

City Council

Motion without Notice

MM32.38	ACTION			Ward: 9
---------	--------	--	--	---------

Bloordale Village Business Improvement Area - 2025 Operating Budget - by Councillor Alejandra Bravo, seconded by Councillor Shelley Carroll

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Alejandra Bravo, seconded by Councillor Shelley Carroll, recommends that:

1. City Council adopt and certify the 2025 Operating Budget of \$0.285 million and Levy requirement of \$0.163 million for the Bloordale Village Business Improvement Area.
2. City Council elect to apply the subclasses for the commercial and industrial property classes for 2025, and to apply the Bloordale Village Business Improvement Area special levy rate reductions to the subclasses, as set out in item 2025.EC19.7 - Business Improvement Areas (BIAs) - 2025 Operating Budgets - Report 2, adopted by City Council on April 23, and 24, 2025 and attached as Attachment 1 to this motion; the special charge, or levy will be included in a separate property tax bill, with a due date of October 1, 2025.

Summary

The annual Operating Budget for each Business Improvement Area must be approved by City Council. This requirement is set out in the City of Toronto Act, 2006, which stipulates that a Business Improvement Area Board of Management must prepare a proposed annual budget and submit to City Council for approval. This process ensures appropriate oversight and alignment with the City's financial and governance framework as Business Improvement Areas are funded through a special levy and administered by the City.

No City funding is required since the financing of individual Business Improvement Area operations is raised by a special levy on the rateable commercial and industrial properties within the respective Business Improvement Area boundaries. Special levy rate reductions for the subclasses have been set out the 2025 Business Improvement Area Special Levy Rate Reductions for Subclasses for properties in the subclasses of the commercial and industrial property classes. Due to the timing of the Annual General Meeting, the Bloordale Village Business Improvement Area was not included in the regular property bills issued earlier this year. Therefore, this special charge, or levy will be included in a separate property tax bill, with a due date of October 1, 2025.

The recommendation in this Notice of Motion reflects the board-adopted 2025 Operating Budget for Bloordale Village Business Improvement Area, as approved by both its Board of Management and

General Membership. The Board of Management approved at its meeting on May 5 2025, followed by approval from the General Membership at the Annual General Meeting held on June 5, 2025.

The 2025 Operating Budget for the Bloordale Village Business Improvement Area is \$0.285 million, which requires a special levy in the amount of \$0.163 million. City staff have reviewed the complete budget submission and supporting documentation to ensure that the 2025 Operating Budget aligns with Council's approved policies and practices. A detailed breakdown of the Bloordale Village Business Improvement Area's 2025 Operating Budget, as referenced in this notice of motion, is provided in Table 1.

This motion has been reviewed by Revenue Services, Legal Services, Financial Planning, and the Chief Financial Officer and Treasurer.

Reason for Urgency: Revenue Services requires this authority before the next meeting of City Council to issue a separate property tax bill with a due date of October 1, 2025 to applicable properties in the Business Improvement Area.

Table 1: Bloordale Village Business Improvement Area 2025 Operating Budget

Bloordale Village Business Improvement Area	2024 Approved Budget	2024 Projected Actuals	2025 Budget	Net Change (%)	Net Change (\$)
Revenue					
BIA Levy (incl. 10% provision)	154,897	154,897	162,642	5%	7,745
Grants	7,500	34,370	9,500	27%	2,000
Signature Events Revenue	-	-	-	0%	0
Other Festival Revenues	-	-	-	0%	0
Other Revenue	-	-	-	0%	0
Contribution from Accumulated Surplus Reserves	-	-	101,476	0%	101,476
Appeal Provision Surplus	200,846	200,846	11,441	-94%	-189,405
Total Revenue	363,243	390,113	285,059	-22%	-78,184
Expenditures					
Administration	47,631	37,878	45,023	-5%	-2,608
Capital	10,500	6,500	11,000	5%	500
Financed Project Loan Payments for Capital Projects (Withheld from levy)	-	-	-	0%	0
Maintenance	138,600	65,000	106,500	-23%	-32,100
Promotion and Advertising	33,500	59,320	24,750	-26%	-8,750
Festivals and Events	70,000	66,500	83,000	19%	13,000
Provision for Tax Appeal Expenditures & Write Off	14,082	2,734	14,786	5%	704

Appeal Provision Deficit	-	-	-	0%	0
Contribution to Accumulated Surplus Reserves	48,930	152,181	-	-100%	-48,930
Total Expenditures	363,243	390,113	285,059	-22%	-78,184
Net Surplus/Deficit	-	-	-	-	-
Accumulated Surplus Ending Balance	300,361	403,612	290,695	-	-

Background Information (City Council)

Member Motion MM32.38

Bloordale Village Business Improvement Area - Draft By-Law

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-257579.pdf>)

Attachment 1 - Appendix C - 2025 BIA Special Levy Rate Reductions for Subclasses from item

2025.EC19.7 - Business Improvement Areas (BIAs) - 2025 Operating Budgets - Report 2

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-257636.pdf>)