

Business Improvement Area Technical Boundary Amendments

Date: May 14, 2024

To: Economic and Community Development Committee

From: General Manager, Economic Development and Culture

Wards: Ward 6 - York Centre, Ward 8 - Eglinton-Lawrence, Ward 9 - Davenport, Ward 10 - Spadina-Fort York, Ward 11 - University-Rosedale, Ward 12 - Toronto-St. Paul's, Ward 13 - Toronto Centre, Ward 15 - Don Valley West

SUMMARY

The purpose of this report is to recommend technical amendments to the boundaries of eight (8) Business Improvement Areas (BIAs) to address properties for which a portion of the lands are included in the Business Improvement Area and a portion excluded, as the result of merging formerly separate properties or subdivision of single properties.

RECOMMENDATIONS

The General Manager, Economic Development and Culture, recommends that:

1. City Council designate the areas described in Attachment 1 as the amended Dupont by the Castle, Historic Queen East, Old Town Toronto, St. Clair Gardens, Trinity Bellwoods, Uptown Yonge, Wilson Village and Yonge & St. Clair Business Improvement Areas under Chapter 19 of the City of Toronto Municipal Code.
2. City Council direct the City Solicitor to submit a by-law to designate the areas described in Attachment 1 as amended Business Improvement Areas in accordance with Chapter 19 of the City of Toronto Municipal Code.
3. City Council amend Schedule A of the Toronto Municipal Code, Chapter 19, Business Improvement Areas, to reflect the amended boundaries of the Dupont by the Castle, Historic Queen East, Old Town Toronto, St. Clair Gardens, Trinity Bellwoods, Uptown Yonge, Wilson Village and Yonge & St. Clair Business Improvement Areas.

FINANCIAL IMPACT

There are no current or known future year financial implications resulting from the recommendations of this report.

The proposed BIA boundary amendments are technical in nature and will not impact BIA budgets. The report will amend the boundaries of the eight (8) BIAs to align with the properties that are included in these BIAs for levy purposes. No commercially-assessed properties will be added or removed from the boundaries of the affected BIAs.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On September 30, 2005, City Council established the Uptown Yonge BIA.

On September 27, 2006, City Council established the Historic Queen East BIA (formerly Old Queen Street BIA). This BIA is currently dormant.

<https://secure.toronto.ca/council/agenda-item.do?item=2008.ED11.5>

On April 29, 2009, City Council approved the renaming of the Dundas-Bathurst BIA to the Trinity Bellwoods BIA.

<https://secure.toronto.ca/council/agenda-item.do?item=2009.ED20.9>

On September 30, 2009, City Council expanded boundaries of the St. Clair Gardens BIA.

<https://secure.toronto.ca/council/agenda-item.do?item=2009.ED24.4>

On February 7, 2011, City Council expanded the boundaries of the Old Town Toronto BIA (formerly St. Lawrence Market Neighbourhood BIA).

<https://secure.toronto.ca/council/agenda-item.do?item=2011.ED1.11>

On October 8, 2013, City Council established the Wilson Village BIA (formerly Wilson-Keele BIA).

<https://secure.toronto.ca/council/agenda-item.do?item=2013.ED24.7>

On December 9, 2015, City Council expanded the boundaries of the Dupont by the Castle BIA (formerly Annex-Dupont BIA).

<https://secure.toronto.ca/council/agenda-item.do?item=2015.ED8.7>

On January 31, 2018, City Council established the Yonge & St. Clair BIA.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.ED26.6>

On April 17, 2024, City Council approved the renaming of the St. Lawrence Market Neighbourhood BIA to the Old Town Toronto BIA.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EC11.5>

COMMENTS

BIA boundaries are identified based on assessed property boundaries found on parcel maps. However, when development occurs or when properties undergo a change of ownership, lands may be merged and/or subdivided. This can result in properties overlapping the boundaries determined previously.

Section 19-2.5C of City of Toronto Municipal Code Chapter 19 provides that the City is not required to give notice of minor boundary alterations that involve properties that have been included or excluded from a Business Improvement Area as a result of error, or for minor boundary alterations that involve a merging of formerly separate properties or subdivision of single properties that result in a portion of the lands being included in a business improvement area and a portion excluded.

According to Municipal Code Chapter 19-2.5D, in the case where a portion of a property is included in the BIA and a portion excluded, the boundary shall be expanded to include the entire property.

This report recommends technical amendments to the boundaries of eight (8) BIAs, to align BIA boundaries with new property boundaries.

CONTACT

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SIGNATURE

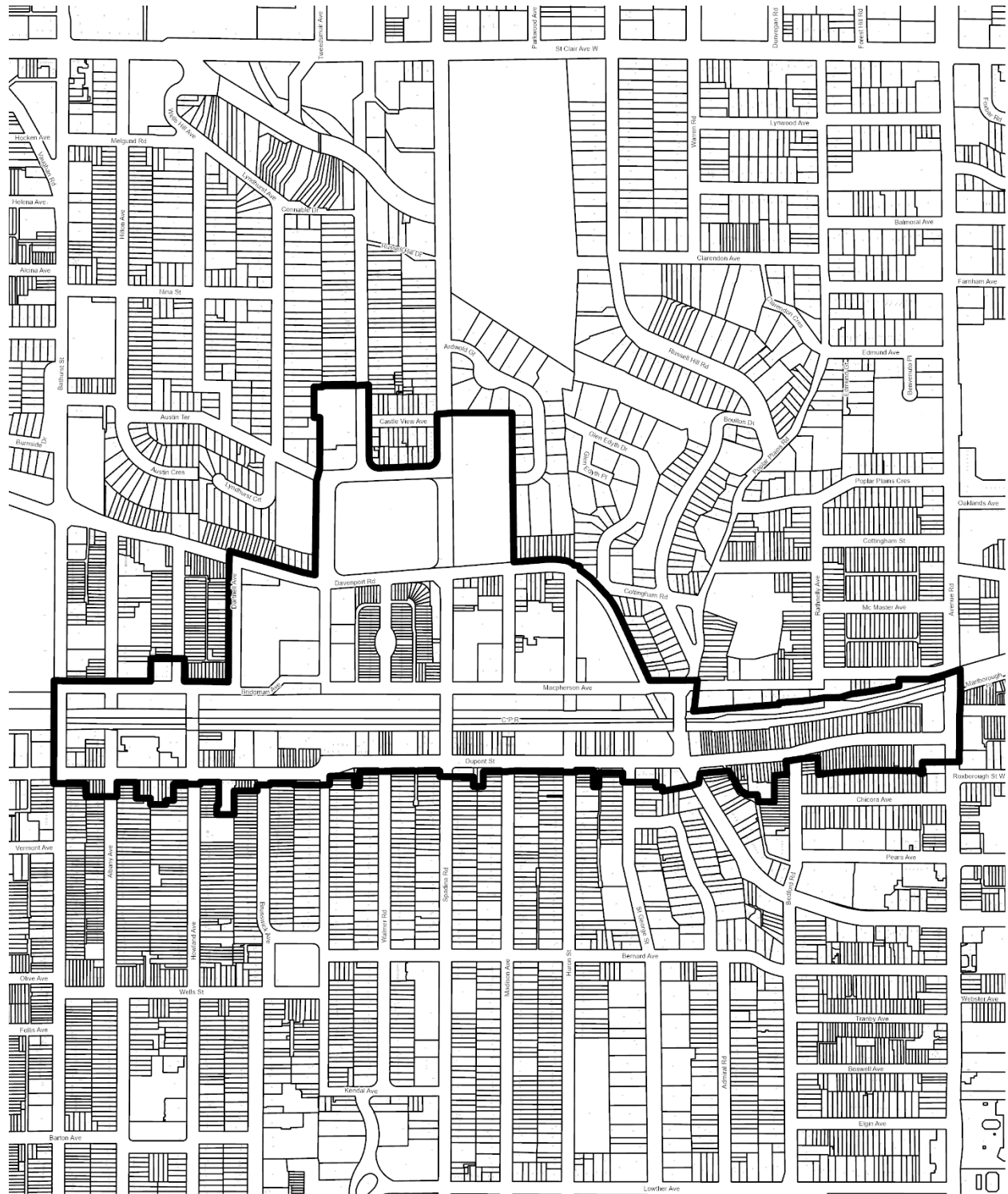
Patrick Tobin
General Manager, Economic Development and Culture

ATTACHMENTS

Attachment 1 – Maps (1 to 8) of Amended BIAs Boundaries

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Map 1 - Dupont by the Castle BIA

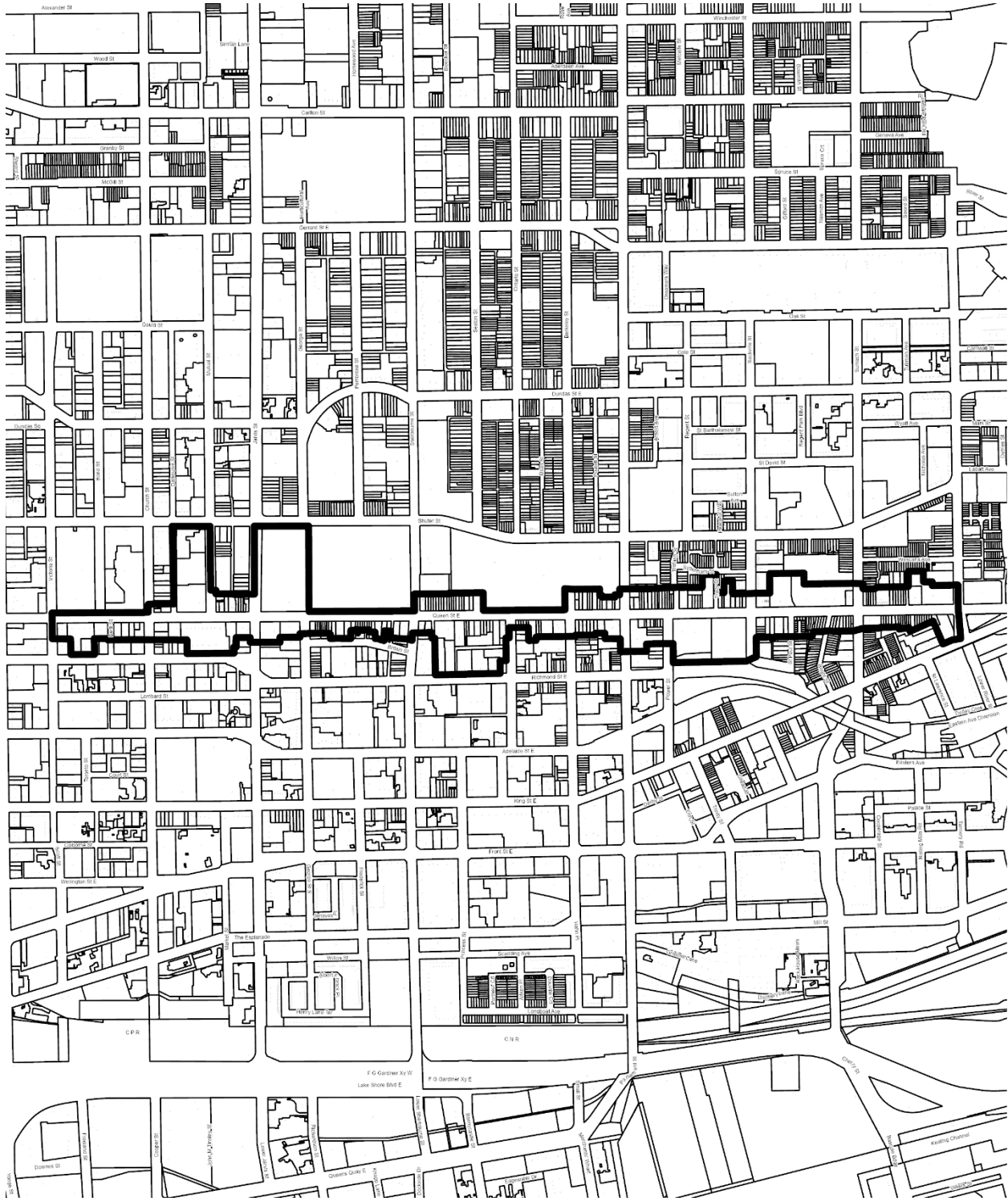


Dupont by the Castle
Business Improvement Area




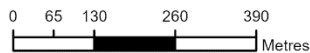
Map: Bylaw Map - Dupont by the Castle
Created by: BIA Office - 02/04/2024

Map 2 - Historic Queen East BIA



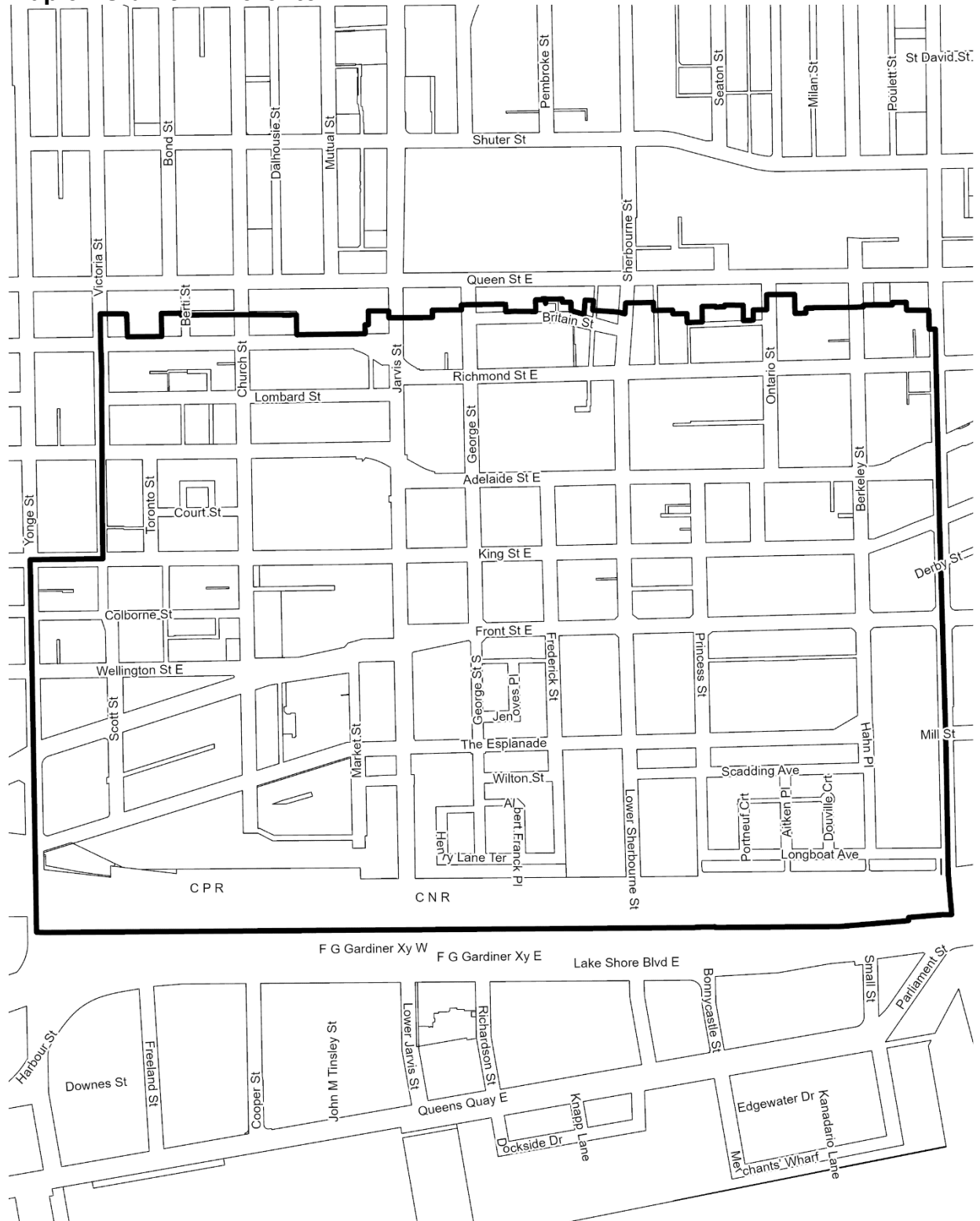
Historic Queen East

 Business Improvement Area




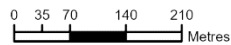
Map: Bylaw Map - Historic Queen East
Created by: BIA Office - 02/04/2024

Map 3 - Old Town Toronto BIA



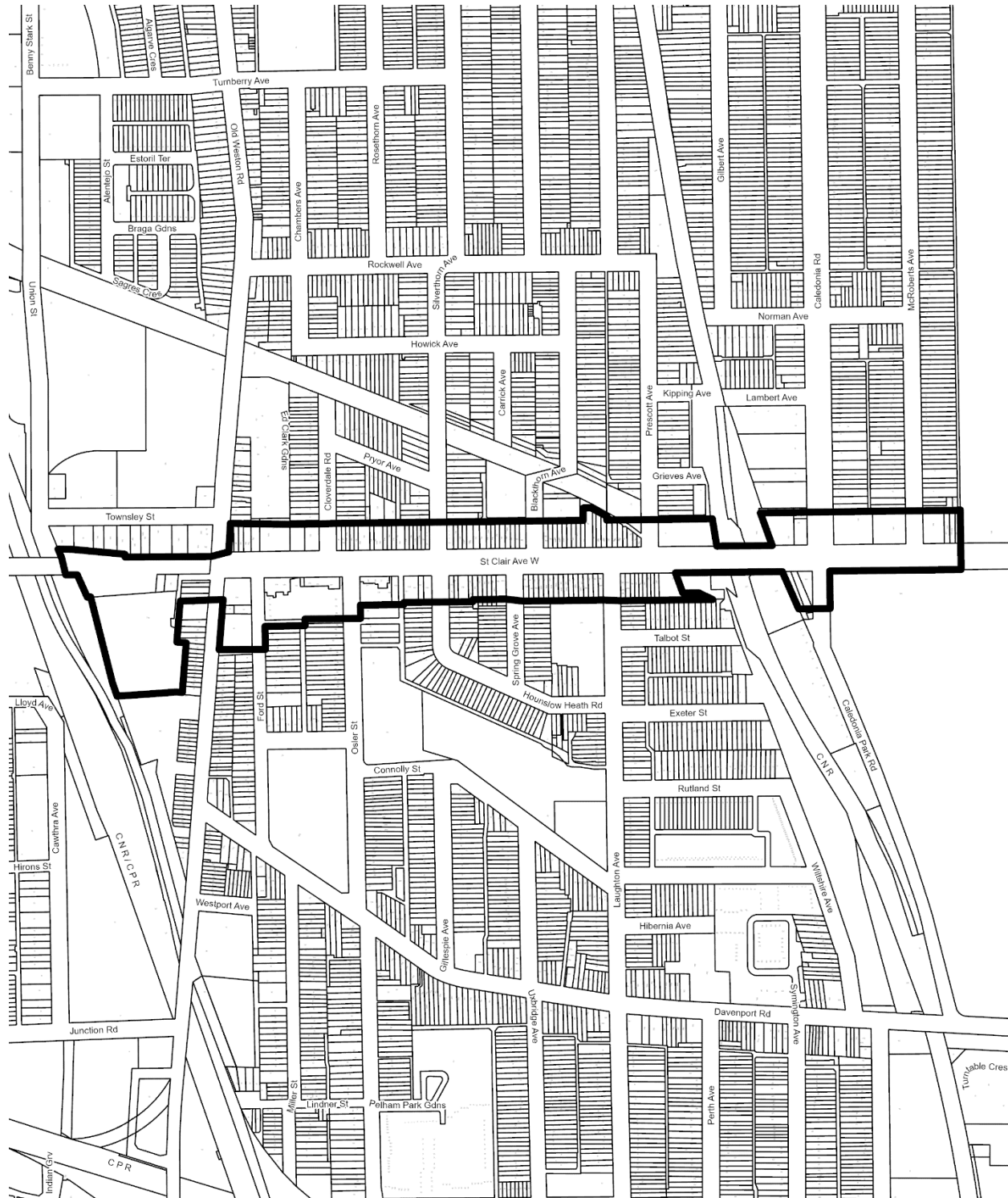
Old Town Toronto

 Business Improvement Area




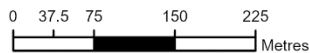
Map: Bylaw Map - Old Town Toronto
 Created by: BIA Office - 04/11/2024

Map 4 - St. Clair Gardens BIA



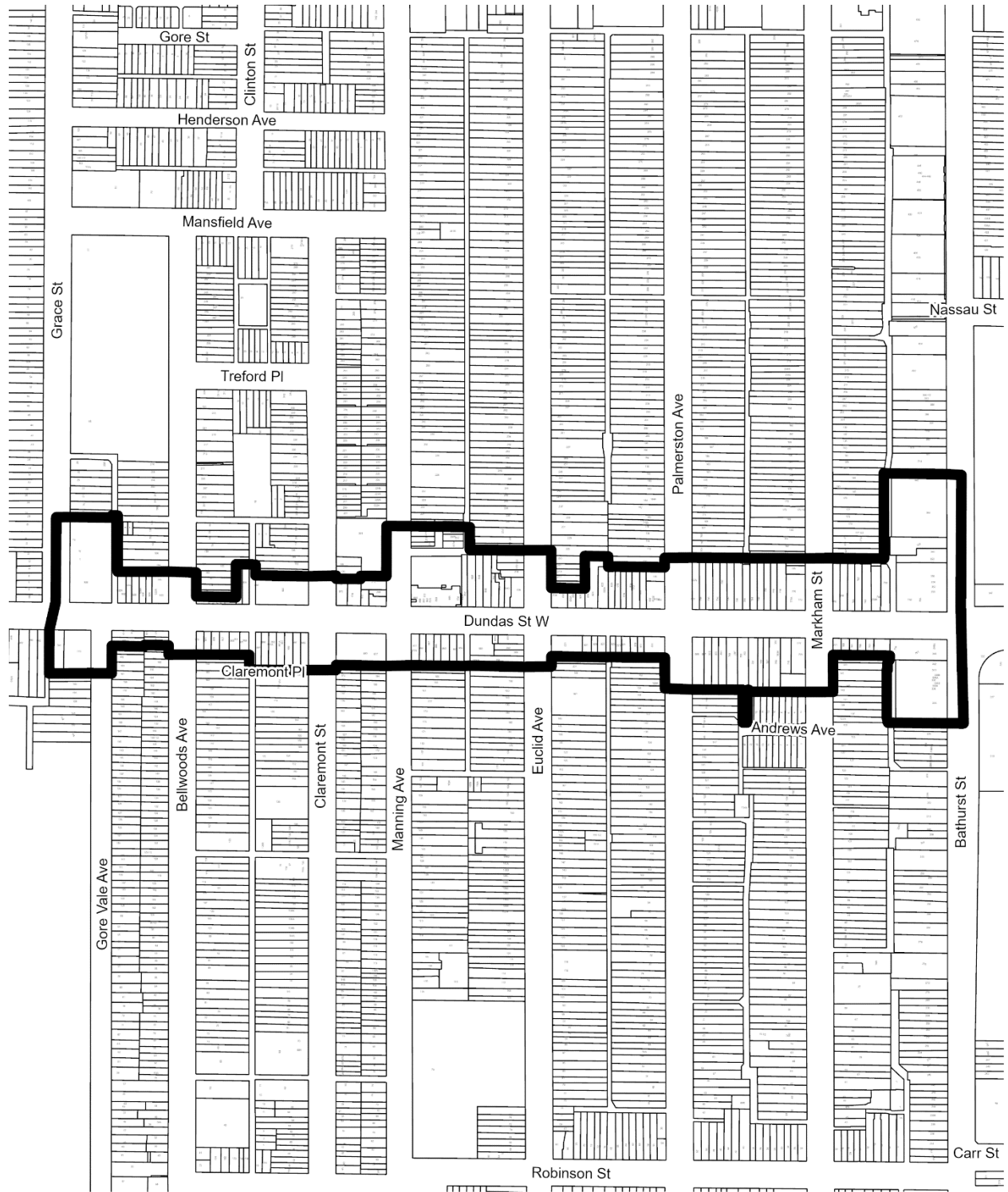
St. Clair Gardens

 Business Improvement Area




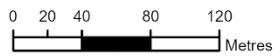
Map: Bylaw Map - St. Clair Gardens
Created by: BIA Office - 02/04/2024

Map 5 - Trinity Bellwoods BIA



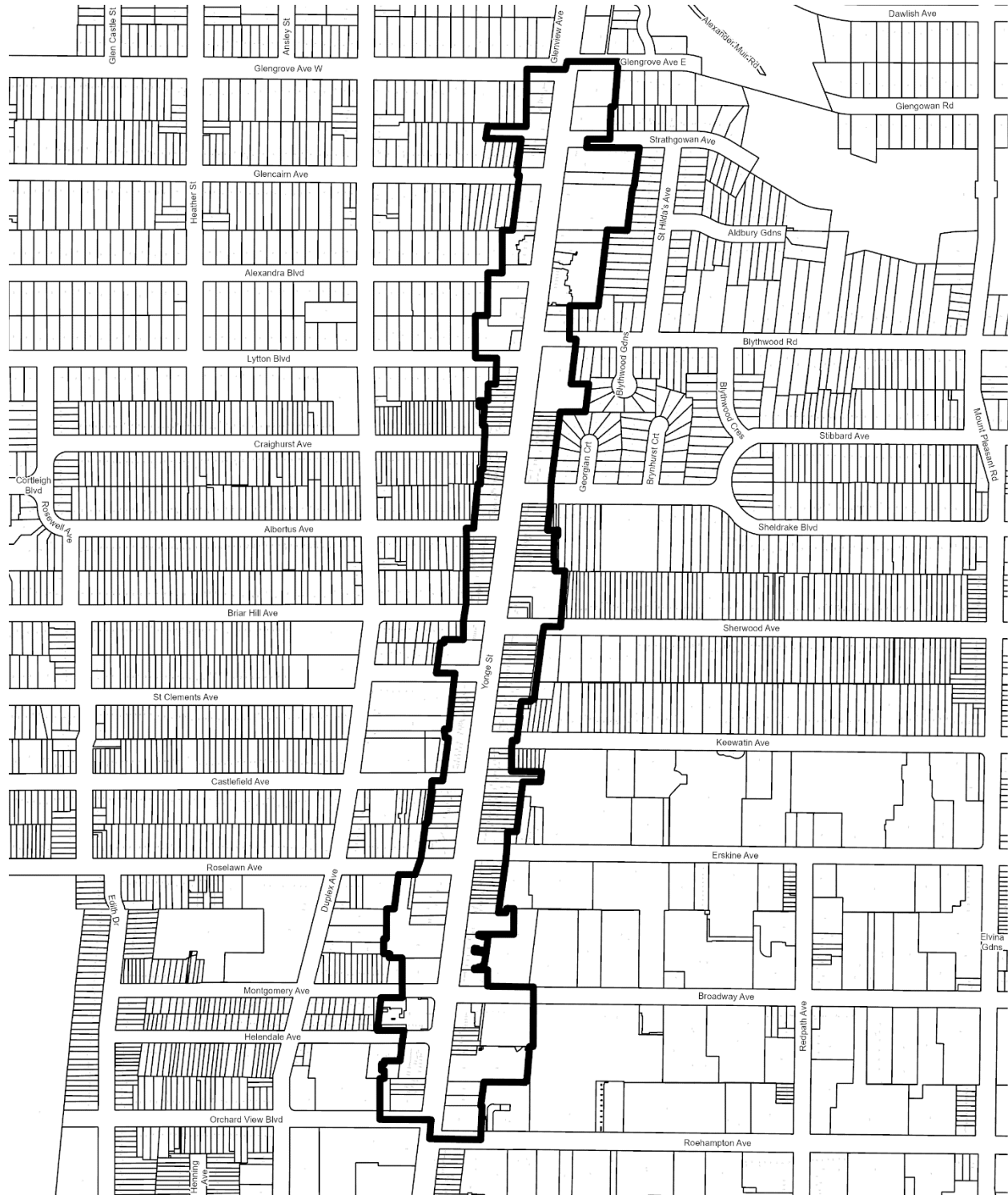
Trinity-Bellwoods

 Business Improvement Area




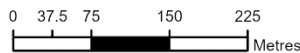
Map: Bylaw Map - Trinity-Bellwoods
Created by: BIA Office - 02/04/2024

Map 6 - Uptown Yonge BIA



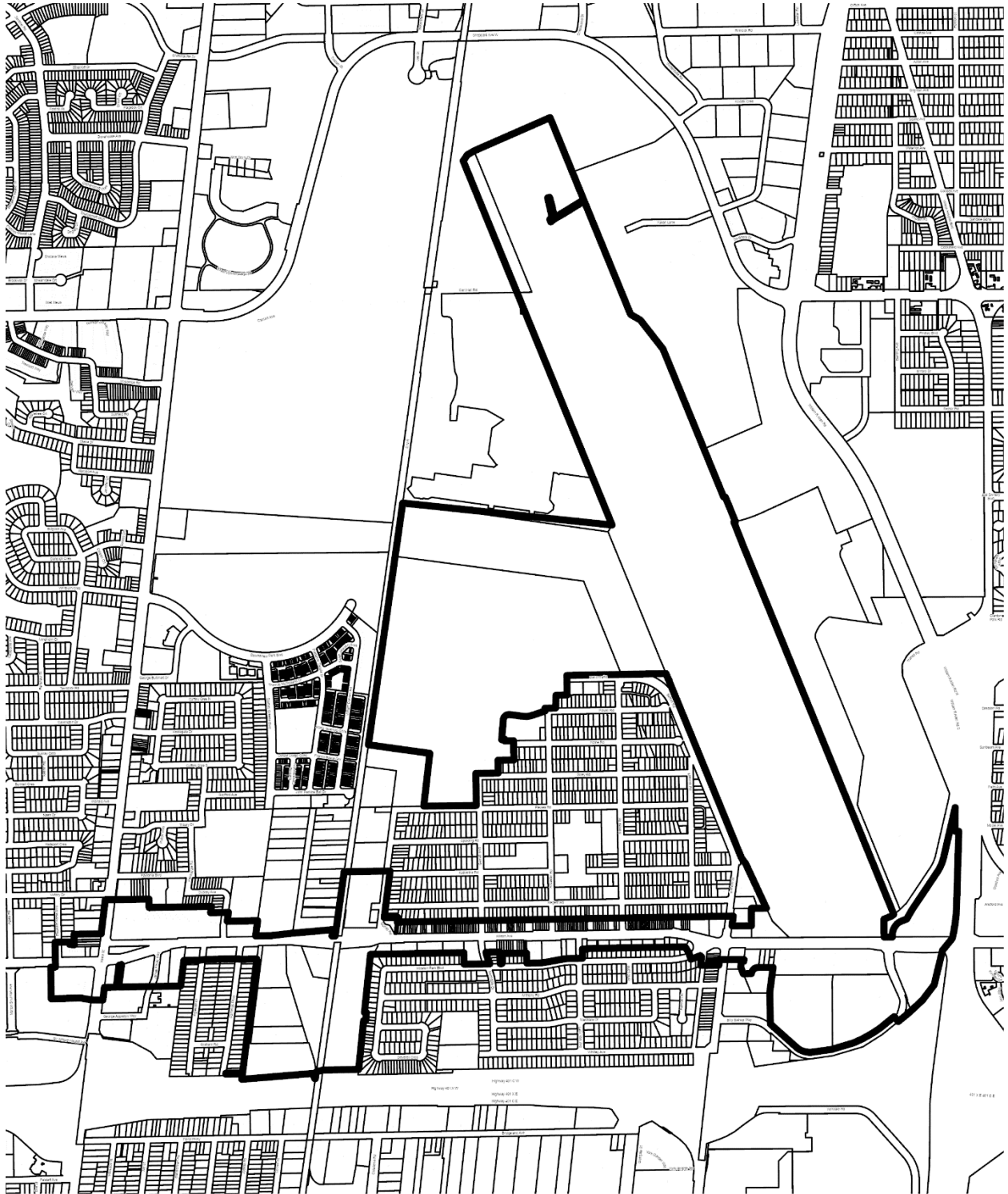
Uptown Yonge

 Business Improvement Area




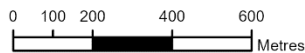
Map: Bylaw Map - Uptown Yonge
Created by: BIA Office - 02/04/2024

Map 7 - Wilson Village BIA



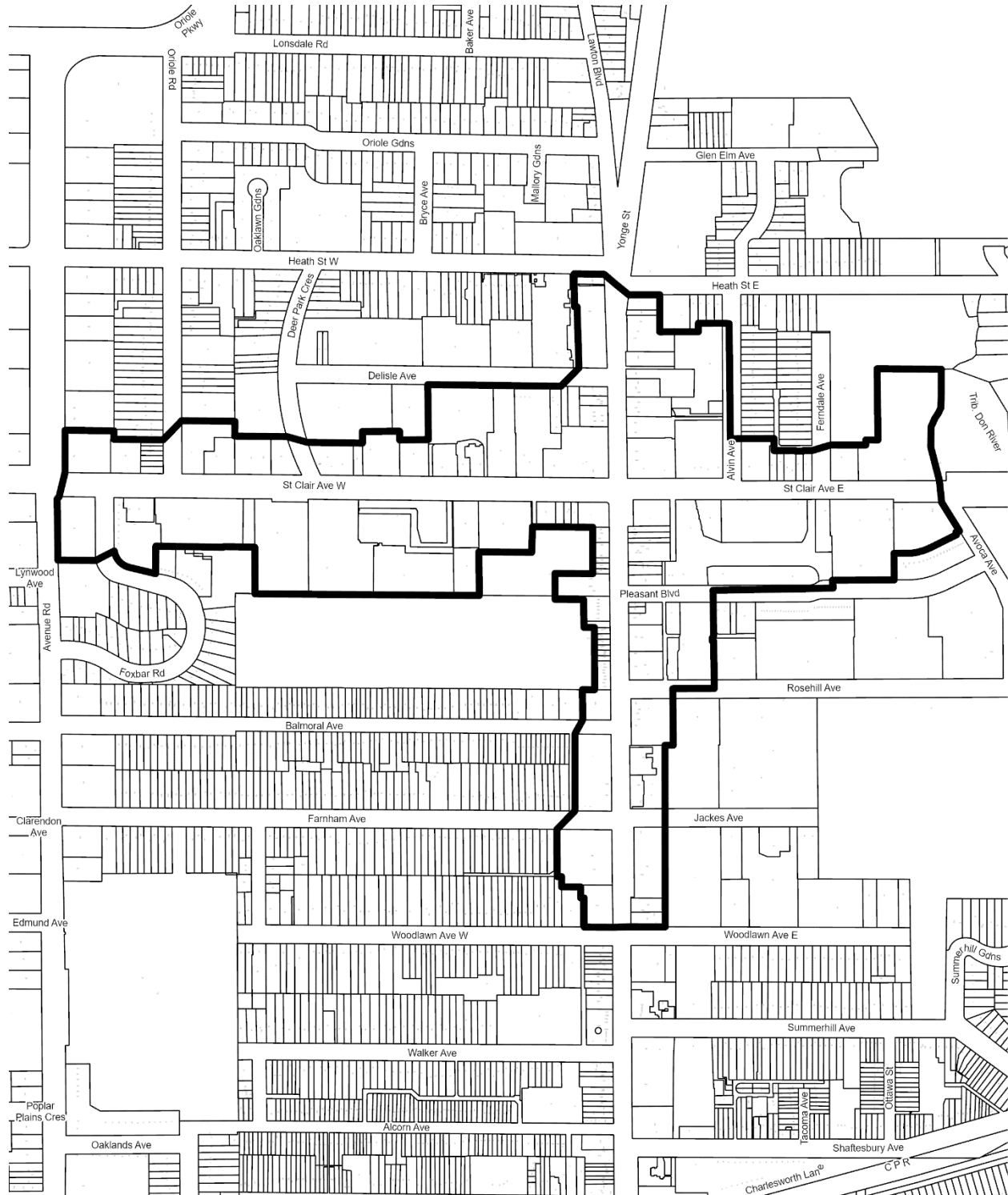
Wilson Village

 Business Improvement Area




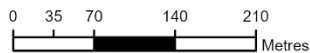
Map: Bylaw Map - Wilson Village
Created by: BIA Office - 02/04/2024

Map 8 - Yonge & St. Clair BIA



Yonge & St. Clair

 Business Improvement Area



Map: Bylaw Map - Yonge & St. Clair
Created by: BIA Office - 02/04/2024