



O**BIAA**TM
ONTARIO BUSINESS IMPROVEMENT AREA ASSOCIATION

A Business Improvement Area Is...



Integral to advancing a distinct, livable, vibrant and resilient community.



A Local Board under the Municipal Act of Ontario that raises its own funds betterment of the commercial area.



Quick Facts

- Legislation first created in 1970
- First BIA in the world – Bloor West Village
- Currently about 300+ BIAs in Ontario
- 85 in Toronto
- More than 75% of Ontario's BIAs are members of OBIAA
- BIAs represent over 100,000 Businesses and 17,600 property owners
- Accumulated Levy of Ontario's BIAs – more than \$55M
- Employment by BIAs is over 150 part-time staff and 200 full-time staff



What do BIAs do?

- Supervise enhancement, beauty, and upkeep of municipal properties
- Go beyond standard municipal support
- Promote the area as a business or shopping destination (Municipal Act 2001, c. 25, s. 204 (1))



Who Benefits?



Business Operators

Improved atmosphere and ambiance

- Retail
- Service
- Professional



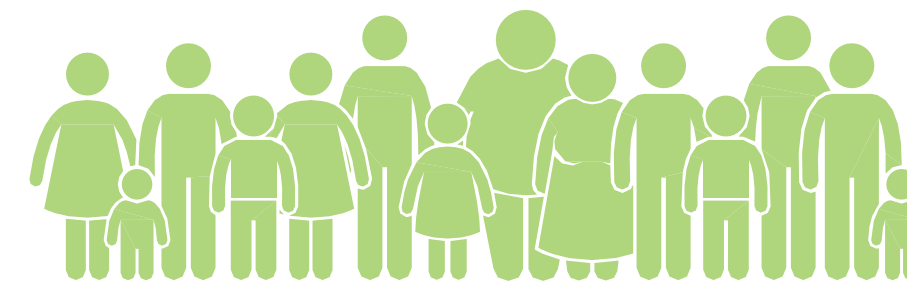
Property Owners

- Potential to increase property values and occupancy



Municipality and Province

- BIAs are strong local economic engines



The Community

- Move vibrant community
- Prosperous local economy
- Potential to increase property value

Business Association vs BIA?

To BIA or not to BIA...

Business Association	BIA
Member is the Business – member driven organization	Member is the Property Owner and the Tenant
Membership Fee is invoiced and collected annually by the Association Executive. Fee to be determined by the Association Executive.	Levy is collected by the Municipality on the Commercial Tax Bill and forwarded to the BIA, as per the Ontario Municipal Act
Can be formally incorporated under the Ontario Corporations Act (ONCA) Is a Non Profit Organization Has no formal connection to the Municipality	Is a Local Board of Council under the Ontario Municipal Act , but one that cannot make a profit. A BIA can have reserves.
Governance is under the Ontario Corporations Act (ONCA) if formally incorporated.	Governance is under the Ontario Municipal Act and overseen as a Local Board of Municipal Council
Board of Directors approved by members	Board of Directors approved by Council upon Election by the members (property owners and their commercial tenants). Elections are held every 4 years at same time as Municipal Council Elections
Must hold an AGM	Must hold an AGM

Business Association vs BIA?

To BIA or not to BIA (cont'd)...

Must keep records and books Audit requirements defined in ONCA	Must keep records and books. Meeting Minutes are public and must be sent to the Municipal Clerk. An Audit must be conducted by the Municipal Auditor annually
Generally does not participate in investment in the public realm through placemaking (banners, benches, signage, etc.)	Can invest in the public realm with the funds raised through the levy. (banners, benches, signage, etc.)
Insurance coverage for General Liability not provided through the Municipality (for events, etc.)	Insurance coverage for General Liability often provided through the Municipality
Mandate to be determined by the Board and listed in the ONCA Corporate filings	The Mandate is under the Ontario Municipal Act . The job of a BIA is area management – the work is not to make each individual business better, but to make the area a better place to do business

OBIAA's Mission Statement



Our VISION: *Strong, collaborative, and vibrant local economies*

Every Ontario community has thriving main streets.

Our MANDATE: *Raise the profile of main streets as economic drivers*

As the leading catalyst, OBIAA raises the profile and builds the capacity of main streets across the province, working to build economic prosperity and social cohesiveness, making Ontario stronger by ensuring main streets are desirable and viable places to invest and live.

Bringing it all together

ONTARIO BUSINESS IMPROVEMENT AREA ASSOCIATION



92 Lakeshore Road East, Suite 203, Mississauga, ON L5G 4S2



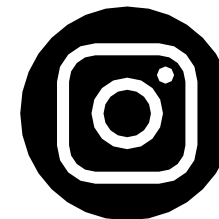
Phone: 905-271-7222



Email: info@obiaa.com



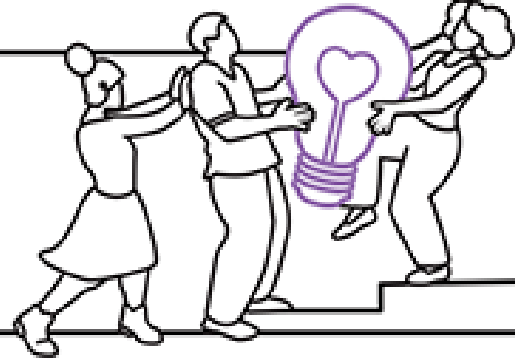
www.OBIAA.com



Thank You

**BIAS Driving
Local Success
*Together!***

**GROUND-
BREAKERS**



**COMMUNITY
COLLABORATORS**



**PLACE
MAKERS**

2025 BIA CONFERENCE

March 30 to April 2, 2025 | Blue Mountain Conference Centre
Hosted by Collingwood Downtown BIA

