

Authority: Economic Development Committee Item ED25.7, as adopted by City of Toronto Council on December 5, 6, 7 and 8, 2017, Economic Development Committee Item ED26.5, as adopted by City of Toronto Council on January 31 and February 1, 2018 and Economic Development Committee Item ED27.3, as adopted by City of Toronto Council on March 26 and 27, 2018

**CITY OF TORONTO**

**Bill 482**

**BY-LAW -2018**

**To provide for the levy and collection of special charges for the year 2018 in respect of certain business improvement areas.**

Whereas Section 19-5.1A of The City of Toronto Municipal Code Chapter 19, Business Improvement Areas (the "Code"), provides that Council shall annually raise the amount required for the purposes of a Board of Management for a business improvement area (the "Board"), including any interest payable by the City on money borrowed by it for the purposes of the Board; and

Whereas Section 19-5.2 of the Code provides that Council may raise the amount referred to in § 19-5.1A by imposing a special charge upon rateable property in the business improvement area that is in a business property class;

The Council of the City of Toronto enacts:

1. There shall be levied and collected in 2018 for the purposes of the board of management of each business improvement area set out in Column I, in amounts calculated for each prescribed business property class and subclass set out in Column II, on the assessment of real property in a prescribed business property class rateable for such purposes as set out in Column III, the special charge rate set out on Column IV which shall produce the total special charge for that business improvement area set out in Column V:

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Albion Islington Square	Commercial			\$ 196,810
	Industrial	128,300	0.2582719%	\$ 331
	Total	76,330,801		197,141
Baby Point Gates	Commercial	41,421,399	0.1423153%	\$ 58,949
	- Vacant Land	1,055,000	0.0996207%	\$ 1,051
	Total	42,476,399		60,000
Bayview-Leaside	Commercial	160,116,885	0.1186097%	\$ 189,914
	- Vacant Land	1,441,500	0.0830268%	\$ 1,197
	Total	161,558,385		191,111

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Bloor Annex	Commercial	246,759,029	0.1178887%	\$ 290,901
	Total	246,759,029		290,901
Bloor By The Park	Commercial	91,010,789	0.1218262%	\$ 110,875
	Total	91,010,789		110,875
Bloor Street	Commercial	3,451,288,876	0.0477575%	\$ 1,648,250
	- Vacant Land	5,233,543	0.0334303%	\$ 1,750
	Total	3,456,522,419		1,650,000
Bloor West Village	Commercial	390,469,657	0.0986910%	\$ 385,358
	- Vacant Land	3,168,262	0.0690837%	\$ 2,189
	Total	393,637,919		387,547
Bloorcourt Village	Commercial	181,962,812	0.1044169%	\$ 190,000
	Total	181,962,812		190,000
Bloordale Village	Commercial	63,907,335	0.1658636%	\$ 105,999
	Total	63,907,335		105,999
Bloor-Yorkville	Commercial	4,592,757,407	0.0777089%	\$ 3,568,981
	- Vacant Land	37,866,238	0.0543962%	\$ 20,598
	Total	4,630,623,645		3,589,579
Cabbagetown	Commercial	172,071,288	0.1266580%	\$ 217,942
	Total	172,071,288		217,942
Chinatown	Commercial	484,532,745	0.0923290%	\$ 447,364
	- Vacant Land	2,305,400	0.0646303%	\$ 1,490
	Industrial	5,266,970	0.0923290%	\$ 4,863
	Total	492,105,115		453,717
Church Wellesley Village	Commercial	142,592,070	0.1746829%	\$ 249,084
	Total	142,592,070		249,084

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Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
CityPlace and Fort York	Commercial	112,429,350	0.2245100%	\$ 252,415
	- Vacant Land	2,311,000	0.1571570%	\$ 3,632
	Total	114,740,350		256,047
College Promenade	Commercial	98,307,708	0.2373110%	\$ 233,295
	Industrial	380,500	0.2373110%	\$ 903
	Total	98,688,208		234,198
College West	Commercial	32,395,662	0.0665706%	\$ 21,566
	Total	32,395,662		21,566
Corso Italia	Commercial	130,198,754	0.1497710%	\$ 195,000
	Total	130,198,754		195,000
Crossroads of the Danforth	Commercial	62,851,359	0.3265445%	\$ 205,238
	- Vacant Land	764,000	0.2285812%	\$ 1,746
	Total	63,615,359		206,984
Danforth Mosaic	Commercial	309,175,758	0.1078344%	\$ 333,398
	- Vacant Land	803,000	0.0754841%	\$ 606
	Industrial	921,000	0.1078344%	\$ 993
	Total	310,899,758		334,997
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	135,467,374	0.0977123%	\$ 132,368
	Industrial	844,000	0.0977123%	\$ 825
	<u>Based on Maximum Charge</u>			
	Commercial	124,163,205		70,155
	Total	260,474,579		203,348
Dovercourt Village	Commercial	12,838,650	0.0599589%	\$ 7,698
	- Vacant Land	136,000	0.0419712%	\$ 57
	Total	12,974,650		7,755

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Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,698,505,764	0.0520786%	\$ 1,926,128
	- Vacant Land	38,144,000	0.0364549%	\$ 13,905
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	2,762,912,969		801,856
	Total	6,499,562,733		2,741,889
Duke Heights BIA	Commercial	1,624,518,895	0.0601776%	\$ 977,596
	- Excess Land	31,160,679	0.0421243%	\$ 13,126
	- Vacant Land	4,948,000	0.0421243%	\$ 2,084
	Industrial	615,039,843	0.0601776%	\$ 370,116
	- Vacant Land	5,623,250	0.0391154%	\$ 2,200
	Total	2,281,290,667		1,365,122
Dundas West	Commercial	117,325,624	0.1761514%	\$ 206,671
	Industrial	541,150	0.1761514%	\$ 953
	Total	117,866,774		207,624
Dupont by the Castle	Commercial	154,289,010	0.0595517%	\$ 91,881
	- Vacant Land	1,000	0.0416862%	\$ 1
	Industrial	11,218,500	0.0595517%	\$ 6,681
	Total	165,508,510		98,563
Eglinton Hill	Commercial	30,752,200	0.0929982%	\$ 28,599
	Total	30,752,200		28,599
Emery Village	Commercial	1,360,947,558	0.1152315%	\$ 1,568,240
	- Excess Land	2,900,937	0.0806621%	\$ 2,340
	- Vacant Land	7,789,500	0.0806621%	\$ 6,283
	Industrial	948,686,593	0.1152315%	\$ 1,093,186
	- Excess Land	269,650	0.0749005%	\$ 202
	- Vacant Land	14,009,659	0.0749005%	\$ 10,493
	Total	2,334,603,897		2,680,744
Fairbank Village	Commercial	71,717,893	0.3801631%	\$ 272,645
	Total	71,717,893		272,645

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Financial District	Commercial	16,536,216,403	0.0097185%	\$ 1,607,072
	- Vacant Land	64,394,500	0.0068030%	\$ 4,380
	Industrial	3,530,750	0.0097185%	\$ 343
	Total	16,604,141,653		1,611,795
Forest Hill Village	Commercial	79,581,312	0.2466446%	\$ 196,283
	Total	79,581,312		196,283
Gerrard India Bazaar	Commercial	59,330,216	0.2696552%	\$ 159,987
	Total	59,330,216		159,987
Greektown on the Danforth	Commercial	293,246,174	0.1448892%	\$ 424,882
	Total	293,246,174		424,882
Harbord Street	Commercial	40,522,731	0.0847993%	\$ 34,363
	Total	40,522,731		34,363
Hillcrest Village	Commercial	52,218,163	0.1804507%	\$ 94,228
	- Vacant Land	1,430,500	0.1263155%	\$ 1,807
	Total	53,648,663		96,035
Junction Gardens	Commercial	126,588,226	0.2199815%	\$ 278,470
	- Vacant Land	769,340	0.1539871%	\$ 1,185
	Industrial	1,238,600	0.2199815%	\$ 2,725
	Total	128,596,166		282,380
Kennedy Road	Commercial	460,483,478	0.0551424%	\$ 253,921
	Industrial	3,461,200	0.0551424%	\$ 1,909
	Total	463,944,678		255,830
Kensington Market	Commercial	200,938,177	0.0829851%	\$ 166,748
	- Vacant Land	3,873,000	0.0580896%	\$ 2,250
	Industrial	1,408,134	0.0829851%	\$ 1,169
	Total	206,219,311		170,167
Korea Town	Commercial	132,714,543	0.0581428%	\$ 77,164
	Total	132,714,543		77,164

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Lakeshore Village	Commercial	84,654,394	0.1168580%	\$ 98,925
	- Excess Land	48,400	0.0818006%	\$ 40
	Total	84,702,794		98,965
Leslieville	Commercial	173,459,778	0.0691783%	\$ 119,996
	- Vacant Land	1,426,227	0.0484248%	\$ 691
	Industrial	6,954,373	0.0691783%	\$ 4,811
	Total	181,840,378		125,498
Liberty Village	Commercial	809,265,418	0.0410274%	\$ 332,020
	- Vacant Land	2,000	0.0287192%	\$ 1
	Industrial			
	- Vacant Land	12,150	0.0266678%	\$ 3
Total	809,279,568		332,024	
Little Italy	Commercial	274,014,959	0.1388446%	\$ 380,455
	Total	274,014,959		380,455
Little Portugal	Commercial	85,395,230	0.1285552%	\$ 109,780
	Total	85,395,230		109,780
Long Branch	Commercial	49,526,537	0.1805074%	\$ 89,399
	- Vacant Land	851,500	0.1263552%	\$ 1,076
	Total	50,378,037		90,475
Marketo District	Commercial	80,545,050	0.1171838%	\$ 94,386
	Industrial	4,790,950	0.1171838%	\$ 5,614
	Total	85,336,000		100,000
Midtown Yonge	Commercial	387,027,890	0.0440314%	\$ 170,414
	- Vacant Land	15,171,905	0.0308220%	\$ 4,676
	Total	402,199,795		175,090
Mimico By The Lake	Commercial	42,193,936	0.1275894%	\$ 53,835
	Total	42,193,936		53,835
Mimico Village	Commercial	17,601,385	0.1829345%	\$ 32,199
	Total	17,601,385		32,199

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Mirvish Village	Commercial	114,768,458	0.0424050%	\$ 48,668
	- Vacant Land	9,629,770	0.0296835%	\$ 2,858
	Total	124,398,228		51,526
Mount Dennis	Commercial	34,315,032	0.0730234%	\$ 25,058
	Total	34,315,032		25,058
Mount Pleasant	Commercial	189,833,393	0.0925164%	\$ 175,627
	Total	189,833,393		175,627
Oakwood Village	Commercial	38,896,312	0.0272519%	\$ 10,600
	Total	38,896,312		10,600
Ossington Avenue	Commercial	96,905,385	0.0615193%	\$ 59,616
	Industrial	917,500	0.0615193%	\$ 564
	Total	97,822,885		60,180
Pape Village	Commercial	53,316,193	0.1828469%	\$ 97,487
	Total	53,316,193		97,487
Parkdale Village	Commercial	174,491,113	0.1486715%	\$ 259,418
	- Vacant Land	922,000	0.1040701%	\$ 960
	Total	175,413,113		260,378
Queen Street West	Commercial	921,228,537	0.0320047%	\$ 294,836
	- Vacant Land	13,317,800	0.0224033%	\$ 2,984
	Total	934,546,337		297,820
Regal Heights Village	Commercial	70,196,818	0.1029890%	\$ 72,295
	Total	70,196,818		72,295
Riverside District	Commercial	140,574,654	0.1367449%	\$ 192,229
	Industrial			
	- Vacant Land	555,000	0.0888842%	\$ 493
Total	141,129,654		192,722	
Roncesvalles Village	Commercial	163,334,808	0.1834300%	\$ 299,605
	Total	163,334,808		299,605

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Rosedale Main Street	Commercial	287,340,857	0.0899607%	\$ 258,494
	- Vacant Land	7,230,347	0.0629725%	\$ 4,553
	Total	294,571,204		263,047
Sheppard East Village	Commercial	303,582,546	0.0578010%	\$ 175,475
	- Excess Land	1,765,586	0.0404607%	\$ 714
	- Vacant Land	1,209,500	0.0404607%	\$ 489
	Industrial	11,226,169	0.0578010%	\$ 6,489
	- Excess Land	804,500	0.0375707%	\$ 302
	- Vacant Land	3,208,500	0.0375707%	\$ 1,205
	Total	321,796,801		184,674
shoptheQueensway.com	Commercial	303,996,584	0.0462634%	\$ 140,639
	- Vacant Land	10,439,952	0.0323844%	\$ 3,381
	Industrial	665,050	0.0462634%	\$ 308
	- Vacant Land	413,500	0.0300712%	\$ 124
	Total	315,515,086		144,452
St. Clair Gardens	Commercial	68,802,800	0.1210926%	\$ 83,315
	- Vacant Land	5,034,850	0.0847648%	\$ 4,268
	Industrial	297,400	0.1210926%	\$ 360
	Total	74,135,050		87,943
St. Lawrence Market Neighbourhood	Commercial	3,020,205,495	0.0390320%	\$ 1,178,846
	- Vacant Land	36,982,500	0.0273224%	\$ 10,105
	Industrial	9,427,074	0.0390320%	\$ 3,680
	Total	3,066,615,069		1,192,631
The Beach	Commercial	304,344,510	0.0870758%	\$ 265,011
	- Vacant Land	5,961,000	0.0609531%	\$ 3,633
	Industrial	262,000	0.0870758%	\$ 228
	Total	310,567,510		268,872
The Danforth	Commercial	184,963,271	0.1670400%	\$ 308,963
	- Vacant Land	3,968,550	0.1169280%	\$ 4,640
	Total	188,931,821		313,603



Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
The Eglinton Way	Commercial	197,951,899	0.1590316%	\$ 314,806
	- Vacant Land	16,050	0.1113221%	\$ 18
	Total	197,967,949		314,824
The Kingsway	Commercial	153,437,184	0.2254669%	\$ 345,950
	Total	153,437,184		345,950
The Waterfront	Commercial	1,986,498,451	0.0593918%	\$ 1,179,817
	- Vacant Land	1,000	0.0415743%	\$ 1
	Total	1,986,499,451		1,179,818
Toronto Entertainment District	Commercial	7,506,673,773	0.0379704%	\$ 2,850,315
	- Excess Land	35,657,000	0.0265793%	\$ 9,477
	- Vacant Land	69,878,694	0.0265793%	\$ 18,573
	Industrial	30,874,750	0.0379704%	\$ 11,723
	- Vacant Land	2,071,500	0.0246808%	\$ 511
	Total	7,645,155,717		2,890,599
Trinity Bellwoods	Commercial	82,513,840	0.0653030%	\$ 53,884
	Total	82,513,840		53,884
Upper Village	Commercial	109,971,949	0.0544331%	\$ 59,861
	- Vacant Land	7,558,000	0.0381032%	\$ 2,880
	Total	117,529,949		62,741
Uptown Yonge	Commercial	568,287,990	0.0440990%	\$ 250,609
	Industrial	913,000	0.0440990%	\$ 403
	Total	569,200,990		251,012
Village of Islington	Commercial	92,389,950	0.1458708%	\$ 134,770
	Total	92,389,950		134,770
West Queen West	Commercial	381,982,670	0.0877014%	\$ 335,004
	Total	381,982,670		335,004

Column I (Business Improvement Area)	Column II (Prescribed Business Class/Subclass)	Column III (Rateable Assessment in Prescribed Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Weston Village	Commercial	105,067,161	0.0990537%	\$ 104,073
	- Vacant Land	2,105,750	0.0693376%	\$ 1,460
	Total	107,172,911		105,533
Wexford Heights	Commercial	175,026,882	0.1231146%	\$ 215,483
	- Vacant Land	987,000	0.0861802%	\$ 851
	Industrial	3,251,250	0.1231146%	\$ 4,003
	Total	179,265,132		220,337
Wilson Village	Commercial	269,719,698	0.0790021%	\$ 213,084
	- Vacant Land	711,000	0.0553015%	\$ 393
	Industrial	49,673,228	0.0790021%	\$ 39,243
	- Vacant Land	45,707,900	0.0513514%	\$ 23,472
	Total	365,811,826		276,192
Wychwood Heights	Commercial	112,404,650	0.0560661%	\$ 63,021
	- Vacant Land	30,739,500	0.0392463%	\$ 12,064
	Total	143,144,150		75,085
Yonge & St. Clair	Commercial	1,040,682,726	0.0411923%	\$ 428,680
	- Vacant Land	1,000	0.0288346%	\$ 1
	Total	1,040,683,726		428,681
Yonge-Lawrence Village	Commercial	374,932,659	0.0554902%	\$ 208,051
	Total	374,932,659		208,051
York-Eglinton	Commercial	84,703,893	0.2306011%	\$ 195,329
	- Vacant Land	19,500	0.1614208%	\$ 31
	Industrial	442,050	0.2306011%	\$ 1,019
	Total	85,165,443		196,379

2. Sections 8, 9, 10 and 11 of By-law 166-2018 apply to the special charges levied by section 1 of this By-law.

Enacted and passed on April , 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss

City Clerk

(Seal of the City)