

Dupont by the Castle Business Improvement Area Minor Boundary Expansion

Date: September 2, 2025

To: Economic and Community Development Committee

From: General Manager, Economic Development and Culture

Wards: 11 - University-Rosedale, 12 - Toronto - St. Paul's

SUMMARY

The purpose of this report is to recommend a minor expansion of the Dupont by the Castle Business Improvement Area (BIA) boundaries to include the property at 1100 Bathurst 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 Dupont by the Castle 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 Dupont by the Castle 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 Dupont by the Castle BIA. Capital improvements are cost-shared between the BIA and Economic Development and Culture.

Dupont by the Castle BIA Minor Boundary Expansion

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

DECISION HISTORY

At its meeting on April 3, 2025, the Board of Management for the Dupont by the Castle BIA approved a motion to include the property at 1100 Bathurst Street, and to submit the expansion request to the City, as seen 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 1100 Bathurst Street has a 2024 commercial assessed value of \$1,943,000 representing 0.9% of the total assessed value of properties within the existing 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 1100 Bathurst Street have submitted letters of consent to the expansion. This satisfies section 19-2.5.F 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 1100 Bathurst 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 compliment the existing commercial corridor of shops and restaurants the BIA already serves. The expansion also formalizes the inclusion of a community-oriented business that is actively engaged in the neighbourhood and committed to strengthening local connections and supporting area promotion efforts.

It is recommended that Council designate the area described by Attachment 1 as the amended Dupont by the Castle 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

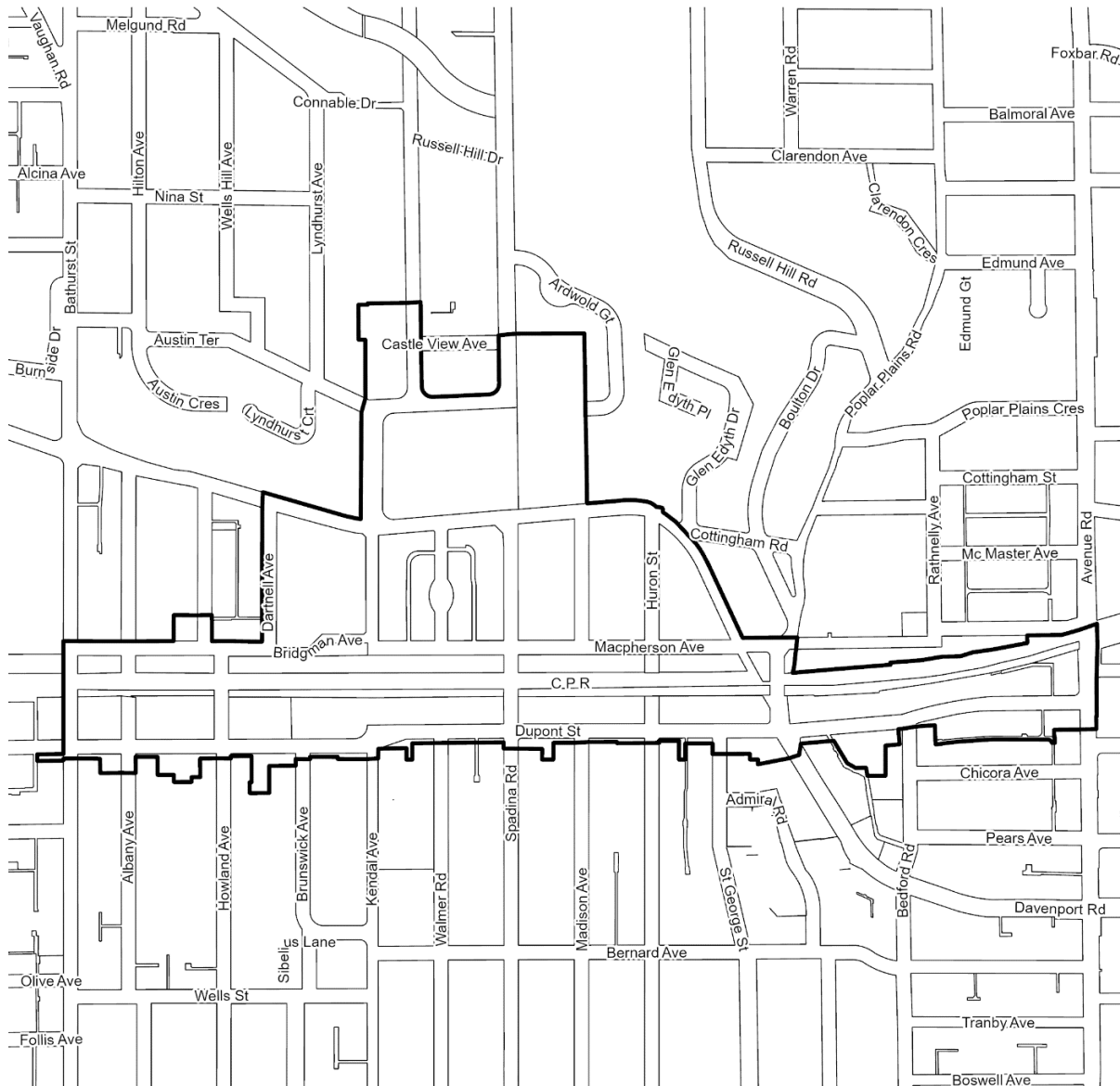
ATTACHMENTS

Attachment 1 – Map of Dupont by the Castle BIA Expansion

Attachment 1 - Map of Dupont by the Castle BIA Expansion

Chapter 19

SCHEDULE A DUPONT BY THE CASTLE BUSINESS IMPROVEMENT AREA



STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST
Davenport Rd	391		Kendal Ave	124		Spadina Rd	200		Spadina Rd	285		Austin Ter	1	
Davenport Rd	485	555	Kendal Ave	140	175	Spadina Rd	202		St George St	329	330	Austin Ter	3	
Davenport Rd	603		Macpherson Ave	205		Spadina Rd	204		Walmer Rd	182		Avenue Rd	240	
Dupont St	14	88	Macpherson Ave	307	500	Spadina Rd	206		Walmer Rd	185	251	Avenue Rd	250	
Dupont St	91	370	Madison Ave	184		Spadina Rd	210		Walmer Rd	328	328A	Bathurst St	1095	
Dupont St	374	472	Madison Ave	200		Spadina Rd	216		Walmer Rd	330		Bathurst St	1101	1109
Dupont St	474		Madison Ave	215	385	Spadina Rd	222		Albany Ave	246		Bathurst St	1133	
Howland Ave	267	322	Spadina Rd	186		Spadina Rd	226		Albany Ave	248		Bedford Rd	253	
Huron St	677		Spadina Rd	196		Spadina Rd	228	271	Albany Ave	271		Bridgman Ave	3	
Huron St	682	744	Spadina Rd	198		Spadina Rd	275		Albany Ave	275		Bridgman Ave	5	
												Bridgman Ave	15	



0 45 90 180 270 Metres

Map: Municipal Code Map -Dupont by the Castle
Created by: BIA Office - 05/13/2025