

Authority: Economic and Community Development
Committee Item EC18.2, adopted as amended by City of
Toronto Council on March 26 and 27, 2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 184-2025

To designate the area along Avenue Road from Lawrence Avenue West to Joicey Boulevard and connecting side streets, as an improvement area.

Whereas under section 7 and paragraph 5 of subsection 8(2) of the City of Toronto Act, 2006 (the "Act"), the City may designate business improvement areas as part of its authority to pass by-laws respecting the economic, social and environmental well-being of the City; and

Whereas under sections 7 and 8 of the Act and the specific power in section 141, the City may establish city boards for those purposes; and

Whereas the City of Toronto Municipal Code Chapter 19, Business Improvement Areas ("Chapter 19") sets out the procedures for the adoption by Council of a designating by-law and the establishment and operation of a business improvement area board of management; and

Whereas Council has authorized the designation of the area along along Avenue Road from Lawrence Avenue West to Joicey Boulevard and connecting side streets, as an improvement area; and

Whereas section 19-2.3A of Chapter 19 provides that before passing a by-law to designate an improvement area, notice of intention to pass the by-law shall be sent by prepaid mail to all persons who own rateable property in a business property class that is located in the proposed improvement area; and

Whereas business property class is defined in Chapter 19 as the commercial property classes and the industrial property classes within the meaning of subsection 275(1) of the City of Toronto Act, 2006; and

Whereas section 19-2.3B of Chapter 19 provides that a person who receives notice under section 19-2.4A(2) shall, within 30 days of the date of the notice, give a copy of the notice to each non-residential tenant of such property; and

Whereas sections 19-2.3H and I of Chapter 19 provide that Council shall not pass a by-law to establish a new business improvement area if, within 60 days after the date the notice is mailed, 50 percent or more of the ballots accepted by the clerk respond in the negative; and

Whereas notice of the intention to pass the by-law has been sent as required by section 19-2.3A, and although petitions objecting to the passing of the by-law have been received by the Clerk within the time frame set out in section 19-2.3I, the number of objections received is not enough to prevent the passing of this by-law; and

Whereas Council has authorized the designation of an area along Avenue Road from Lawrence Avenue West to Joicey Boulevard and connecting side streets, as an improvement area;

The Council of the City of Toronto enacts:

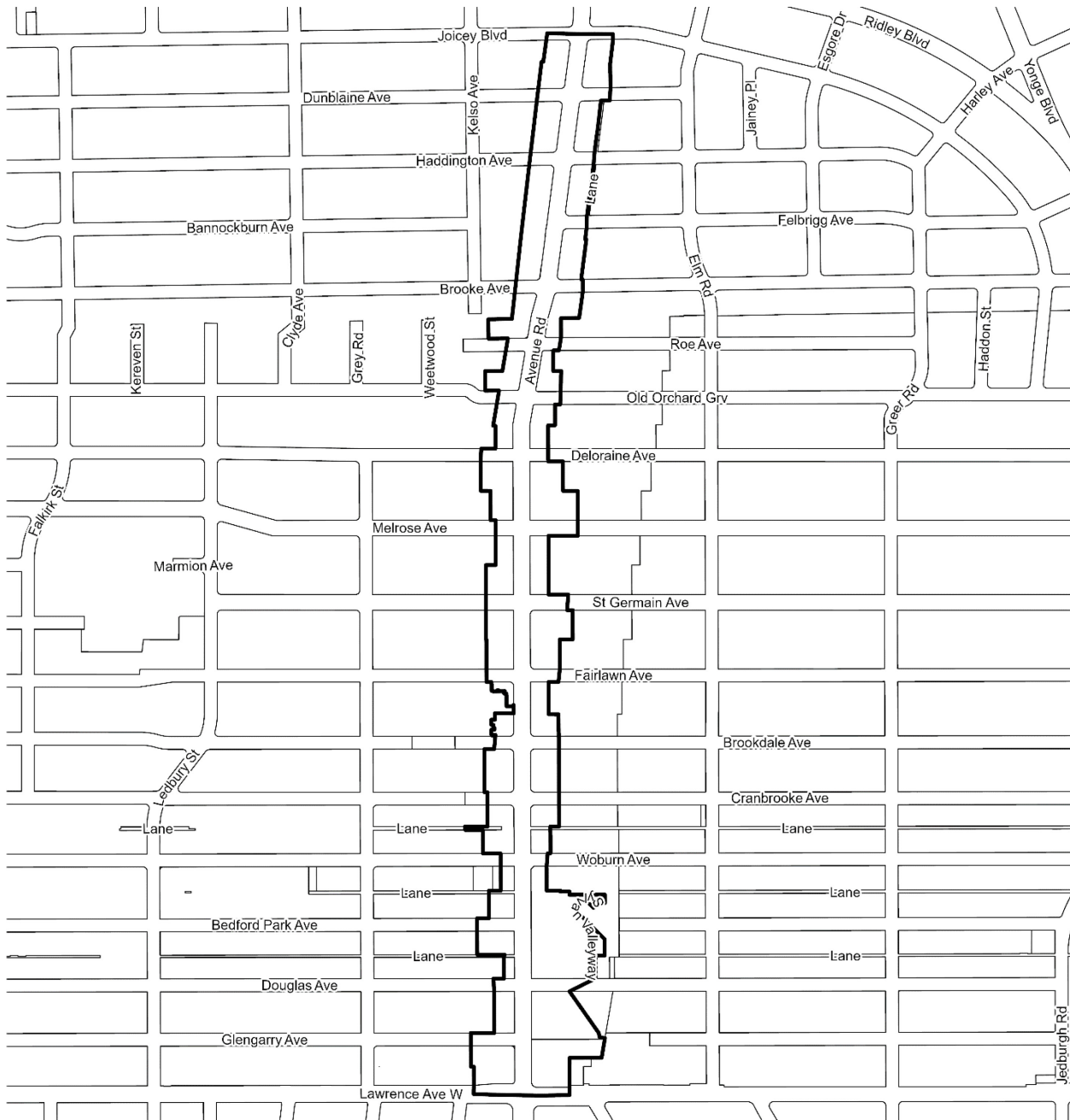
1. The area shown on the attached Map is designated as a business improvement area under City of Toronto Municipal Code Chapter 19, Business Improvement Areas.


Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Bylaw Map - Upper Avenue**Upper Avenue**

 Business Improvement Area



0 45 90 180 270
Metres

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

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