

The Origins of the BID Movement

- Canada's BIDs
- Toronto's BIDs
- What is a BIA?
- World's First BID
- West Bloor Village BIA
- Bloor Yorkville BIA
- Context (Historic, Political, Economic)
- Provincial Enabling Legislation
- Policy Formulation
- Policy Transfer
- International BID Project
- Preliminary Results

Provincial Enabling Legislation

- BIA typically originates with a group of interested business people
- The BIA Office at Toronto City Hall can provide assistance
- Steering committee forms to propose program and budget
- City staff assesses the proposed budget and calculates levy
- Committee calls a meeting to explain how a BIA works
- City Clerk's office mails notice to all businesses within proposed BIA
- Businesses have two months to respond
- City Council will enact a By-law proclaiming the new BIA
- Designation is rejected if one-third of the assessed land value object
- Board of Management (BM) is elected and appointed
- BM submits a budget
- City Council passes a Levying By-law
- Levies may be collected from members by City's Finance Dept.

Provincial Enabling Legislation

- How does a BIA operate?
- Administered by a volunteer Board of Management (BM)
- BMs are elected by BIA members, approved by City Council
- Each year the BM proposes a program of activities and a budget



Provincial Enabling Legislation

- How is an individual member's levy determined?
- Every business member is charged a share of the annual budget, based on that member's share of the BIA's total commercial realty assessment.
- If a business's commercial realty assessment is \$6,000, and the total commercial realty assessment of all businesses in the BIA is \$2,000,000, and the BIA's annual budget is \$100,000, then that business's BIA levy is: $\$6,000 \times \$100,000 / \$2,000,000 = \300
- Currently the average Toronto BIA member is assessed a levy of slightly over \$300 per year.

Which actors were instrumental in the process of policy formulation?

Formulation

- Members of the Bloor-Jane-Runnymede Businessmen's Association
- City of Toronto Planning Board
- City Surveyors Department
- City Real Estate Dept
- Department of Public Works
- City Legal Department
- Department of Streets
- Metro Roads and Traffic Department
- The Parking Authority of Toronto
- Development Department
- Council of the City of Toronto
- Toronto Transit Commission
- Toronto Hydro Electric Commission
- Ontario Hydro

Which actors were instrumental in the process of policy transfer?

Transfer

- “The Bloor West Village concept was presented to a seminar of the Canadian Association of Renewal Officials in Toronto on Nov. 26th, 1971.”
- “Even after his retirement, he [Neil McLellan] traveled across the province and the country preaching the BIA gospel.”
- Formed in 1980, the Toronto Association of Business Improvement Areas (TABIA) is a formalized organization that began by promoting BIAs and now works with Provincial and City Government (BIA Office in City Hall) on legislation

International BID Project

- Principal Investigator, Prof. Hoyt
- Funding from HASS Fund
- Support from the International Downtown Association
- Staff: Devika Gopal, Todd Leiberman, Shanana Chataraj, and Noriko Komiyama
- Methodology: Identification, Survey, and Site Visit
- August 2002 – May 2003
- To critically evaluate...
 - (1) this new form of urban governance,
 - (2) the origin, distribution and evolution of BID policy,
 - (3) the role of business in revitalizing urban areas and
 - (4) innovative efforts to improve the pedestrian experience

Preliminary Results

- Canada...
- 333 organizations successfully identified
- Response rate = 26%

- Toronto...
- 41 organizations successfully identified
- Response rate = 20%

How do these organizations vary?

	BIAAs	BIDs
■ Number Identified	347	404
■ Formed Before 1990	73%	13%
■ Budget	\$3 Thousand to \$2 Million	\$8 Thousand to \$15 Million
■ Size	2-125 Blocks	1-300 Blocks
■ Performance Evaluation	33%	54%