

Queen Street West Business Improvement Area Minor Boundary Expansion

Date: June 19, 2025

To: Economic and Community Development Committee

From: General Manager, Economic Development and Culture

Wards: 10 - Spadina - Fort York

SUMMARY

The purpose of this report is to recommend a minor expansion of the Queen Street West Business Improvement Area (BIA) boundaries to include the property at 165 John Street, a commercial retail space with offices, adjacent to the boundaries of the BIA.

RECOMMENDATIONS

The General Manager, Economic Development and Culture recommends that:

1. City Council designate the area described by Attachment 1 as the amended Queen Street West Business Improvement Area under the City of Toronto Municipal Code Chapter 19, Business Improvement Areas.
2. City Council direct the Chief Technology Officer to prepare designation By-law maps of the area outlined in Attachment 1, and submit them to the City Solicitor.
3. City Council amend the City of Toronto Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Queen Street West Business Improvement Area.

FINANCIAL IMPACT

Economic Development and Culture's 10-Year Capital Budget and Plan may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Queen Street West BIA. Capital improvements are cost-shared between the BIA and Economic Development and Culture.

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

DECISION HISTORY

At its meeting on February 5, 2025, the Board of Management of the Queen Street West BIA approved a motion to include the property at 165 John Street, and to submit the expansion request to the City as indicated in Attachment 1.

COMMENTS

Section 19-2.5 of the Municipal Code provides that the City is not required to give notice of minor boundary expansions that represent an increase in total commercial and industrial property assessment value of less than ten percent. In such circumstances, City Council must receive a written request for a boundary expansion from the BIA Board of Management and written consent from all property owners and business tenants within the proposed expansion area.

The property at 165 John Street has a 2024 commercial assessed value of \$7,719,000 representing 0.7% of the total assessed value of properties within the Queen Street West BIA. The BIA Office has received a letter from the BIA Board Chair formally requesting the City consider the proposed expansion. The owner of the property and the commercial tenants at 165 John Street have submitted letters of consent to the expansion. This satisfies section 19-2.5.F of the Municipal Code requirement that “Council must receive a written request for a boundary amendment from both business improvement area boards, and written consent from all persons who own rateable property in a business property class and all persons who are non-residential tenants of rateable property in a business property class”.

The proposed expansion is considered minor under Section 19-2.5 of the Municipal Code, and therefore, no polling is required. The property at 165 John Street, a commercial retail space with offices, is adjacent to the current boundaries of the BIA. The addition of this property to the BIA would help to compliment the existing commercial corridor of shops and restaurants the BIA already serves.

It is recommended that Council designate the area described by Attachment No. 1 as the amended Queen Street West Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

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SIGNATURE

Patrick Tobin, General Manager
Economic Development and Culture

ATTACHMENTS

Attachment 1 – Map of Queen Street West BIA Expansion

Attachment 1 - Map of Queen Street West BIA Expansion

Chapter 19

SCHEDULE A QUEEN STREET WEST BUSINESS IMPROVEMENT AREA



0 40 80 160 240 Metres

Map: Municipal Code Map - Queen Street West
Created by: BIA Office - 03/20/2025