

February 2024

To Whom It May Concern:

We are contacting you today to ask you to review the attached document, entitled AN ACT IN THREE PARTS, a BIA Municipal Act Consultation Report and to seek your expert advice on any potential alternate solutions.

A Business Improvement Area (BIA) is a “made-in-Ontario” innovation that allows local businesspeople and commercial property owners and tenants to work together and, through Municipal By-Law and the Ontario Municipal Act, organize, finance, and carry out physical improvements while promoting economic development in their district. BIAs are a unique private-public partnership that raises funds, by levy upon rateable property in the improvement area, unlike other Local Boards. The special levy is used for the betterment of the community and provide specific benefit to:

- **Business Operators** - improved atmosphere and ambience, whether they are retail, service, professional or property owner.
- **Employees and Employment** – a supportive community to play, live and work in as well as an employment centre.
- **Property Owners** - potential to increase property values and occupancy as well as attracting a tenant that adds to the business mosaic of the area.
- **Community** - a more vibrant community, a more prosperous *local* economy, and a potential to increase residential property values, as many realtors advertise and value properties for sale within walking distance of the downtown/main street/BIA.
- **Municipality and Province** - benefit from the partnership as BIAs continue to prove they are strong local economic engines, as it encourages entrepreneurship, innovation, and free enterprise.
- **Housing** – many of our main streets have existing rental accommodations and second floor apartments.

As you will see, in the attached report, the Ontario BIA Association has been advocating for changes to the Municipal Act for many years and determined, after a comprehensive review, that changes to the Municipal Act over the years have challenged BIAs and their Municipalities to work effectively by causing confusion and lack of clarity.

Once you have had a chance to review the attached document, we welcome any comments, feedback or suggestions and your support in developing a stand-alone Act clarifying and enabling BIAs to invest in communities.

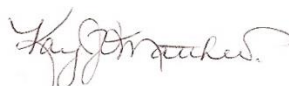
If, upon review, you determine that our findings to have a stand-alone Act for BIAs (such as Chapter 19 of the Toronto Act for BIAs or the Library Act), we invite you to:

1. Seek a Resolution from your Council or Board
2. Send OBIAA a Letter of Support

With sincere appreciation,



Doug Sams, President  
Ontario BIA Association



Kay Matthews, Executive Director  
Ontario BIA Association

**A BIA IS INTEGRAL TO ADVANCING A DISTINCT, LIVABLE,  
VIBRANT AND RESILIENT BUSINESS DISTRICT WITHIN THEIR LOCAL COMMUNITY.**

## Want to learn more about BIAs?

- Watch OBIAA's "[What is a BIA](#)" Video
- [Value of BIAs](#) Presentation

## Additional Information:

BIAs are involved in many aspects of economic development and community revitalization, through good governance, they include:

- Strategic Planning and Visioning
- Public Realm Investment, through a variety of initiatives
  - Public Art and Murals
  - Flowers
  - Benches and Banners
- Market and Communication
  - Community Events and Promotions
- Commercial Research
- Foster Safe Environments, programs such as Welcoming Streets
- Fill Vacancies through Business Retention & Expansion, and
- Champion the Area
- Provide thought leadership through ideation



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