



Authority to Enter into Agreements with the Board of Management of the Bloor Annex Business Improvement Area (the “Bloor Annex BIA”) for Improvements to Seaton Park

SUMMARY:

City Council authorized a boundary expansion for the Bloor Annex Business Improvement Area to include Seaton Park on December 16 and 17, 2025, as per item [2025.EC25.11](#). The inclusion of Seaton Park within the Bloor Annex BIA boundary enables the Bloor Annex BIA to play an active role in park maintenance, improvements, programming, event activations and creating a more welcoming and safe public space that benefits both local businesses and residents. On February 4, 2026, as per item [2026.CC37.4](#), and at my request, City Council increased the 2026 Operating Budget for Non-Program on a one-time basis by \$343,737.02 gross, \$0 net, fully funded by Section 37 and 45 community benefits to be transferred to the Bloor Annex BIA for upgrades to Seaton Park (the “Park”).

The Park, located at 14 Albany Ave., Toronto, abuts the Bathurst Subway Station. It is partly on land under Toronto Transit Commission’s jurisdiction, and partly on a right of way under the jurisdiction of Transportation Services; maintenance responsibilities are with Parks and Recreation. The TTC has advised it has no issues with the proposed improvements. The Bloor Annex BIA has long-standing agreements with Transportation Services to design and manage other small parks in the vicinity, which has been a considerable benefit to the community.

The proposed agreement will allow the Bloor Annex BIA to provide design, community engagement, and construction services for the Park improvements and post-construction warranty in collaboration with Parks and Recreation. The design and construction project will be delivered through an agreement with the Bloor Annex BIA and any ancillary agreements the Bloor Annex BIA may need to enter into to complete the Park improvements and maintenance.

RECOMMENDATIONS:

City Council authorize the General Manager, Parks and Recreation, in consultation with the General Manager of Transportation Services, to negotiate and execute agreements with the Board of Management of the Bloor Annex Business Improvement Area to facilitate planning, design, and delivery of improvements to the Park by the Bloor Annex BIA, anticipated to start in 2027, all on terms and conditions satisfactory to the General Manager, Parks and Recreation, in consultation with the General Manager of Transportation Services and the Ward Councillor, and in a form and content satisfactory to the City Solicitor, and in accordance with applicable City policies.