appendix A.

The **Albion Islington Square BIA** has proposed a 2023 Operating Budget of \$256,684 with a levy of \$187,414 which is 1% or \$1,121 higher than 2022. While the levy has increased by 1%, overall expenditures in the proposed budget have decreased by 12% or \$36,375 from prior year because of less event costs and associated promotion and advertising (Appendix A, Table 1).

The **Baby Point Gates BIA** has proposed a 2023 Operating Budget of \$77,220 with a levy of \$59,094 consistent with 2022. The proposed budget has increased by 24% or

\$14,735 from prior year. Festival and events expenditures have increased by \$10,000 for summer festival event and maintenance expenditures have increased by \$5,000 for planting and floral displays. The above expenditures are offset by withdrawals of \$8,000 from the accumulated surplus reserves and grant revenue of \$7,500 from Outdoor Mural & Street Art Program (Appendix A, Table 2).

The **Bayview Leaside BIA** has proposed a 2023 Operating Budget of \$268,266 with a levy of \$193,266 consistent with 2022. The proposed budget has decreased by 10% or \$31,047 from prior year because of less event costs and associated promotion and advertising (Appendix A, Table 3).

The **Bloor by the Park BIA** has proposed a 2023 Operating Budget of \$108,113 with a levy of \$78,606 consistent with 2022. The proposed budget has increased by 28% or \$23,967 from prior year. Festival and events expenditures have increased by \$8,000 for the Fall and Sidewalk Sales events which were not budgeted in 2022. This is offset by a total reduction of \$6,000 from capital, administration and maintenance expenditures. The BIA has budgeted for an increased contribution of \$23,967 to accumulated surplus reserves which is offset by use of increased appeal provision surplus (Appendix A, Table 4).

The **Bloor West Village BIA** has proposed a 2023 Operating Budget of \$682,446 with a levy of \$424,164 which is 3% or \$11,460 higher than 2022. The proposed budget has increased by 14% or \$83,614 from prior year mainly driven by festivals and events (Appendix A, Table 5).

The **Bloordale Village BIA** has proposed a 2023 Operating Budget of \$240,990 with a levy of \$147,522 consistent with 2022. The proposed budget has increased by 4% or \$8,345 from prior year (Appendix A, Table 6).

The **Bloor-Yorkville BIA** has proposed a 2023 Operating Budget of \$5,050,992 with a levy of \$4,444,605 which is 7% or \$273,025 higher than 2022. The proposed budget has increased by 15% or \$650,177 from prior year. Maintenance expenditures have increased by \$199,240 for security, decorations and overall maintenance of the area. Promotion and advertising expenditures have increased by \$179,160 for social media and other strategic marketing plans. Capital expenditures have increased by \$120,000 for lamppost replacement project. In addition, administration expenditures have increased by \$96,465 for salary increases and office and storage rent and further contributions of \$68,992 have been budgeted for accumulated surplus reserves. The above expenditures are offset by \$273,025 levy increases, \$200,000 withdrawals from accumulated surplus reserves, and \$187,152 increased appeals provision surplus (Appendix A, Table 7).

The **Broadview Danforth BIA** has proposed a 2023 Operating Budget of \$345,448 with a levy of \$307,658 which is 2% or \$6,548 higher than 2022. While the levy has increased by 2%, overall expenditures in the proposed budget is consistent with prior year (Appendix A, Table 8).

The **Cabbagetown BIA** has proposed a 2023 Operating Budget of \$573,733 with a levy of \$427,189 which is 9% or \$36,235 higher than 2022. While the levy has increased by 9%, overall expenditures in the proposed budget are have decreased by 3% or \$15,721 from prior year mainly driven by reduced contribution to accumulated surplus reserves (Appendix A, Table 9).

The **Chinatown BIA** has proposed a 2023 Operating Budget of \$914,636 with a levy of \$544,180 consistent with 2022. The proposed budget has increased by 9% or \$74,556 from prior year mainly attributed to festivals and events as well as administration costs (Appendix A, Table 10).

The **CityPlace and Fort York BIA** has proposed a 2023 Operating Budget of \$603,765 with a levy of \$447,299 consistent with 2022. The proposed budget has decreased by 2% or \$10,841 from prior year (Appendix A, Table 11).

The **College Promenade BIA** has proposed a 2023 Operating Budget of \$294,942 with a levy of \$234,252 consistent with 2022. The proposed budget has decreased by 3% or \$10,414 from prior year (Appendix A, Table 12).

The **Corso Italia BIA** has proposed a 2023 Operating Budget of \$363,454 with a levy of \$251,440 which is 10% or \$22,859 higher than 2022. The proposed budget has increased by 26% or \$73,901 from prior year. Capital expenditures have increased by \$62,650 for the sidewalk beautification project to further assist the health of the trees. Festival and events have increased by \$18,900 for hosting the Harvest festival. The above expenditures are partially offset by \$50,653 in increased withdrawals from accumulated surplus reserves and \$22,859 increase in levy (Appendix A, Table 13).

The **Crossroads of the Danforth BIA** has proposed a 2023 Operating Budget of \$320,299 with a levy of \$197,154 which is 38% or \$54,755 higher than 2022. While the levy has increased by 38%, overall expenditures in the proposed budget has decreased by 11% or \$40,499 from prior year as a result of completing the capital project in 2022 (Appendix A, Table 14).

The **Downtown Yonge BIA** has proposed a 2023 Operating Budget of \$3,850,425 with a levy of \$2,995,325 consistent with 2022. The overall expenditures in the proposed budget are consistent with prior year (Appendix A, Table 15).

The **DuKe Heights BIA** has proposed a 2023 Operating Budget of \$3,660,921 with a levy of \$3,135,318 consistent with 2022. The proposed budget has decreased by 11% or \$465,919 from prior year as a result of completing the capital project in 2022 (Appendix A, Table 16).

The **Fairbank Village BIA** has proposed a 2023 Operating Budget of \$470,192 with a levy of \$263,975 which is 24% or \$50,502 higher than 2022. The proposed budget has increased by 49% or \$153,719 from prior year. Festival and events expenditures have increased by \$77,575 for Summerfest signature event. Administration expenditures have increased by \$52,926 for coordinator positions and salary increases. Maintenance

expenditures have increased by \$11,750 for banner purchases and maintenance. The above expenditures are offset by \$73,258 withdrawals from accumulated surplus reserves, \$50,502 increase in levy and \$19,000 increase in grants revenue from Canada Summer Jobs and Outdoor Mural & Street Art Program (Appendix A, Table 17).

The **Financial District BIA** has proposed a 2023 Operating Budget of \$1,900,759 with a levy of \$1,305,554 consistent with 2022. The proposed budget has increased by 2% or \$45,253 from prior year (Appendix A, Table 18).

The **Forest Hill Village BIA** has proposed a 2023 Operating Budget of \$239,710 with a levy of \$196,832 consistent with 2022. The proposed budget has decreased by 28% or \$95,436 from prior year. Capital expenditures have decreased by \$100,000 for completion of previous phases of the Bump-out and Greening project. Promotion and advertising expenditures have decreased by \$9,950 for completion of community survey. Withdrawals from accumulated surplus have decreased by \$82,495 due to lower operational needs. (Appendix A, Table 19).

The **Gerrard India Bazaar BIA** has proposed a 2023 Operating Budget of \$353,317 with a levy of \$159,954 which is 1% or \$1,998 higher than 2022. The proposed budget has increased by 67% or \$141,984 from prior year. Festival and events expenditures have increased by \$80,000 as all events are expected to be back in person which is partially offset by \$75,000 increase in signature events revenues. Capital expenditures have increased by \$62,500 for the CafeTO Parkette project which is offset by \$65,000 by withdrawals from accumulated surplus reserves (Appendix A, Table 20).

The **Greektown on the Danforth BIA** has proposed a 2023 Operating Budget of \$1,467,545 with a levy of \$424,899 consistent with 2022. The proposed budget has decreased by 1% or \$19,787 from prior year (Appendix A, Table 21).

The **Hillcrest Village BIA** has proposed a 2023 Operating Budget of \$278,575 with a levy of \$237,373 which is 14% or \$29,595 higher than 2022. The proposed budget has increased by 16% or \$39,407 from prior year. Maintenance expenditures have increased by \$15,144 for floral and decorative displays. Administration expenditures have increased by \$13,072 for salary adjustments, office rent and other office related expense items. Festivals and events, and promotion and advertising have increased by \$6,500 and \$2,000 respectively. This is offset by a \$29,595 increase in levy and \$10,000 increase in withdrawals from accumulated surplus reserves (Appendix A, Table 22).

The **Junction Gardens BIA** has proposed a 2023 Operating Budget of \$565,540 with a levy of \$361,285 which is 5% or \$17,205 higher than 2022. The proposed budget has increased by 9% or \$48,177 from prior year mainly for festivals and events as well as maintenance expenditures (Appendix A, Table 23).

The **Kennedy Road BIA** has proposed a 2023 Operating Budget of \$283,171 with a levy of \$256,135 consistent with 2022. The overall expenditures in the proposed budget are consistent with prior year (Appendix A, Table 24).

The **Kensington Market BIA** has proposed a 2023 Operating Budget of \$232,249 with a levy of \$185,700 which is 9% or \$19,267 lower than 2022. While the levy has decreased by 9%, overall expenditures in the proposed budget have increased by 2% or \$5,023 from prior year (Appendix A, Table 25).

The **Lakeshore Village BIA** has proposed a 2023 Operating Budget of \$241,582 with a levy of \$106,579 which is 7% or \$6,757 higher than 2022. The proposed budget has increased by 123% or \$133,134 from prior year. Festival and events expenditures have increased by \$94,770 for Grilled Cheese Challenge event. Capital expenditures have increased by \$44,700 for the Streetscape Master Plan project. The above expenditures are partially offset by \$56,323 increase in withdrawals from accumulated surplus reserves, \$44,230 increase in signature events revenue and \$25,000 increase in grants revenue from Main Street Innovation Fund (Appendix A, Table 26).

The **Lawrence Ingram Keele BIA** has proposed a 2023 Operating Budget of \$238,220 with a levy of \$190,004 consistent with 2022. The proposed budget has decreased by 5% or \$12,225 from prior year (Appendix A, Table 27).

The **Liberty Village BIA** has proposed a 2023 Operating Budget of \$544,178 with a levy of \$406,207 which is 3% or \$11,445 higher than 2022. The proposed budget has increased by 7% or \$35,439 from prior year mainly attributed to administration costs and advertising and promotion expenditures (Appendix A, Table 28).

The **Little Italy BIA** has proposed a 2023 Operating Budget of \$791,718 with a levy of \$383,522 consistent with 2022. The proposed budget has increased by 25% or \$160,326 from prior year. Festival and events expenditures have increased by \$102,450 for various events including Taste of Little Italy and Di Strada. Maintenance expenditures have increased by \$31,500 for floral displays. Contributions have increased by \$43,252 for accumulated surplus reserves. The above expenditures are offset by \$234,550 increase in signature events revenue (Appendix A, Table 29).

The **Little Portugal Toronto BIA** has proposed a 2023 Operating Budget of \$780,361 with a levy of \$346,995 which is 42% or \$101,799 higher than 2022. The proposed budget has increased by 15% or \$100,677 from prior year. Festival and events have increased by \$45,400 for Dundas West Fest and Portugal Day Celebrations events. Capital expenditures have increased \$25,000 for Augmented Reality Museum project. Maintenance and administration expenditures have also increased by \$11,000 and \$10,023 respectively. Withdrawals from accumulated surplus reserves have decreased by \$48,512 and levy has increased by \$101,799 to partially offset the expenditure increases. Further revenue increases of \$25,000 from Main Street Innovation Fund grant and \$11,000 from signature events revenue are budgeted to offset remainder of the expenditure increases (Appendix A, Table 30).

The **Midtown Yonge BIA** has proposed a 2023 Operating Budget of \$238,788 with a levy of \$180,084 which is 9% or \$15,621 higher than 2022. The proposed budget has increased by 7% or \$15,544 from prior year (Appendix A, Table 31).

The **Mirvish Village BIA** has proposed a 2023 Operating Budget of \$108,071 with a levy of \$81,814 which is 3% or \$2,406 higher than 2022. The proposed budget has increased by 24% or \$21,163 from prior year. Promotion and advertising expenditures have increased by \$5,800 for marketing initiatives strategies. Contributions to accumulated surplus reserves have increased by \$17,734 which is offset by appeal provision surplus of \$18,757. Levy has increased by \$2,406 to offset other operational needs (Appendix A, Table 32).

The **Mount Pleasant Village BIA** has proposed a 2023 Operating Budget of \$430,096 with a levy of \$233,435 which is 6% or \$12,988 higher than 2022. The proposed budget has increased by 39% or \$121,063 from prior year. Capital expenditures have increased by \$71,250 for benches and planters, which is offset by grants revenue of \$94,100 from Canada Summer Jobs, Outdoor Mural & Street Art Program, Construction Mediation and FedDev Fund. Maintenance and administration expenditures have increased by \$24,125 for banner replacements and \$18,550 for salary increases and part time staffing respectively. The above expenditures are partially offset by a \$12,988 increase in levy and a \$19,561 increase in withdrawals from accumulated surplus reserves (Appendix A, Table 33).

The **Oakwood Village BIA** has proposed a 2023 Operating Budget of \$83,926 with a levy of \$37,929 consistent with 2022. The proposed budget has increased by 15% or \$11,205 from prior year. Capital expenditures have increased by \$8,250 for landscaping and mural projects which is offset by \$10,500 increase in grants revenue from Outdoor Mural & Street Art Program and private external parties (Appendix A, Table 34).

The **Regal Heights BIA** has proposed a 2023 Operating Budget of \$136,890 with a levy of \$22,540 which is 100% or \$22,540 higher than 2022. The proposed budget has increased by 90% or \$64,854 from prior year. Promotion and advertising expenditures have increased by \$24,900 for hiring a marketing firm to help promote the BIA. Maintenance expenditures have increased by \$17,200 for planters and banners. Festival and events expenditures have increased by \$12,000 for new events in 2023 to assist in promoting more traffic to the area. Administration expenditures have increased by \$8,455 for hiring contractors to assist the BIA with its book keeping and marketing initiatives. The above expenditures are offset by an increased withdrawal of \$31,314 from accumulated surplus, levy increase of \$22,540 and grants revenue increases of \$11,000 from Main Street Innovation Fund and Canada Summer Jobs (Appendix A, Table 35).

The **Riverside District BIA** has proposed a 2023 Operating Budget of \$424,237 with a levy of \$206,258 which is 3% or \$6,019 higher than 2022. The proposed budget has increased by 37% or \$115,020 from prior year. Administration expenditures have increased by \$51,523 for additional staffing. Capital expenditures have increased by \$35,000 for tree grate replacement and lighting replacement projects. The above expenditures are offset by \$152,500 increase in grants revenue from FedDev fund, Main Street Innovation Fund and other smaller grants. Contribution to accumulated

surplus reserves have increased by \$24,000 while withdrawals from the accumulated surplus reserves have decreased by \$46,345 (Appendix A, Table 36).

The **Roncesvalles Village BIA** has proposed a 2023 Operating Budget of \$396,040 with a levy of \$333,628 which is 3% or \$9,718 higher than 2022. While the levy has increased by 3%, overall expenditures in the proposed budget have decreased by 45% or \$322,828 from prior year. The BIA lacks the funding to support many initiatives due to South End Construction project and as a result festivals and events expenditures have decreased by \$284,000. Promotion and advertising expenditures have also decreased by \$53,100 and administration expenditures have decreased by \$40,811. Capital expenditures have increased by \$35,600 for the South End gateway sign design and mural maintenance. Signature events revenue has decreased by \$233,200 due to funding issues to run the CafeTO and Roncesvalles Polish Festival. Withdrawals from accumulated surplus reserves have decreased by \$106,790 to start replenishing the reserves for future projects (Appendix A, Table 37).

The **St. Clair Gardens BIA** has proposed a 2023 Operating Budget of \$151,560 with a levy of \$96,160 which is 9% or \$7,874 higher than 2022. The proposed budget has increased by 37% or \$41,259 from prior year. Maintenance expenditures have increased by \$25,000 for floral displays and repairs. Festival and events expenditures have increased by \$5,978 for the corn and cavalcade of lights festivals. Withdrawals from accumulated surplus reserves, signature events revenues and levy have increased by \$40,000, \$7,876 and \$7,874 respectively to account for a loss of \$8,991 in appeal provision surplus, \$5,500 from other festival revenues and \$6,310 increase in appeal provision deficit (Appendix A, Table 38).

The **St. Lawrence Market Neighbourhood BIA** has proposed a 2023 Operating Budget of \$2,052,869 with a levy of \$1,492,205 which is 10% or \$141,162 higher than 2022. The proposed budget has increased by 19% or \$324,624 from prior year. Administration expenditures have increased by \$103,791 for salary increases. Festival and events have increased by \$78,000 for Market Street and cost increases for other events. Maintenance expenditures have increased by \$70,000 for floral display, graffiti removal and other maintenance projects. Capital expenditures have increased by \$50,000 for hanging baskets project and junior consultant for upcoming projects. The above expenditures are offset by a \$225,000 increase in grants revenue from Streetscape Master Plan Program and FedDev fund and levy increase of \$141,162 (Appendix A, Table 39).

The Beach BIA has proposed a 2023 Operating Budget of \$452,861 with a levy of \$415,412 which is 8% or \$30,925 higher than 2022. The proposed budget has increased by 2% or \$8,465 from prior year (Appendix A, Table 40).

The Kingsway BIA has proposed a 2023 Operating Budget of \$616,943 with a levy of \$261,943 which is 9% or \$20,671 higher than 2022. The proposed budget has increased by 64% or \$240,109 from prior year. Festival and events expenditures have increased by \$307,080 for the 50th anniversary celebration of the BIA through the Taste of the Kingsway Festival as well as other small events throughout the year. This is

partially offset by reduced capital expenditures of \$125,000 due to unused amount from 2022 capital project which will be carried forward to the Montgomery Parkette upgrades. To further offset the festival and events expenditures, withdrawals of \$185,000 from accumulated surplus reserves, increase signature events revenue of \$90,000 and levy increase of \$20,671 are budgeted (Appendix A, Table 41).

The Waterfront BIA has proposed a 2023 Operating Budget of \$3,124,287 with a levy of \$2,090,955 which is 11% or \$200,042 higher than 2022. The proposed budget has increased by 25% or \$634,260 from prior year. Administration expenditure have increased by \$115,200 for additional staffing and salary increases. Maintenance expenditures have increased by \$80,000 for public realm asset database and other miscellaneous maintenance projects. Capital expenditures have increased by \$38,450 for the sculptures project. The above expenditures are partially offset by a levy increase of \$200,042 (Appendix A, Table 42).

The **Toronto Downtown West BIA** has proposed a 2023 Operating Budget of \$4,739,568 with a levy of \$3,940,240 which is 28% or \$854,480 higher than 2022. The proposed budget has increased by 39% or \$1,328,411 from prior year. Maintenance expenditures have increased by \$521,284 for security, poles wrapping and other miscellaneous repairs and maintenance. Capital expenditures have increased by \$465,000 for Streetscape Master Plan project and CafeTO Street Beautification contingency. Promotion and advertising expenditures have increased by \$187,270 for various marketing initiatives to increase social media presence. Administration expenditures have increased by \$77,177 for salary adjustments and hiring of a social media project manager. The above expenditures are offset by a levy increase of \$854,480, use of \$226,931 appeal provision surplus, withdrawals of \$150,000 from accumulated surplus reserves and increase of other revenues by \$97,000 (Appendix A, Table 43).

The **Uptown Yonge BIA** has proposed a 2023 Operating Budget of \$398,619 with a levy of \$250,941 consistent with 2022. The proposed budget has increased by 19% or \$63,073 from prior year. Promotion and advertising expenditures have increased by \$52,500 for implementing E-Guide app projection to promote member businesses offers and discounts. Capital expenditures have increased by \$30,000 for replacement of street benches. Festivals and events, and administration expenditures have decreased by \$10,500 and \$7,118 respectively. Further offsets to the expenditure increases consist of \$25,500 increase in withdrawals from accumulated surplus reserves, \$31,500 increase in grants revenues from Main Street Innovation Fund and Metrolinx Program, \$7,672 increase in appeal provision surplus and \$2,500 increase in other festival revenues (Appendix A, Table 44).

The **Village of Islington BIA** has proposed a 2023 Operating Budget of \$261,758 with a levy of \$164,105 which is 9% or \$13,875 higher than 2022. The proposed budget has increased by 1% or \$2,953 from prior year (Appendix A, Table 45).

The **West Queen West BIA** has proposed a 2023 Operating Budget of \$382,015 with a levy of \$351,167 which is 2% or \$7,051 higher than 2022. The proposed budget has increased by 1% or \$3,159 from prior year (Appendix A, Table 46).

The **Weston Village BIA** has proposed a 2023 Operating Budget of \$299,727 with a levy of \$149,600 which is 4% or \$5,562 higher than 2022. While the levy has increased by 4%, overall expenditures in the proposed budget has decreased by 5% or \$15,790 from prior year (Appendix A, Table 47).

The **Wexford Heights BIA** has proposed a 2023 Operating Budget of \$462,674 with a levy of \$242,331 consistent with 2022. The proposed budget has decreased by 26% or \$162,376 from prior year. Capital expenditures have decreased by \$173,028 as the BIA will no longer be contributing upfront funds for the Parkettes project. Promotion and advertising expenditures have decreased by \$21,000 to remove the internal marketing and look for external firms that align more with the BIA's marketing strategy. Withdrawals from accumulated surplus reserves have decreased by \$192,700 (Appendix A, Table 48).

The **Wychwood Heights BIA** has proposed a 2023 Operating Budget of \$113,678 with a levy of \$28,678 which is 1% or \$361 lower than 2022. The proposed budget has decreased by 39% or \$71,385 from prior year. Administration expenditures have decreased by \$70,475 based on lower anticipated staffing costs in 2022. Promotions and advertising expenditures have decreased by \$11,000 due to Board decision in shifting its strategy and resources in other aspects of the BIA such as maintenance, which accounts for \$10,000 increase for graffiti removal, free window washing services to BIA members and accounting for higher cost of hydro. Withdrawals from accumulated surplus have decreased by \$40,000 (Appendix A, Table 49).

The **Yonge Lawrence Village BIA** has proposed a 2023 Operating Budget of \$286,008 with a levy of \$240,955 which is 15% or \$30,987 higher than 2022. The proposed budget has increased by 10% or \$26,228 from prior year mainly in advertising and promotion expenditures (Appendix A, Table 50).

CONTACT

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SIGNATURE

Heather Taylor
Chief Financial Officer and Treasurer

ATTACHMENTS

Appendix A - Summary of 2023 Operating Budget by Business Improvement Area
Appendix B - Status of Business Improvement Area 2023 Operating Budget Approvals