

Authority: Economic and Community Development
Committee Item EC29.6, as adopted by City of Toronto
Council on June 24 and 25, 2026
City Council voted in favour of this by-law on June 25,
2026
Written approval of this by-law was given by Mayoral
Decision 12-2026 dated June 25, 2026

CITY OF TORONTO

BY-LAW 628-2026

To designate the area that includes all of Humber Bay Park East and West and is generally bounded by the CN Rail Corridor to the north, runs south along the west side of Mimico Creek, southwest along Lake Shore Boulevard West and Humber Bay Park Road West, to the edge of Humber Bay Park West, east along Lake Ontario and north up the Humber River to the CN Rail Corridor, 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 that includes all of Humber Bay Park East and West and is generally bounded by the CN Rail Corridor to the north, runs south along the west side of Mimico Creek, southwest along Lake Shore Boulevard West and Humber Bay Park Road West, to the edge of Humber Bay Park West, east along Lake Ontario and north up the Humber River to the CN Rail Corridor, 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 19-2.3A 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 that includes all of Humber Bay Park East and West and is generally bounded by the CN Rail Corridor to the north, runs south along the west side of Mimico Creek, southwest along Lake Shore Boulevard West and Humber Bay Park Road West, to the edge of Humber Bay Park West, east along Lake Ontario and north up the Humber River to the CN Rail Corridor, 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.

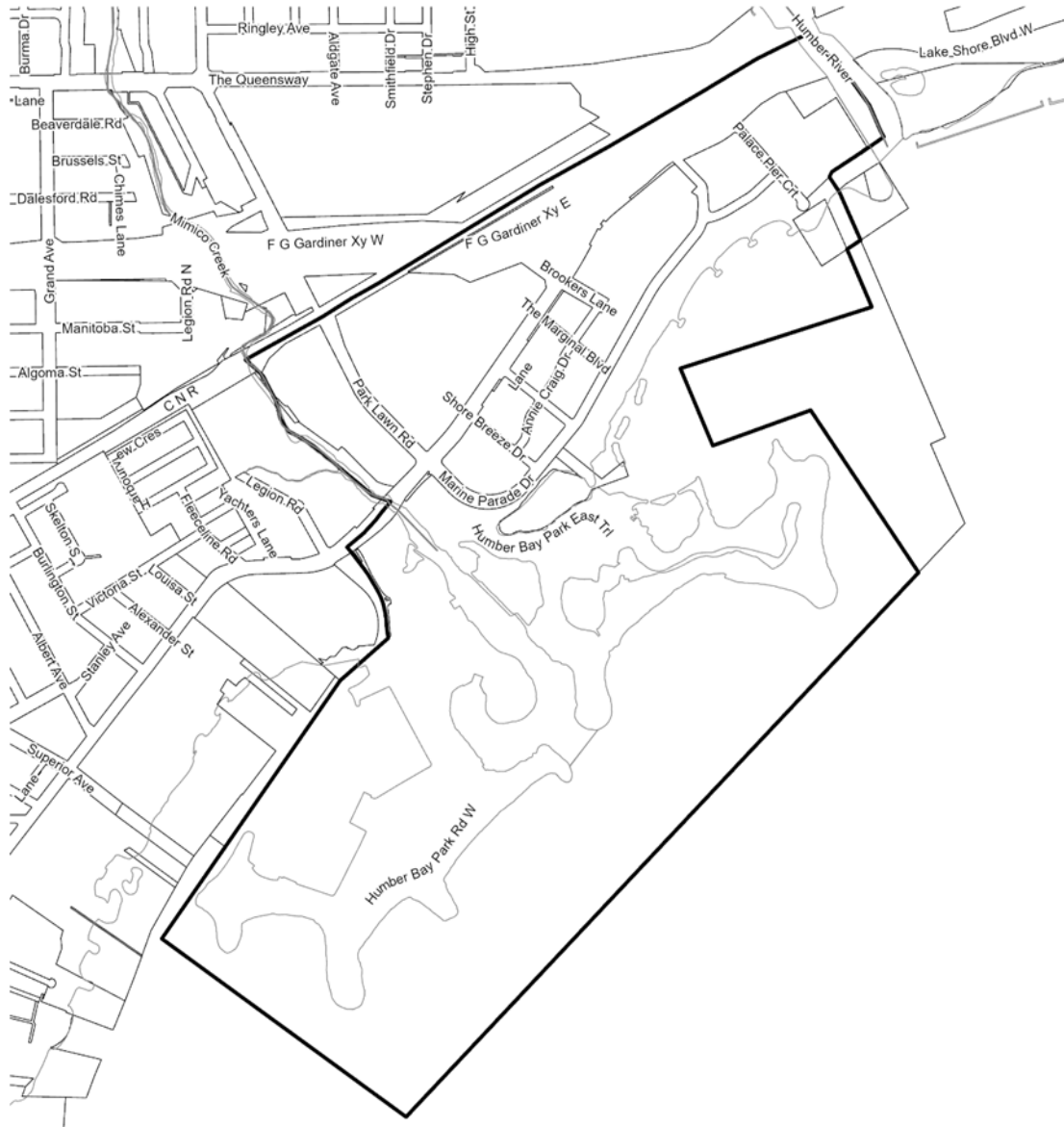
Enacted and passed on June 25, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Map



Humber Bay Shores

 Business Improvement Area



0 65 130 260 390
Metres

Map: Bylaw Map - Humber Bay Shores
Created by: BIA Office - 03/19/2026

STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST
Harbourview Cres	27		Harbourview Cres	31		Harbourview Cres	21		Marine Parade Dr	1	172
Annie Craig Dr	38	74	Harbourview Cres	5		Harbourview Cres	23		Palace Pier Crt	1	88
Harbourview Cres	29		Harbourview Cres	7		Harbourview Cres	25		Park Lawn Rd	8	10
Brookers Lane	10A	16	Harbourview Cres	9		Harbourview Cres	179		Park Lawn Rd	20	
Fleeceline Rd	51	55	Harbourview Cres	11		Humber Bay Park East Trl 2			Park Lawn Rd	36	96
Granite Crt	1	28	Harbourview Cres	13		Humber Bay Park Rd W	95	345	Shore Breeze Dr	20	50
Greystone Crt	1	24	Harbourview Cres	15		Lake Shore Blvd W	2025	2149	Silver Moon Dr	2	38
Harbourview Cres	1		Harbourview Cres	17		Lake Shore Blvd W	2151	2275	The Marginal Blvd	10	50
Harbourview Cres	3		Harbourview Cres	19		Legion Rd	12	35	Yachters Lane	12	67