

Business Improvement Areas (BIAs) - 2025 Operating Budgets - Report 1

Date: January 28, 2025

To: City Council

From: Chief Financial Officer and Treasurer

Wards: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 21, 22

SUMMARY

This report brings forward Business Improvement Area (BIA) annual Operating Budget 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 levy on the rateable commercial and industrial properties within the respective BIA boundaries. Special levy rate reductions for the subclasses have been set out in Appendix C, for properties in the subclasses of the commercial and industrial property classes.

The BIA is an association, independently managed from the City 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 with its own governance structure as set out in Chapter 19 of the Toronto Municipal Code and the City of Toronto Act, 2006.

There are currently 84 established BIAs in the City of Toronto, of which 65 BIAs 2025 Operating Budgets are submitted for City Council approval through this report. The 2025 Operating Budgets for the remaining 19 BIAs will be presented to Council by the second quarter of 2025 once the board-adopted budgets are available. No City funding is required since the financing of individual Business Improvement Area Operating Budgets is raised by a special levy on the rateable commercial and industrial properties within the respective BIA boundaries.

Under current Chapter 19 of the Toronto Municipal Code, the Business Improvement Areas By-law does not have specific provision requiring a BIA maintain a certain amount in their accumulated surplus. Should a BIA find itself in a deficit, be dissolved or becomes inactive, City Council has the authority to collect funds required and liabilities including interests, through the BIA levy as stipulated under the By-law. If a board is dissolved and the liabilities exceed the assets assumed by the City, Council shall recover the difference.

The recommendation in this report reflects the board-adopted 2025 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 2025 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 2025 recommended Operating Budgets and Levy requirements of the following Business Improvement Areas:

Business Improvement Area	2025 Operating Budget (\$)	2025 Levy Funds Required (\$)
Albion Islington Square	317,540	187,751
Baby Point Gates	78,701	65,614
Bayview Leaside	228,300	206,054
Bloor Annex	340,995	301,704
Bloor by the Park	161,968	82,695
Bloor West Village	577,447	449,836
Bloor-Yorkville	5,899,239	4,507,910
Broadview Danforth	399,569	328,248
Cabbagetown	739,534	447,784
Chinatown	975,054	599,073
Church-Wellesley Village	500,797	306,689
CityPlace and Fort York	648,461	447,298
College Promenade	263,588	199,114
College West	59,723	23,502
Corso Italia	335,904	260,254
Danforth Village	556,221	298,078
Downtown Yonge	3,888,216	3,101,061
DUKE Heights	7,209,281	3,135,318

Dupont by the Castle	307,373	150,044
Eglinton Hill	94,021	54,904
Fairbank Village	756,798	453,051
Financial District	2,165,385	1,627,111
Forest Hill Village	282,289	196,858
Gerrard India Bazaar	327,873	154,555
Greektown on the Danforth	818,156	566,808
Hillcrest Village	307,024	271,709
Kennedy Road	284,354	256,214
Kensington Market	393,982	240,173
Korea Town	435,222	111,077
Lakeshore Village	201,700	118,821
Lawrence Ingram Keele	244,460	190,040
Leslieville	416,467	199,476
Liberty Village	710,313	440,813
Little Italy	717,005	402,269
Little Portugal Toronto	774,911	414,690
Long Branch	243,927	177,916
Midtown Yonge	238,198	197,540
Mimico by the Lake	75,500	55,394
Mimico Village	48,965	38,493
Mirvish Village	197,849	89,015
Mount Pleasant Village	306,298	256,302
Old Town Toronto	2,042,139	1,583,226
Pape Village	172,235	101,843

Parkdale Village	361,640	234,150
Riverside District	433,915	265,557
Rogers Road	137,431	41,196
Roncesvalles Village	792,501	356,972
Rosedale Main Street	335,118	239,726
Shop The Queensway	212,199	159,518
St. Clair Gardens	167,359	119,546
The Beach	486,447	457,043
The Eglinton Way	575,639	290,037
The Junction	471,489	392,548
The Kingsway	647,492	281,649
The Waterfront	2,547,598	2,240,958
Toronto Downtown West	5,680,011	4,703,904
Upper Village	161,413	148,102
Uptown Yonge	365,270	273,646
West Queen West	406,995	367,109
Wexford Heights	718,378	267,170
Wychwood Heights	78,598	21,572
Yonge + St. Clair	1,392,444	715,271
Yonge Lawrence Village	278,790	247,106
Yonge North York	1,175,207	1,003,664
York-Eglinton	618,825	255,738
Total	53,787,741	36,378,507

2. City Council elect to have the subclasses for the commercial and industrial property classes apply for 2025, and to apply the respective BIA special levy rate reductions to the subclasses, all as set out in Appendix C.

FINANCIAL IMPACT

Financing of the Business Improvement Area Operating Budgets is raised by a special levy on the rateable 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 within the Economic Development & Culture Division (EDC) works with the BIAs to ensure that all BIAs are aware of the available City grant programs.

The BIA operating budgets and changes in levies are board-adopted by the respective BIAs' Boards of Management and General Membership. The 2025 Operating Budgets for the 65 BIAs total \$53.788 million which requires a special levy in the amount of \$36.379 million reflecting a \$1.799 million or 5.2% increase in the special levy from 2024. All of the 2025 BIA Operating Budgets submitted for consideration are balanced budgets that are managed independently by the BIAs and not economically dependent on the City. 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 2024 or prior and carried forward into 2025, as well as new capital cost-share projects in the 2025-2034 Capital Budget and Plan for Economic Development and Culture through the 2025 Budget process.

The dates at which the 2025 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 2024 Operating Budgets for 84 BIAs took place in multiple phases as follows:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EC9.2>

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EC11.6>

At its meeting on April 18, 2024, City Council voted in favour of bylaw 354-2024 to provide for the levy and collection of special charges for the year 2024 in respect of certain business improvement areas:

<https://www.toronto.ca/legdocs/bylaws/2024/law0354.pdf>

At its meeting on July 19, 2022, City Council directed the General Manager, Economic Development and Culture, to conduct additional review and consultation on other issues impacting Business Improvement Areas, including the potential for further amendments to the Municipal Code, Chapter 19, Business Improvement Areas, and report back on the outcomes of the By-law's review.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EC31.12>

COMMENTS

A 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. The BIA Operating Budgets must be approved annually by City Council prior to collection of the special levy and spending of the budget through the BIA governance structure. Below is the financial summary of the 2025 Operating Budget, by BIA, with supplementary information detailing net change from 2024 as set out in Appendix A

Following the general membership approval and submission of the annual budgets to Council, Council approves to disburse funds 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 **Albion Islington Square BIA** has proposed a 2025 Operating Budget of \$317,540 with a levy of \$187,751 consistent with 2024. The proposed budget has decreased by 10% or \$34,690 from prior year mainly driven by reduced festivals and events, promotion and advertising, and administration expenditures, partially offset by increased spending in maintenance and capital (Appendix A, Table 1).

The **Baby Point Gates BIA** has proposed a 2025 Operating Budget of \$78,701 with a levy of \$65,614 which is 10% or \$5,696 higher than 2024. The proposed budget has increased by 9% or \$6,240 from prior year mainly driven by higher administration expenditures, offset by increased levy (Appendix A, Table 2).

The **Bayview Leaside BIA** has proposed a 2025 Operating Budget of \$228,300 with a levy of \$206,054 which is 2% or \$3,733 higher than 2024. While the levy has increased by 2%, overall expenditures in the proposed budget have decreased by 3% or \$7,021 from prior year mainly driven by reduced festivals and events expenditures (Appendix A, Table 3).

The **Bloor Annex BIA** has proposed a 2025 Operating Budget of \$340,995 with a levy of \$301,704 which is 3% or \$8,788 higher than 2024. Decreased Revenue of \$62,116 from Appeal Provision Surplus is offset by reduced Contribution to Accumulate Surplus

of \$61,500, and increased Capital Expenditures of \$12,500 are offset by reduced Promotion and Advertising of \$11,500. (Appendix A, Table 4).

The **Bloor by the Park BIA** has proposed a 2025 Operating Budget of \$161,968 with a levy of \$82,695 which is 4% or \$3,412 higher than 2024. The proposed budget has increased by 92% or \$77,760 from prior year. Capital expenditures have increased by \$75,450 for the replacement of planters. Festivals and events expenditures have increased by \$4,400 for the Fall and Mother's Day festivals. Promotion and advertising expenditures have increased by \$3,530 for the branded promotional products. Maintenance expenditures have decreased by \$6,000. Further offsets to the expenditure increases consist of a \$75,450 increase in withdrawal from accumulated surplus reserves and a \$3,412 increase in levy (Appendix A, Table 5).

The **Bloor West Village BIA** has proposed a 2025 Operating Budget of \$577,447 with a levy of \$449,836 which is 3% or \$12,948 higher than 2024. While the levy has increased by 3%, overall expenditures in the proposed budget has decreased by 12% or \$75,308 from prior year mainly driven by reduced festival and events expenditures, partially offset by increased contribution to accumulated surplus reserve (Appendix A, Table 6).

The **Bloor-Yorkville BIA** has proposed a 2025 Operating Budget of \$5,899,239 with a levy of \$4,507,910 which is 1% or \$64,028 lower than 2024. The proposed budget has increased by 4% or \$203,314 from prior year. Maintenance expenditures have increased by \$188,527 due to security needs and repairs. Administration expenditures have increased by \$59,600 for salary and benefits increases. Festivals and events expenditures have increased by \$37,300 for expansion of existing festivals. Capital and promotion and advertising expenditures have decreased by \$50,000 and \$28,634 respectively. Further offsets to the expenditure increases consist of a \$175,000 increase in other revenues and a \$100,000 withdrawal from accumulated surplus reserves (Appendix A, Table 7).

The **Broadview Danforth BIA** has proposed a 2025 Operating Budget of \$399,569 with a levy of \$328,248 which is 1% or \$4,437 higher than 2024. The proposed budget is consistent with prior year, with increases in capital, maintenance, and administration expenditures, offset by decreases in festival and events, promotion and advertising expenditures and contribution to accumulated surplus reserves (Appendix A, Table 8).

The **Cabbagetown BIA** has proposed a 2025 Operating Budget of \$739,534 with a levy of \$447,784 which is 5% or \$20,917 higher than 2024. The proposed budget has increased by 4% or \$30,496 from prior year mainly driven by higher festival and events and administration expenditures, partially offset by decreases in maintenance and capital expenditures (Appendix A, Table 9).

The **Chinatown BIA** has proposed a 2025 Operating Budget of \$975,054 with a levy of \$599,073 which is 1% or \$3,507 higher than 2024. The proposed budget is consistent with prior year, with increases in administration, and festival and events expenditures, partially offset by decreases in maintenance and promotion and advertising expenditures (Appendix A, Table 10).

The **Church-Wellesley Village BIA** has proposed a 2025 Operating Budget of \$500,797 with a levy of \$306,689 which is 3% or \$9,427 higher than 2024. The proposed budget has increased by 27% or \$105,594 from prior year. Administration expenditures have increased by \$55,922 for additional part-time staffing and consultants. Festival and events have increased by \$50,625 for the expansion of Halloween, VillageFest, and other events. Promotion and advertising expenditures have increased by \$11,890 for website development. The above expenditures are offset by a \$110,000 increase in signature events revenue and a \$9,750 increase in grants revenue from the Outdoor Mural and Street Art Program (Appendix A, Table 11).

The **CityPlace and Fort York BIA** has proposed a 2025 Operating Budget of \$648,461 with a levy of \$447,298 consistent with 2024. The proposed budget has increased by 8% or \$49,920 from prior year mainly driven by higher capital and promotion and advertising expenditures, offset by an increase in withdrawals from the accumulated surplus reserve (Appendix A, Table 12).

The **College Promenade BIA** has proposed a 2025 Operating Budget of \$263,588 with a levy of \$199,114 which is 15% or \$35,138 lower than 2024. The proposed budget has decreased by 2% or \$5,320 from prior year mainly due to the completion of loan payments for capital projects, partially offset by increased maintenance, festival and events, and promotion and events expenditures (Appendix A, Table 13).

The **College West BIA** has proposed a 2025 Operating Budget of \$59,723 with a levy of \$23,502 consistent with 2024. The proposed budget is consistent with prior year (Appendix A, Table 14).

The **Corso Italia BIA** has proposed a 2025 Operating Budget of \$335,904 with a levy of \$260,254 which is 3% or \$7,580 higher than 2024. The proposed budget is consistent with prior year mainly driven by higher maintenance, administration, and festival and events expenditures, offset by decreases in capital, and promotion and advertising expenditures (Appendix A, Table 15).

The **Danforth Village BIA** has proposed a 2025 Operating Budget of \$556,221 with a levy of \$298,078 which is 2% or \$7,369 lower than 2024. The proposed budget has increased by 20% or \$91,725 from prior year. Contribution to accumulated surplus reserves have increased by \$100,000 to replenish the reserve for future projects. Capital expenditures have increased by \$20,000 for the Gateway Pole project. Promotion and advertising expenditures have increased by \$16,000 for branding and marketing strategies. Festival and events expenditures have increased by \$10,000 for hosting a major BIA event. Maintenance expenditures have decreased by \$64,000. Further offsets to the expenditure increases consist of a \$95,000 increase in withdrawals from accumulated surplus reserves and a \$4,094 increase in appeal provision surplus (Appendix A, Table 16).

The **Downtown Yonge BIA** has proposed a 2025 Operating Budget of \$3,888,216 with a levy of \$3,101,061 which is 2% or \$60,806 higher than 2024. The proposed budget has increased by 4% or \$136,037 from prior year. Capital expenditures have increased by \$60,000 for the continuation of the Streetscape Implementation project. Festivals and events have increased by \$58,500 for event programming. Promotion and advertising

expenditures have increased by \$44,000 for banners and advertising campaigns. Administration expenditures have decreased by \$42,860 due to reduced staffing. Further offsets to the expenditure increases consist of a \$65,000 increase in other revenues and a \$60,806 increase in levy (Appendix A, Table 17).

The **DUKE Heights BIA** has proposed a 2025 Operating Budget of \$7,209,281 with a levy of \$3,135,318 consistent with 2024. The proposed budget has increased by 1% or \$53,824 from prior year mainly driven by promotion and advertising expenditures, partially offset by decreases in capital spending (Appendix A, Table 18).

The **Dupont by the Castle BIA** has proposed a 2025 Operating Budget of \$307,373 with a levy of \$150,044 which is 2% or \$2,910 higher than 2024. The proposed budget has increased by 64% or \$119,968 from prior year. Festivals and events expenditures have increased by \$105,000 for the Toronto Garlic Festival. Capital expenditures have increased by \$16,500 for the pole wraps project. Administration expenditures have increased by \$10,204 for part-time staff and summer student positions through Canada Summer Jobs grants. The above expenditures are offset by a \$93,000 increase in signature events revenue and a \$43,120 increase in withdrawals from the accumulated surplus reserves (Appendix A, Table 19).

The **Eglinton Hill BIA** has proposed a 2025 Operating Budget of \$94,021 with a levy of \$54,904 which is 85% or \$25,242 higher than 2024, partially offsetting a decrease in Grant Revenue of \$42,500. Overall expenditures in the proposed budget have decreased by 16% or \$18,007 from prior year mainly driven by \$23,000 decrease in festivals and events, \$10,766 decrease in contribution to accumulated surplus reserve and \$6,735 decrease in administration expenditures. Partially offset by \$9,200 increase in maintenance for ongoing streetscape maintenance, \$7,500 increase in capital spending for murals, and \$3,500 increase in promotion and advertising (Appendix A, Table 20).

The **Fairbank Village BIA** has proposed a 2025 Operating Budget of \$756,798 with a levy of \$453,051 which is 44% or \$138,879 higher than 2024. The proposed budget has increased by 28% or \$165,377 from prior year. Festivals and events expenditures have increased by 48% or \$126,185 for expansion of the Fairbank Summerfest. Maintenance has increased by \$14,000 for planting and floral maintenance. Provision for tax appeal and administration expenditures have increased by \$12,625 and \$12,497 respectively. The levy has increased by \$138,879 to account for decreased withdrawals of \$104,423 from the accumulated surplus reserves. Further offsets consist of a \$112,635 increase in signature events revenues and a \$30,000 increase in other revenues (Appendix A, Table 21).

The **Financial District BIA** has proposed a 2025 Operating Budget of \$2,165,385 with a levy of \$1,627,111 which is 25% or \$321,557 higher than 2024. The proposed budget has increased by 8% or \$152,057 from prior year. Administration expenditures have increased by \$82,153 for additional staffing as well as salary and benefit increases. Capital expenditures have increased by \$32,214 for various beautification projects. Provision for tax appeal and maintenance have increased by \$29,232 and \$12,905 respectively. Levy has increased by \$321,557 to account for decreased withdrawals of

\$198,285 from the accumulated surplus reserves and increases in expenditures (Appendix A, Table 22).

The **Forest Hill Village BIA** has proposed a 2025 Operating Budget of \$282,289 with a levy of \$196,858 consistent with 2024. The proposed budget has increased by 11% or \$27,645 from prior year mainly driven by higher promotion and advertising, and capital expenditures. The above expenditures are offset by an increase in withdrawals from the accumulated surplus reserves (Appendix A, Table 23).

The **Gerrard India Bazaar BIA** has proposed a 2025 Operating Budget of \$327,873 with a levy of \$154,555 which is 2% or \$2,733 higher than 2024. The proposed budget has increased by 2% or \$6,893 from prior year mainly driven by higher capital, and festival and events expenditures, partially offset by decreases in maintenance expenditures (Appendix A, Table 24).

The **Greektown on the Danforth BIA** has proposed a 2025 Operating Budget of \$818,156 with a levy of \$566,808 which is 31% or 133,618 higher than 2024. While the levy has increased by 31%, overall expenditures in the proposed budget has decreased by 41% or \$567,706 from prior year. Capital expenditures have decreased by \$624,542 due to the completion of the Alexander the Great Parkette project. Administration expenditures have decreased by \$33,395 due to lower legal fees for the completion of a settlement in 2024 and the strategic plan for 2025-2030. Maintenance expenditures have decreased by \$23,406 for lower street and parkette maintenance. These are partially offset by \$80,000 increases in festivals and events for year-round events, and \$21,490 increases in promotion and advertising. Reduction in revenues includes \$424,000 lower withdrawals from accumulated surplus reserves, \$157,055 from grants, and \$113,000 from signature events revenue, partially offset by \$133,618 increases in levy (Appendix A, Table 25).

The **Hillcrest Village BIA** has proposed a 2025 Operating Budget of \$307,024 with a levy of \$271,709 which is 18% or \$42,195 higher than 2024. The proposed budget has increased by 8% or \$23,281 from prior year mainly driven by higher promotion and advertising, and festival and events expenditures, partially offset by decreases in capital spending (Appendix A, Table 26).

The **Kennedy Road BIA** has proposed a 2025 Operating Budget of \$284,354 with a levy of \$256,214 consistent with 2024. The proposed budget has increased by 7% or \$18,177 from prior year mainly driven by higher maintenance expenditures (Appendix A, Table 27).

The **Kensington Market BIA** has proposed a 2025 Operating Budget of \$393,982 with a levy of \$240,173 which is 16% or \$33,565 higher than 2024. The proposed budget has increased by 59% or \$146,922 from prior year. Capital expenditures have increased by \$113,775 for the pedestrian scale lighting project. Festivals and events expenditures have increased by \$13,900 for expansion of the pedestrian Sunday events. Promotion and advertising expenditures have increased by \$9,200 for website development and maintenance. The above expenditures are offset by a \$110,000 increase in withdrawals from accumulated surplus reserves and a \$33,565 increase in levy (Appendix A, Table 28).

The **Korea Town BIA** has proposed a 2025 Operating Budget of \$435,222 with a levy of \$111,077 which is 44% or \$33,914 higher than 2024. The proposed budget has increased by 68% or \$176,193 from prior year. Festivals and events expenditures have increased by \$124,000 for expansion of Korea Town Cultural events. Capital expenditures have increased by \$35,000 for the Street Signs project. Administration expenditures have increased by \$13,710 for additional part-time staff hours due to increased scope of work for the year. The above expenditures are offset by a \$102,500 increase in signature events revenue, a \$40,000 increase in grants revenue from the Special Events Stabilization Initiative and provincial and federal grant programs, and a \$33,914 increase in levy (Appendix A, Table 29).

The **Lakeshore Village BIA** has proposed a 2025 Operating Budget of \$201,700 with a levy of \$118,821 which is 7% or \$8,085 higher than 2024. The proposed budget has increased by 29% or \$44,919 from prior year. Festivals and events expenditures have increased by \$45,800 for the expansion of the Grilled Cheese Challenge event. Capital, and promotion and advertising expenditures have increased by \$2,875 and \$1,400 respectively. The above expenditures are offset by a \$45,000 increase in signature events revenue, a \$11,515 increase in withdrawals from accumulated surplus reserves and a \$8,085 increase in levy (Appendix A, Table 30).

The **Lawrence Ingram Keele BIA** has proposed a 2025 Operating Budget of \$244,460 with a levy of \$190,040 consistent with 2024. The proposed budget has increased by 1% or \$2,160 from prior year mainly driven by higher administration and maintenance expenditures, offset by decreases in capital expenditures (Appendix A, Table 31).

The **Leslieville BIA** has proposed a 2025 Operating Budget of \$416,467 with a levy of \$199,476 which is 6% or \$11,171 higher than 2024. The proposed budget has increased by 32% or \$101,801 from prior year. Administration expenditures have increased by \$74,085 for hiring a full-time executive director to accommodate the growing operational needs. Capital expenditures have increased by \$34,600 for hiring an architectural firm to resolve issues of the Streetscape Master Plan along with implementation of the project's first phase. Promotion and advertising expenditures have increased by \$11,000 for various marketing campaigns. Maintenance, and festivals and events expenditures have decreased by \$21,000 and \$7,900 respectively. Further offsets to the expenditures increase consist of a \$57,700 increase in grants revenue from the Outdoor Mural and Street Art Program, Streetscape Master Plan Program, Digital Transformation grant, Metrolinx grant, and Main Street Innovation Fund, a \$35,000 increase in other festival revenues, \$25,000 increase in other revenue and a \$11,171 increase in levy (Appendix A, Table 32).

The **Liberty Village BIA** has proposed a 2025 Operating Budget of \$710,313 with a levy of \$440,813 which is 4% or \$18,156 higher than 2024. The proposed budget has increased by 22% or \$128,913 from prior year. Capital expenditures have increased by \$105,000 for mural and streetscape improvement projects. Administration expenditures have increased by \$16,161 for wage increases and additional resources. Promotion and advertising expenditures have increased by \$10,000 for various marketing committees. The above expenditures are offset by a \$115,000 increase in withdrawals from

accumulated surplus reserves, a \$18,156 increase in levy, and a \$12,000 increase in other revenues (Appendix A, Table 33).

The **Little Italy BIA** has proposed a 2025 Operating Budget of \$717,005 with a levy of \$402,269 consistent with 2024. The proposed budget has decreased by 3% or \$22,759 from prior year mainly driven by reduced capital, maintenance, and administration expenditures, partially offset by higher contribution to accumulated surplus reserve (Appendix A, Table 34).

The **Little Portugal Toronto BIA** has proposed a 2025 Operating Budget of \$774,911 with a levy of \$414,690 consistent with 2024. The proposed budget is consistent with prior year, with a decrease in capital and maintenance expenditures mostly offset by increases in festivals and events, and administration expenditures (Appendix A, Table 35).

The **Long Branch BIA** has proposed a 2025 Operating Budget of \$243,927 with a levy of \$177,916 which is 6% or \$10,070 higher than 2024. The proposed budget has increased by 28% or \$53,440 from prior year. Maintenance expenditures have increased by \$55,500 for banner replacements and other maintenance. Capital, promotion and advertising, and festivals and events expenditures have increased by \$2,500, \$3,000, and \$2,100 respectively. Administration expenditures have decreased by \$10,575 from removing part-time positions and hiring a consultant as a replacement. Further offsets to the expenditure increases consist of a \$44,123 increase in withdrawals from accumulated surplus reserves, a \$10,070 increase in levy and a \$2,500 increase in grants from (Appendix A, Table 36).

The **Midtown Yonge BIA** has proposed a 2025 Operating Budget of \$238,198 with a levy of \$197,540 which is 4% or \$7,666 higher than 2024. While the levy has increased by 4%, overall expenditures in the proposed budget have decreased by 23% or \$69,390 from prior year. Festivals and events expenditures have decreased by \$48,150 due to the decreased scope of other events and prioritizing the Summer Event to maximize value and awareness of the area. Capital expenditures have decreased by \$19,000 due to no additional capital projects. Promotion and advertising expenditures have decreased by \$8,000 for lower spending on merchandise and website development. The above reductions in expenditures are partially offset by a \$3,000 increase in maintenance expenditures, and a \$2,062 increase in administration expenditures (Appendix A, Table 37).

The **Mimico by the Lake BIA** has proposed a 2025 Operating Budget of \$75,500 with a levy of \$55,394 consistent with 2024. The proposed budget has increased by 6% or \$4,322 from prior year mainly driven by higher capital expenditures (Appendix A, Table 38).

The **Mimico Village BIA** has proposed a 2025 Operating Budget of \$48,965 with a levy of \$38,493 which is 4% or \$1,356 higher than 2024. While the levy has increased by 4%, overall expenditures in the proposed budget have decreased by 8% or \$4,005 from prior year mainly driven by reduced maintenance, and festival and events expenditures (Appendix A, Table 39).

The **Mirvish Village BIA** has proposed a 2025 Operating Budget of \$197,849 with a levy of \$89,015 which is 3% or \$2,713 higher than 2024. The proposed budget has increased by 10% or \$18,741 from prior year mainly driven by higher maintenance, administration, and capital expenditures, partially offset by lower contribution to the accumulated surplus reserves (Appendix A, Table 40).

The **Mount Pleasant Village BIA** has proposed a 2025 Operating Budget of \$306,298 with a levy of \$256,302 which is 3% or \$6,263 higher than 2024. While the levy has increased by 3%, overall expenditures in the proposed budget have decreased by 10% or \$33,381 from prior year mainly driven by reduced promotion and advertising expenditures, partially offset by higher capital spending (Appendix A, Table 41).

The **Old Town Toronto BIA** has proposed a 2025 Operating Budget of \$2,042,139 with a levy of \$1,583,226 which is 2% or \$30,905 higher than 2024. The proposed budget has increased by 5% or \$102,018 from prior year mainly driven by higher capital, administration, and promotion and advertising expenditures (Appendix A, Table 42).

The **Pape Village BIA** has proposed a 2025 Operating Budget of \$172,235 with a levy of \$101,843 which is 2% or \$1,996 higher than 2024. The proposed budget has increased by 8% or \$12,343 from prior year mainly driven by higher festivals and events, promotion and advertising, and administration expenditures, partially offset by reduced spending in the capital (Appendix A, Table 43).

The **Parkdale Village BIA** has proposed a 2025 Operating Budget of \$361,640 with a levy of \$234,150 consistent with 2024. The proposed budget has increased by 8% or \$27,681 from prior year mainly driven by higher maintenance and capital expenditures (Appendix A, Table 44).

The **Riverside District BIA** has proposed a 2025 Operating Budget of \$433,915 with a levy of \$265,557 which is 3% or \$7,735 higher than 2024. While the levy has increased by 3%, overall expenditures in the proposed budget have decreased by 11% or \$56,329 from prior year mainly driven by reduced capital, provision for tax appeal, and promotion and advertising expenditures, partially offset by higher festival and events expenditures (Appendix A, Table 45).

The **Rogers Road BIA** has proposed a 2025 Operating Budget of \$137,431 with a levy of \$41,196 consistent with 2024. The proposed budget has increased by 51% or \$46,616 from prior year. Festivals and events expenditures have increased by \$25,500 for various events including community partnership and holiday celebration events. Capital expenditures have increased by \$16,500 for hanging baskets, street signs, planters, and murals. Maintenance expenditures have increased by \$13,300 for graffiti removal. Promotion and advertising, and administration have increased for \$7,700 and \$7,123 respectively. Contribution to surplus reserve has decreased by \$23,507. Further offsets to the expenditure increases consist of a \$54,531 increase in withdrawals from accumulated surplus reserves (Appendix A, Table 46).

The **Roncesvalles Village BIA** has proposed a 2025 Operating Budget of \$792,501 with a levy of \$356,972 which is 3% or \$10,464 higher than 2024. The proposed budget is consistent with prior year, with increases to capital, promotion and advertising, and

administration expenditures, offset by decreases in festivals and events expenditures and lower contribution to the accumulated surplus reserves (Appendix A, Table 47).

The **Rosedale Main Street BIA** has proposed a 2025 Operating Budget of \$335,118 with a levy of \$239,726 consistent with 2024. The proposed budget has decreased by 10% or \$37,316 from prior year mainly driven by reduced festivals and events expenditures (Appendix A, Table 48).

The **Shop the Queensway BIA** has proposed a 2025 Operating Budget of \$212,199 with a levy of \$159,518 consistent with 2024. The proposed budget has increased by 25% or \$42,071 from prior year. Administration expenditures have increased by \$37,801 for hiring consultants for the BIA strategic plan and to support growth. Maintenance expenditures have increased by \$14,361 for graffiti removal, planting, and floral displays. Contribution to surplus reserve has decreased by \$10,591. Further offset to the expenditure increases consist of a \$41,443 increase in appeal provision surplus (Appendix A, Table 49).

The **St. Clair Gardens BIA** has proposed a 2025 Operating Budget of \$167,359 with a levy of \$119,546 which is 19% or \$18,702 higher than 2024. The proposed budget has increased by 21% or \$29,507 from prior year. Administration expenditures have increased by \$28,370 for hiring full-time staff. Contribution to surplus reserve has increased by \$24,387 to replenish the reserves for future projects. Capital, and festival and events expenditures have decreased by \$16,000 and \$8,600 respectively. Further offset to the expenditure increases consist of a \$18,702 increase in levy and a \$13,778 increase in grants from the Capacity-building Grant (Appendix A, Table 50).

The Beach BIA has proposed a 2025 Operating Budget of \$486,447 with a levy of \$457,043 which is 9% or \$35,988 higher than 2024. The proposed budget has increased by 7% or \$32,341 from prior year mainly driven by higher maintenance and administration expenditures (Appendix A, Table 51).

The Eglinton Way BIA has proposed a 2025 Operating Budget of \$575,639 with a levy of \$290,037 consistent with 2024. The proposed budget has decreased by 22% or \$160,689 from prior year. Capital expenditures have decreased by \$78,800 for the completion of the Artwalk Sculpture project. Festivals and events have decreased by \$41,302 due to the Holiday Fashion Show not taking place. Administration expenditures have decreased by \$14,408 to account for the reduction of full-time staff. Maintenance expenditures have decreased by \$14,405 for reduced floral displays, planting, and banner replacements. The above reductions in the expenditures are supplemented by Contribution from Contributed Surplus of \$92,035 and offset by a \$284,334 reduction in grants revenue as many grants are no longer available for the BIA (Appendix A, Table 52).

The Junction BIA has proposed a 2025 Operating Budget of \$471,489 with a levy of \$392,548 which is 4% or \$15,962 higher than 2024. The proposed budget has increased by 7% or \$30,953 from prior year mainly driven by higher festivals and events, and administration expenditures (Appendix A, Table 53).

The Kingsway BIA has proposed a 2025 Operating Budget of \$647,492 with a levy of \$281,649 which is 3% or \$7,536 higher than 2024. The proposed budget has increased by 6% or \$35,845 from prior year mainly driven by festivals and events, and maintenance expenditures (Appendix A, Table 54).

The Waterfront BIA has proposed a 2025 Operating Budget of \$2,547,598 with a levy of \$2,240,958 which is 5% or \$100,000 higher than 2024. The proposed budget has increased by 4% or \$99,121 from prior year mainly driven by higher festivals and events, capital, administration, and maintenance expenditures, partially offset by reduced promotion and advertising expenditures and lower contribution to the accumulated surplus reserves (Appendix A, Table 55).

The **Toronto Downtown West BIA** has proposed a 2025 Operating Budget of \$5,680,011 with a levy of \$4,703,904 which is 12% or \$511,664 higher than 2024. The proposed budget has increased by 8% or \$430,185 from prior year. Maintenance expenditures have increased by \$173,935 for security, and other miscellaneous repairs and maintenance. Promotion and advertising expenditures have increased by \$104,402 for community partnership projects to develop new private and public sector partnerships and revenue opportunities. Administration expenditures have increased by \$65,060 for salary and benefit increases. Capital expenditures have increased by \$40,272 for the continuation of the Streetscape Master Plan. The above expenditures are offset by a \$511,664 increase in levy (Appendix A, Table 56).

The **Upper Village BIA** has proposed a 2025 Operating Budget of \$161,413 with a levy of \$148,102 which is 9% or \$12,229 higher than 2024. The proposed budget has increased by 11% or \$15,628 from prior year mainly driven by higher capital and administration expenditures (Appendix A, Table 57).

The **Uptown Yonge BIA** has proposed a 2025 Operating Budget of \$365,270 with a levy of \$273,646 which is 2% or \$5,036 higher than 2024. While the levy has increased by 2%, overall expenditures in the proposed budget have decreased by 12% or \$50,840 from prior year mainly driven by reduced promotion and advertising, and capital expenditures (Appendix A, Table 58).

The **West Queen West BIA** has proposed a 2025 Operating Budget of \$406,995 with a levy of \$367,109 which is 2% or \$7,163 higher than 2024. The proposed budget has increased by 4% or \$16,089 from prior year mainly driven by higher promotion and advertising, maintenance, and administration expenditures (Appendix A, Table 59).

The **Wexford Heights BIA** has proposed a 2025 Operating Budget of \$718,378 with a levy of \$267,170 which is 5% or \$12,722 higher than 2024. The proposed budget has decreased by 1% or \$6,351 from prior year mainly driven by reduced contribution to accumulated surplus reserves, and capital spending, offsetting increased expenditures for Maintenance, Festivals and Events, and Project Loans for Capital Projects (Appendix A, Table 60).

The **Wychwood Heights BIA** has proposed a 2025 Operating Budget of \$78,598 with a levy of \$21,572 consistent with 2024. The proposed budget has decreased by 32% or \$36,185 from prior year. Promotion and advertising expenditures have decreased by

\$16,400 due to a focus on digital initiative marketing that is less costly. Capital expenditures have decreased by \$10,000 due to no additional capital projects. Contribution to the accumulated surplus reserve has decreased by \$10,000 as there are sufficient funds in the reserve (Appendix A, Table 61).

The **Yonge + St. Clair BIA** has proposed a 2025 Operating Budget of \$1,392,444 with a levy of \$715,271 which is 9% or \$59,059 higher than 2024. The proposed budget has increased by 20% or \$229,571 from prior year. Administration expenditures have increased by \$137,702 for additional full-time staff. Capital expenditures have increased by \$101,500 due to the development project, purchase of benches, and conducting of a transportation study. The above expenditures are offset by a \$235,214 increase in withdrawals from accumulated surplus reserves (Appendix A, Table 62).

The **Yonge Lawrence Village BIA** has proposed a 2025 Operating Budget of \$278,790 with a levy of \$247,106 consistent with 2024. The proposed budget has decreased by 1% or \$1,411 from prior year mainly driven by reduced capital, promotion and advertising, and festivals and events expenditures partially offset by increased maintenance (Appendix A, Table 63).

The **Yonge North York BIA** has proposed a 2025 Operating Budget of \$1,175,207 with a levy of \$1,003,664 consistent with 2024. The proposed budget has decreased by 7% or \$83,448 from prior year mainly driven by reduction in capital, and festivals and events expenditures, partially offset by increases in contribution to accumulated surplus reserves, and administration expenditures (Appendix A, Table 64).

The **York-Eglinton BIA** has proposed a 2025 Operating Budget of \$618,825 with a levy of \$255,738 which is 100% or \$127,965 higher than 2024. While the levy has increased by 100%, overall expenditures in the proposed budget have decreased by 16% or \$115,519 from prior year. The BIA is going through a strategic shift towards sustainability, branding, and investment in infrastructure and streetscapes. Maintenance, festivals and events, and promotion and advertising expenditures have decreased by \$43,400, \$30,500, and \$11,950 respectively. This shift reflects a more conservative spending plan to reduce costs in the area and maintain existing practices and improvements rather than new initiatives. Capital expenditures have decreased by \$65,000 due to no additional capital projects. Withdrawals from accumulated surplus reserves have decreased by \$172,665, partially offset by a \$127,965 increase in levy (Appendix A, Table 65).

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SIGNATURE

Stephen Conforti
Chief Financial Officer and Treasurer

ATTACHMENTS

Appendix A - Summary of 2025 Operating Budget by Business Improvement Area
Appendix B - Status of Business Improvement Area 2025 Operating Budget Approvals
Appendix C - 2025 BIA Special Levy Rate Reductions for Subclasses