



Tenenbaum & Solomon

BARRISTERS & SOLICITORS

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February 25, 2025

Toronto City Hall
100 Queen Street West, Suite A20
Toronto, ON
M5H 2N2

Attention Economic and Community Development Committee by Email: ecdc@toronto.ca

Re: Agenda item 2025. EC18.2
Upper Avenue Business Improvement Area

I expect to be retained by those commercial tenants and non residential landowners opposed to the formation of the Upper Avenue BIA.

Since being contacted very recently by Alex Fraser (Spokes & Sports) I have contacted about a dozen local businesses, some of which I act for on unrelated matters and others I patronize, as I live in the area.

Concerns expressed included:

- a) The efforts of Stephen Lokash in obtaining yes votes for the BIA ballot;
- b) The financial impact of a BIA on the businesses;
- c) Lack of notice regarding the May 21, 2024 meeting and subsequent polling;
- d) Previous history of (failed) efforts to establish a local BIA;
- e) Lack of consultation, generally.

One potential client (Fuzion Arts Café at 1767 Avenue Road) only recently found a Dec 9 email from Mr. Lokash in a junk folder. Another (Rosemary Muccilli, Global Pet Foods 1947 Avenue Rd.) told a city rep on Feb 21 she has operated her store 18 years and is only hearing about a BIA now. Anybody able to walk down Avenue Road with a pamphlet would have been more successful in reaching the commercial tenants about to have their rents increased.

As the City will not hold a more inclusive vote – I expect I will be in contact with many more local business people, voices unheard. I am not yet in a position to advise how serious these businesses are in supporting a legal challenge to the procedures adopted to bind the area businesses to an Upper Avenue BIA and pass the required by-law.

Yours very truly,

TENENBAUM & SOLOMON

A handwritten signature in black ink, appearing to read "Sheldon Tenenbaum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sheldon J. Tenenbaum
SJT:hb

Cc stephen.lokash@toronto.ca