

City Council

Notice of Motion

MM32.11	ACTION			Ward: All
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Implementation Strategy for Business Improvement Area Streetscape Master Plans - by Councillor Chris Moise, seconded by Councillor Shelley Carroll

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Economic and Community Development Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Chris Moise, seconded by Councillor Shelley Carroll, recommends that:

1. City Council direct the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning and the General Manager, Economic Development and Culture, to review existing and future Streetscape Masterplans for consideration and incorporate relevant details into the Streetscape Manual and to use the details when reviewing development applications thereby ensuring a cohesive urban design vision, consistent guiding principles and recommendations for high-quality streetscape improvements and to report back to the Economic and Community Development Committee in the first quarter of 2026 with an update on implementation of streetscape master plans into the Streetscape Manual.
2. City Council direct the General Manager, Transportation Services, in consultation with the General Manager, Economic Development and Culture, to review Business Improvement Area Streetscape Masterplans for consideration when designing current and future capital work, thereby ensuring a cohesive urban design vision, consistent guiding principles and recommendations for high-quality streetscape improvements.

Summary

Business Improvement Areas are visionary leaders in planning how the public realm can best support healthy and complete streets. A number of Toronto's Business Improvement Areas have worked hard on Streetscape Master plans—some funded through City grants—but as they are not created through a City-led process Business Improvement Areas have sometimes struggled to ensure they become applied guidance that shapes streetscape improvements in their neighbourhoods.

There is significant opportunity to rethink how we allocate the limited public space on streets to complement growth and change in Toronto's main commercial areas, be it for wider sidewalks, room for patios, traffic safety improvements or new green infrastructure. There is a real opportunity to not just futureproof City streets, but to reduce long-term capital costs, if Business Improvement Area Streetscape Master Plans are advanced through new development

that replaces adjacent sidewalks, or through planned capital work. Without adopting a shared vision and action plan with Business Improvement Areas, City staff may miss opportunities that arise.

Three Business Improvement Areas in Toronto Centre—the Cabbagetown Business Improvement Area, the Church Wellesley Village Business Improvement Area and the Old Town Toronto Business Improvement Area—all have created documents that envision how their streets could be better utilized for the benefit of both residents and businesses. Other Business Improvement Areas may have similar documents or future plans as well. By formally adopting these documents, the City could work with developers to build out portions of these plans, and ensure future capital work uses these documents as a starting point for building a resilient city.

Background Information (City Council)

Member Motion MM32.11