

Commercial/Industrial Property Owner,

As the owner of commercial or industrial property within the St. Lawrence Market Neighbourhood Business Improvement Area (BIA) or the proposed BIA expansion area, please find enclosed a copy of the Notice of Intention to Expand the St. Lawrence Market Neighbourhood BIA. The Notice is also known as a “poll”. The maps contained in this Notice identify the existing and the proposed BIA boundaries. Please read the Notice very carefully.

Consultation has taken place over the past six months between the St. Lawrence Market Neighbourhood BIA Board of Management, area property owners, area business operators, the City and the local Councillor. This Notice is the next step in the process of expanding the BIA.

As an owner of commercial or industrial property within the existing St. Lawrence Market Neighbourhood BIA or the proposed BIA expansion area, you are required to take the following action(s):

A) Within 30 Days

Forward a Copy of the “Notice of Intention to Expand” to Business Tenant(s)

If you lease any portion of your commercial or industrial property, you are required to forward a copy of this notice to your business tenant(s) who are required to pay all or part of the taxes on the property, so they will have an opportunity to either oppose or support the expansion of the St. Lawrence Market Neighbourhood BIA.

B) Within 60 Days

i. Forward Business Tenant Information to City Clerk

Provide the City Clerk with a list of every tenant described above, the share of the taxes that each tenant is required to pay and the share that you are required to pay within sixty days using the form provided. If you do not forward the tenant information requested, your commercial/industrial tenant(s) will not be qualified to vote; and

ii. BIA Support / Oppose

Support:

If you support the expansion of the St. Lawrence Market Neighbourhood BIA, there is no need to respond to the poll.

Oppose:

If you do not support the expansion of the St. Lawrence Market Neighbourhood BIA, forward a letter to the City Clerk, including your name, property address and roll number, indicating that you do not support the expansion of the St. Lawrence Market Neighbourhood BIA.

Additional Business Improvement Area information can be found on the City of Toronto's web site:
<http://www.toronto.ca/bia/index.htm>

Sincerely,

M. MAJOR

Mike Major, Manager
Business Services - BIA Office



**BERKELEY CASTLE INVESTMENTS
LIMITED
2 BERKELEY ST 100
TORONTO ON M5A 4J5**

**2 BERKELEY ST
1904071390011000000**

**NOTICE OF INTENTION TO EXPAND BOUNDARY OF
THE ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA**

NOTICE is given of Toronto City Council's intention to pass a by-law, pursuant to section 19-15A of the City of Toronto Municipal Code Chapter 19, Business Improvement Areas ("Chapter 19"), to expand the boundaries of the **St. Lawrence Market Neighbourhood Business Improvement Area** as shown on the attached maps.

This Notice is being given to the board of management of the improvement area and to every person who, on the last returned assessment roll, is assessed for rateable property, in a prescribed business property class, in the existing improvement area and in the geographic area the proposed by-law would add to the existing improvement area. For the purposes of Chapter 19, the commercial classes and the industrial classes, as defined in subsection 275 (1) of the *City of Toronto Act, 2006* are the business property classes.

Notice is also given that if you are an owner who has leased any of your rateable commercial or industrial property, you must:

within 30 days after this Notice was mailed, give a copy of the Notice to each tenant of the property to which the notice relates, who is required to pay all or part of the taxes on the property; and

within 60 days after this Notice was mailed, give the City Clerk a list of every tenant described above, the share of the taxes that each tenant is required to pay and the share that you are required to pay. This list must be received at the Elections and Registry Services Office, Toronto City Hall, 100 Queen St W, Main Floor, West Rotunda, Toronto, ON M5H 2N2, **by 4:30 p.m. on November 29, 2010.** (See attached sample for the required format.)

Only those tenants identified in the lists submitted under Section 19-7B shall be eligible to submit a written objection or consent under Section 19-9 thereof.

Please note that the City of Toronto shall not pass a by-law to expand the boundaries of the **St. Lawrence Market Neighbourhood Business Improvement Area** if:

- written objections are received within 60 days of the date of the Notice at the Elections and Registry Services Office, Toronto City Hall, 100 Queen St W, Main Floor, West Rotunda, Toronto, ON M5H 2N2 by **4:30 p.m. on November 29, 2010**; and
- the objections have been signed by at least one-third of the total number of persons entitled to notice in the existing business improvement area, and the objectors are responsible for at least one-third of the taxes levied for the purposes of the general local municipal levy on rateable property in all business property classes in the existing business improvement area; or
- the objections have been signed by at least one-third of the total number of persons entitled to notice in the geographic area the proposed by-law would add to the existing business improvement area, and the objectors are responsible for at least one-third of the taxes levied for the purposes of the general local municipal levy on rateable property in all business property classes in the geographic area the proposed by-law would add to the existing business improvement area.

The City Clerk shall determine the sufficiency of all objections received and shall issue a certificate affirming that fact.

If you have any questions regarding the proposed expansion of the **St. Lawrence Market Neighbourhood Business Improvement Area**, please call David Hessels of the City of Toronto BIA Office at 416 392-6837.

Toronto Municipal Code Chapter 19, Business Improvement Areas, can be found on the City's internet site at www.toronto.ca/legdocs/municode/1184_019.pdf

Definitions of rateable property in the *City of Toronto Act, 2006*:

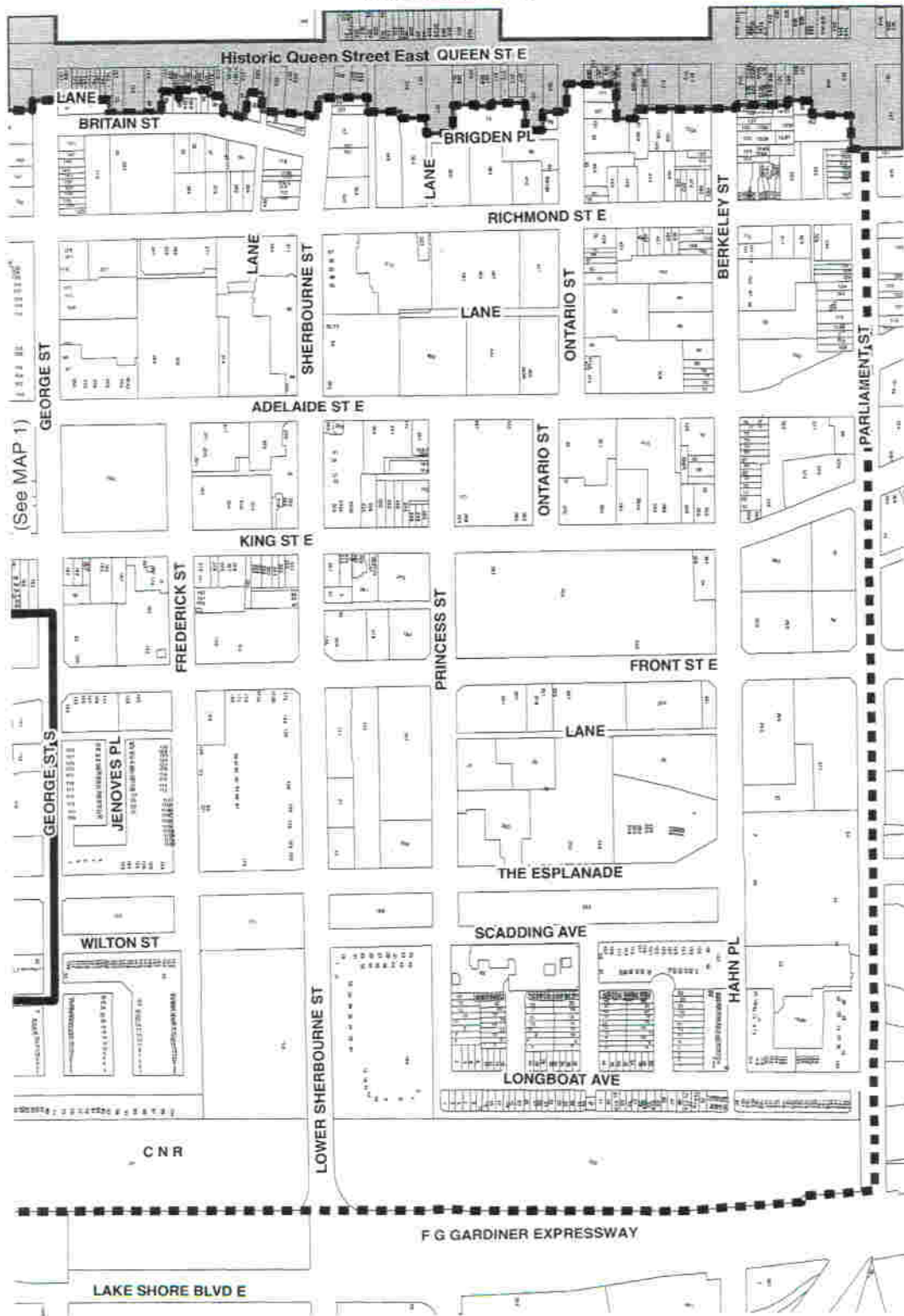
275. (1) In this section,

- “commercial classes” means the commercial property class prescribed under the *Assessment Act* and optional property classes that contain property that, if city council did not opt to have the optional property class apply, would be in the commercial property class; (“catégories commerciales”)
- “industrial classes” means the industrial property class prescribed under the *Assessment Act* and optional property classes that contain property that, if city council did not opt to have the optional property class apply, would be in the industrial property class; (“catégories industrielles”)
- “optional property class” means a property class that city council may opt to have apply within the City under regulations made under the *Assessment Act*. (“catégorie de biens facultative”) 2006, c. 11, Sched. A, s. 275 (1).

Mailing Date:	September 30, 2010
Last Date to Receive Tenant Lists:	November 29, 2010 by 4:30 p.m.
Last Date to Receive Objections:	November 29, 2010 by 4:30 p.m.

Ulli S. Watkiss
City Clerk

Attachments



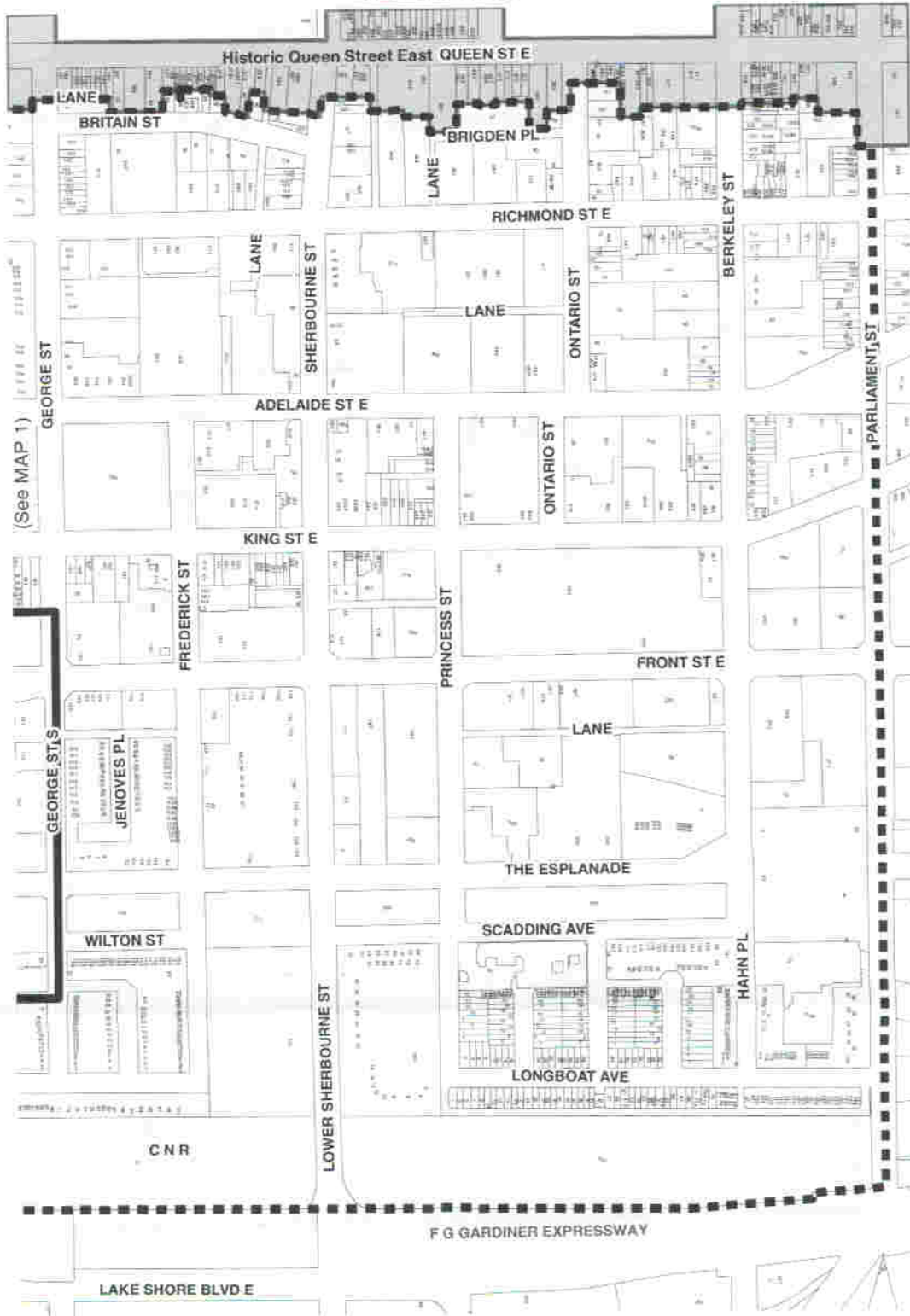
Existing BIA

 Proposed Expansion

 Surrounding BIAs



CITY OF TORONTO
 GEOSPATIAL COMPETENCY CENTRE
 18 Tyne Rd. 4th Floor
 Toronto, ON M4V 1V6
 Tel: 416-392-7755, Fax: 416-392-0081
 Map File: BIA_Expansion_020111_042.mxd
 Created by: R. Saha
 July 2011



Existing BIA

 Proposed Expansion

 Surrounding BIAs



CITY OF TORONTO
 GEOSPATIAL COMPETENCY CENTRE
 16 (Main Fl.) 40 Bloor
 Toronto, ON M4W 1V6
 Tel: 416-392-7275, Fax: 416-392-0051
 Map File: 06-00000000-0000-0000-0000-00000000
 Created by: JF, DAV
 Jan 2010

Business Improvement Areas (BIA)

What is a BIA?

A Business Improvement Area (BIA) is an association of commercial and/or industrial property owners and business tenants within a defined area who work in partnership with the City to create attractive, competitive, and safe business areas. By working collectively as a BIA, local businesses have the organizational and funding capacity to be catalysts for civic improvements that attract shoppers, clients, diners, tourists, and new businesses, and enhance the quality of life in their local neighbourhood and the City as a whole.

Toronto's 61 BIAs represent over 30,000 businesses and annually generate funding towards street and sidewalk beautification, marketing and promotional campaigns, street festivals, clean street/graffiti-removal campaigns, and crime prevention strategies. BIAs also act as a unified voice to address issues on behalf of their membership.

How does a BIA work?

A BIA is operated by a Board of Management that is elected by its membership and then appointed by Council as a local board (in effect, an agent of Council) under the City of Toronto Act.

The Board is nominated at an annual general meeting and, once approved by Council, serves a four-year term concurrent with the term of Council. The Board works on behalf of its BIA and meets regularly to develop budgets, set priorities, implement capital improvements and other beautification initiatives, plan festivals, and promote its business area.

How is a BIA funded?

BIAs set their own budgets each year. Once the budget is approved by the BIA membership at a general meeting and ratified by City Council, funds are raised through a special charge on all commercial and industrial properties within the BIA's boundary. Calculation of this charge is based on the proportionate value of each property's commercial and/or industrial assessment. Once the charge is collected by the City, the funds are returned to the BIA to manage.