

Bloor Annex Business Improvement Area Minor Boundary Expansion

Date: November 12, 2025
To: Economic and Community Development Committee
From: General Manager, Economic Development and Culture
Wards: 11 – University-Rosedale

SUMMARY

The purpose of this report is to recommend a minor expansion of the Bloor Annex Business Improvement Area (BIA) boundary to include Seaton Park, located north of Bloor Street West on the east side of Albany Street.

RECOMMENDATIONS

The General Manager, Economic Development and Culture, recommends that:

1. City Council designate the area described by Attachment 1 as the amended Bloor Annex Business Improvement Area under the City of Toronto Municipal Code Chapter 19, Business Improvement Areas.
2. City Council amend the City of Toronto Municipal Code Chapter 19, Business Improvement Areas, as necessary to reflect the expanded boundaries of the Bloor Annex Business Improvement Area.

FINANCIAL IMPACT

Economic Development and Culture's 10-Year Capital Budget and Plan may be impacted in future years should streetscape or other capital improvements be undertaken by the expanded Bloor Annex BIA. Capital improvements are cost-shared between the BIA and Economic Development and Culture.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on August 27, 2025, the Board of Management of the Bloor Annex BIA approved a motion to approve to include Seaton Park, located on the east side of Albany Avenue north of Bloor Street West, and to submit the expansion request to the City as indicated in Attachment 1.

COMMENTS

Chapter 19 of the Toronto Municipal Code sets out the procedures for expanding a business improvement area. The proposed expansion does not include any commercially or industrially assessed properties therefore qualifies as minor under Section 19-2.5 of the Municipal Code and, as such, does not require polling.

The inclusion of Seaton Park within the Bloor Annex BIA boundary will enable the BIA to play an active role in programming, and event activation in the park, creating a more welcoming and safe public space that benefits both local businesses and residents.

It is recommended that Council designate the area described by Attachment 1 as the amended Bloor Annex Business Improvement Area under Chapter 19 of the Toronto Municipal Code.

CONTACT

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SIGNATURE

Patrick Tobin, General Manager, Economic Development and Culture

ATTACHMENTS

Attachment 1 – Map of the Bloor Annex BIA Expansion

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