

Authority: Item NY29.15, as adopted by North York  
Community Council on January 6, 2026  
North York Community Council voted in favour of this  
by-law on January 6, 2026

## CITY OF TORONTO

### BY-LAW 9-2026

**To amend City of Toronto Municipal Code Chapter 19, Business Improvement Areas, to include the new Upper Avenue Business Improvement Area and to establish a Board of Management for the Upper Avenue Business Improvement Area.**

Whereas Council, by the adoption of By-law 184-2025, authorized the designation of the area along Avenue Road from Lawrence Avenue West to Joicey Boulevard and connecting side streets, as a business improvement area under Municipal Code Chapter 19, Business Improvement Areas; and

Whereas North York Community Council has established a board of management for the Upper Avenue Business Improvement Area, and appointed members to the Upper Avenue Business Improvement Area Board of Management for a term expiring on November 30, 2026, or as soon thereafter as successors are appointed; and

Whereas Schedule A of Municipal Code Chapter 19, Business Improvement Areas, must be amended to include the new Upper Avenue Business Improvement Area Board of Management;

The North York Community Council enacts:

1. Municipal Code Chapter 19, Business Improvement Areas, is amended as follows:
  - (a) the table in Schedule A, Boards of Management is amended by adding the new Upper Avenue Board of Management as set out in Schedule A attached; and
  - (b) Schedule A, Maps is amended by adding the attached map of the Upper Avenue Business Improvement Area.
2. A Board of Management for the Upper Avenue Business Improvement Area is established.

Enacted and passed on January 9, 2026.

James Pasternak,  
Chair

John D. Elvidge,  
City Clerk

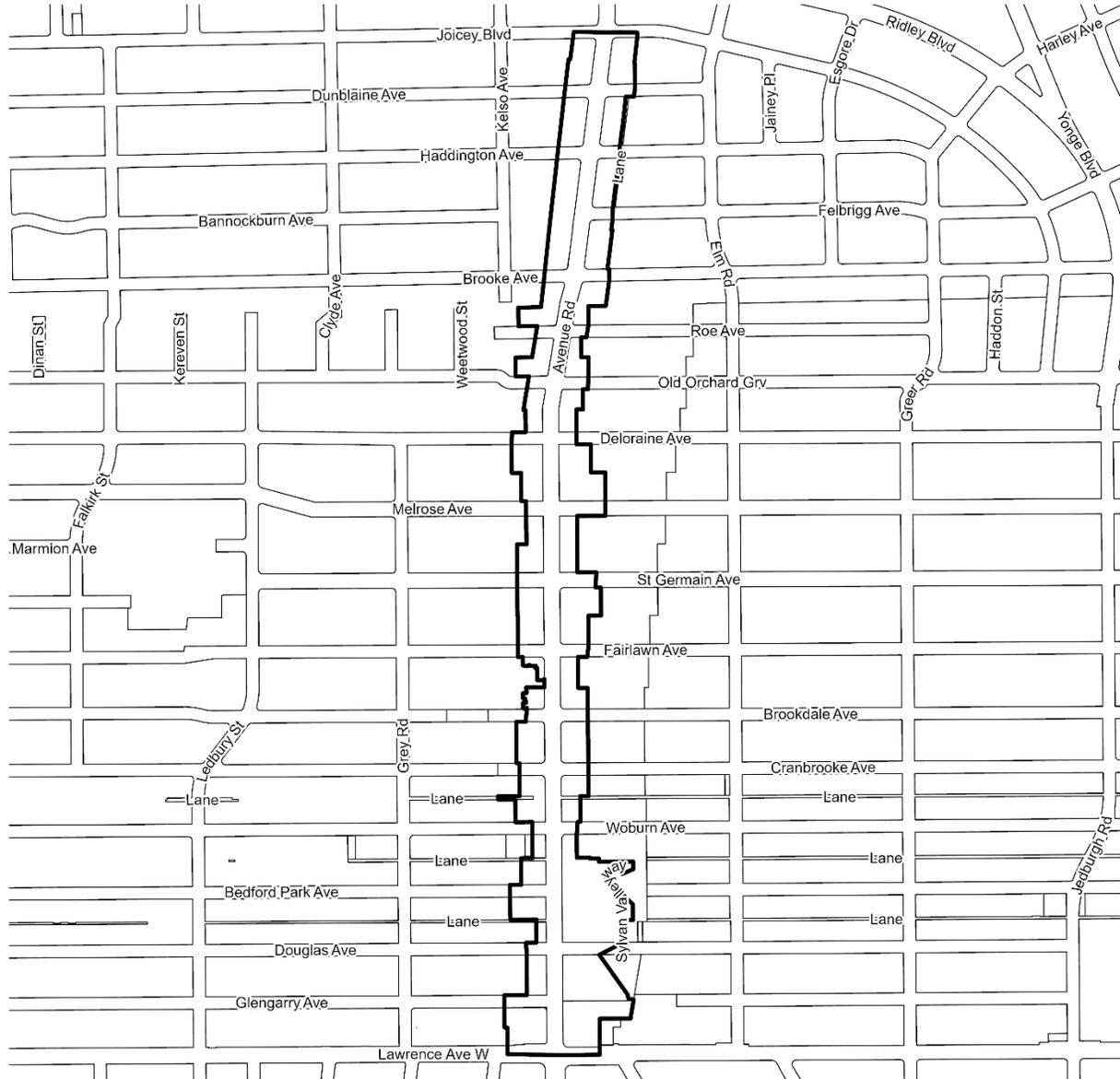
(Seal of the City)

**Schedule A**

Number of Individual Business Improvement Area Board of Management Members

<b>Business Improvement Area</b>	<b>Designating By-law (Former Municipality)</b>	<b>Number of Members (including Councillors)</b>	<b>Number of Councillors</b>	<b>Ward(s)</b>
Upper Avenue	184-2025	10	1	Ward 8 Eglinton- Lawrence

SCHEDULE A  
UPPER AVENUE  
BUSINESS IMPROVEMENT AREA



STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST
Avenue Rd	1500	1688	Brookdale Ave	403	407	Felbrigg Ave	132	136	Roe Ave		196
Avenue Rd	1692	1693A	Brooke Ave	217	245	Joicey Blvd	201		St Germain Ave	417	
Avenue Rd	1695	1695A	Brooke Ave	247		Lawrence Ave W	286	290	St Germain Ave	437	444
Avenue Rd	1700	2078A	Fairlawn Ave	362		Melrose Ave	351	365	Sylvan Valleyway	40	
Bedford Park Ave	352		Fairlawn Ave	365	375	Melrose Ave	368		Woburn Ave	436	
Bedford Park Ave	355		Fairlawn Ave	378		Old Orchard Grv	397	399			



Map: Municipal Code Map -Upper Avenue  
Created by: BIA Office - 03/14/2025