

Authority: City of Toronto Municipal Code Chapter 767,
Taxation, Property Tax, Article XI, Creative Co-location
Facilities Subclasses, and Executive Committee Item
EX2.1, as adopted by City Council on March 7, 2019

CITY OF TORONTO

Bill 1146

BY-LAW -2019

To designate properties in the Creative Co-location Facilities subclasses for the Commercial, Commercial Residual and the Industrial property tax classes for 2019.

Whereas the City has opted to have the optional creative co-location facilities subclasses apply within the city for the commercial, commercial residual and industrial property tax classes; and

Whereas City Council delegated authority to the General Manager Economic Development and Culture to evaluate and approve applicant properties for eligibility in the subclasses; and

Whereas City Council must enact a by-law defining the subclasses by identifying the properties that have successfully met the eligibility criteria for inclusion in the subclass; and

Whereas the City Solicitor has been delegated authority to submit bills to City Council to give effect to the General Manager's determination.

The Council of the City of Toronto enacts:

1. For the 2019 taxation year, the creative colocation subclass for the commercial, residual commercial and industrial property classes consists of the following properties:
 - (1) 120,133 square feet of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (2) 17,793 square feet of space at 888 Dupont Street, as further described in Attachment 2 to this By-law;
 - (3) 45,236 square feet of space at 55 Mill Street, as further described in Attachment 3 to this By-law;
 - (4) 9,837 square feet of space at 601 Christie Street, as further described in Attachment 4 to this By-law;
 - (5) 26,310 square feet of space at 585 Dundas Street East, as further described in Attachment 5 to this By-law;
 - (6) 20,258 square feet of space at 180 Shaw Street, as further described in Attachment 6 to this By-law;
 - (7) 10,507 square feet of space at 1731 Lawrence Avenue East, as further described in Attachment 7 of this Bylaw; and

- (8) 31,482 square feet of space at 130 Queens Quay East, as further described in Attachment 8 of this Bylaw.

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Attachment 1

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
401 Richmond Street West	19-04-06-2- 460-00700- 0000-05	B099	-	-	400 sq. ft.
		B104	2,338 sq. ft.	-	-
		B110	-	-	3,171 sq. ft.
		B112	757 sq. ft.	-	-
		B120	2,673 sq. ft.	-	-
		S01	80 sq. ft.	-	-
		S04	160 sq. ft.	-	-
		S05	176 sq. ft.	-	-
		S06	-	-	182 sq. ft.
		S07	176 sq. ft.	-	-
		S08	208 sq. ft.	-	-
		S10	88 sq. ft.	-	-
		S12	358 sq. ft.	-	-
		S15	198 sq. ft.	-	-
		S17	539 sq. ft.	-	-
		S20	88 sq. ft.	-	-
		S24	119 sq. ft.	-	-
		S25	120 sq. ft.	-	-
		S26	488 sq. ft.	-	-
		S27	281 sq. ft.	-	-
		S28	262 sq. ft.	-	-
		S29	460 sq. ft.	-	-
		S30	569 sq. ft.	-	-
		104	7,440 sq. ft.	-	-
		109	1,210 sq. ft.	-	-
		110	2,387 sq. ft.	-	-
		111	-	-	3,775 sq. ft.
		115	1,100 sq. ft.	-	-
		120	2,084 sq. ft.	-	-
		121	1,860 sq. ft.	-	-
		122	1,036 sq. ft.	-	-
		124	2,528 sq. ft.	-	-
		128	3,896 sq. ft.	-	-
140	2,385 sq. ft.	-	-		
203	502 sq. ft.	-	-		
205	896 sq. ft.	-	-		
210	517 sq. ft.	-	-		
215	697 sq. ft.	-	-		
216	524 sq. ft.	-	-		
218	469 sq. ft.	-	-		
219	1,351 sq. ft.	-	-		
224	477 sq. ft.	-	-		
228	721 sq. ft.	-	-		

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		230	1,499 sq. ft.	-	-
		242	541 sq. ft.	-	-
		250	574 sq. ft.	-	-
		252	306 sq. ft.	-	-
		253	832 sq. ft.	-	-
		254	261 sq. ft.	-	-
		255	475 sq. ft.	-	-
		262	976 sq. ft.	-	-
		263A	181 sq. ft.	-	-
		263B	-	-	1,184 sq. ft.
		264	400 sq. ft.	-	-
		276	159 sq. ft.	-	-
		277	756 sq. ft.	-	-
		278	495 sq. ft.	-	-
		281	1,237 sq. ft.	-	-
		282	500 sq. ft.	-	-
		301	214 sq. ft.	-	-
		303	-	611 sq. ft.	-
		309	649 sq. ft.	-	-
		348	399 sq. ft.	-	-
		350	4,222 sq. ft.	-	-
		352	-	-	1,210 sq. ft.
		355	602 sq. ft.	-	-
		356	561 sq. ft.	-	-
		357	361 sq. ft.	-	-
		358	544 sq. ft.	-	-
		359	399 sq. ft.	-	-
		362	479 sq. ft.	-	-
		363	469 sq. ft.	-	-
		366	484 sq. ft.	-	-
		368	-	-	623 sq. ft.
		376	3,229 sq. ft.	-	-
		381	250 sq. ft.	-	-
		382	150 sq. ft.	-	-
		383	279 sq. ft.	-	-
		387	444 sq. ft.	-	-
		389	692 sq. ft.	-	-
		391	479 sq. ft.	-	-
		393	643 sq. ft.	-	-
		394	475 sq. ft.	-	-
		395	470 sq. ft.	-	-
		397	1,266 sq. ft.	-	-
		413	606 sq. ft.	-	-
		417	683 sq. ft.	-	-
		420	1,171 sq. ft.	-	-
		423	454 sq. ft.	-	-
		427	198 sq. ft.	-	-
		433	1,021 sq. ft.	-	-
		450	7,946 sq. ft.	-	-

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		Woodshop	-	719 sq. ft.	-
		Building Service Area	-	13,447 sq. ft.	-
		Floor service amenity	-	37,380 sq. ft.	-
		Office Storage	-	-	309 sq. ft.
		Urbanspace Gallery	-	-	1430 sq. ft.
			Eligible leased space: 81,249 sq. ft.	Eligible common space: 26,600 sq. ft.	Eligible owner- occupied space: 12,284 sq. ft.

Total Eligible Square Footage – 120,133 sq. ft.

Attachment 2

Municipal Address	Assessment Roll Number	Units	Leased Space (square feet)	Common Space	Owner-Occupied
888 Dupont Street	19-04-05-1-740-00800-0000-03	107	1,380 sq. ft.	-	-
		110	920 sq. ft.	-	-
		200	230 sq. ft.	-	-
		218	1,035 sq. ft.	-	-
		302	748 sq. ft.	-	-
		305	1,518 sq. ft.	-	-
		306	1,720 sq. ft.	-	-
		400	748 sq. ft.	-	-
		401	1,012 sq. ft.	-	-
		409	650 sq. ft.	-	-
					Eligible leased space: 9,961 sq. ft.

Total Eligible Square Footage – 17,793 sq. ft.

Attachment 3

Municipal Address	Assessment Roll Number	Units	Leased Space (square feet)	Common Space	Owner-Occupied
Artscape Distillery Studio 55 Mill Street	1904-07-1- 350-00307	100	269 sq. ft.	-	-
		101	577 sq. ft.	-	-
		102	505 sq. ft.	-	-
		103	476 sq. ft.	-	-
		104	576 sq. ft.	-	-
		105	509 sq. ft.	-	-
		107	379 sq. ft.	-	-
		108	374 sq. ft.	-	-
		109	330 sq. ft.	-	-
		110	434 sq. ft.	-	-
		111	343 sq. ft.	-	-
		112	453 sq. ft.	-	-
		200	384 sq. ft.	-	-
		201	1,500 sq. ft.	-	-
		202	801 sq. ft.	-	-
		203	464 sq. ft.	-	-
		204	351 sq. ft.	-	-
		205	260 sq. ft.	-	-
		206	600 sq. ft.	-	-
		208	279 sq. ft.	-	-
		209	252 sq. ft.	-	-
		210	241 sq. ft.	-	-
		211	426 sq. ft.	-	-
		212	-	-	469 sq. ft.
		213	364 sq. ft.	-	-
		214	311 sq. ft.	-	-
		215	170 sq. ft.	-	-
		300	372 sq. ft.	-	-
		301	700 sq. ft.	-	-
		302A	-	-	270 sq. ft.
		302B	190 sq. ft.	-	-
		302C	194 sq. ft.	-	-
		302D	191 sq. ft.	-	-
		303A	174 sq. ft.	-	-
303B	290 sq. ft.	-	-		
303C	240 sq. ft.	-	-		
303D	250 sq. ft.	-	-		
304	483 sq. ft.	-	-		
305	511 sq. ft.	-	-		
306	1,001 sq. ft.	-	-		
307A	300 sq. ft.	-	-		

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	307B	300 sq. ft.	-	-
	308	270 sq. ft.	-	-
	309	193 sq. ft.	-	-
	310	598 sq. ft.	-	-
	311	501 sq. ft.	-	-
	312	568 sq. ft.	-	-
	313	3,623 sq. ft.	-	-
	314	1,184 sq. ft.	-	-
	315	1,600 sq. ft.	-	-
	316	941 sq. ft.	-	-
	317	-	-	1,050 sq. ft.
	400	425 sq. ft.	-	-
	401	370 sq. ft.	-	-
	402	654 sq. ft.	-	-
	403	467 sq. ft.	-	-
	404	1,005 sq. ft.	-	-
	406	323 sq. ft.	-	-
	407	421 sq. ft.	-	-
	408	477 sq. ft.	-	-
	409	460 sq. ft.	-	-
	410	308 sq. ft.	-	-
	411	543 sq. ft.	-	-
	412	255 sq. ft.	-	-
	413	587 sq. ft.	-	-
	414	329 sq. ft.	-	-
	415	568 sq. ft.	-	-
	416	656 sq. ft.	-	-
		Eligible leased space: 34,150 sq. ft.	Eligible common space: 9, 297 sq. ft.	Eligible owner- occupied space: 1,789 sq. ft.

Total Eligible Square Footage – 45,236 sq. ft.

Attachment 4

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
601 Christie Street	19-04-05-3-530-00750-0000	150	250 sq. ft.	-	-
		151	250 sq. ft.	-	-
		152	250 sq. ft.	-	-
		153	-	-	250 sq. ft.
		154	250 sq. ft.	-	-
		155	250 sq. ft.	-	-
		156	250 sq. ft.	-	-
		157	250 sq. ft.	-	-
		158	250 sq. ft.	-	-
		159	206 sq. ft.	-	-
		160	316 sq. ft.	-	-
		161	316 sq. ft.	-	-
		162	316 sq. ft.	-	-
		163	316 sq. ft.	-	-
		164	316 sq. ft.	-	-
		171	-	-	766 sq. ft.
		172	-	-	321 sq. ft.
		173	321 sq. ft.	-	-
		175	174 sq. ft.	-	-
		176	2,064 sq. ft.	-	-
		177	-	-	858 sq. ft.
		251	661 sq. ft.	-	-
		252	661 sq. ft.	-	-
254	277 sq. ft.	-	-		
			Eligible leased space: 7,943 sq. ft.	Eligible common space: 570 sq. ft.	Eligible owner-occupied space: 1,324 sq. ft.

Total Eligible Square Footage – 9,837 sq. ft.

Attachment 5

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
585 Dundas Street East	190407219000 261000001	120	3,490 sq. ft.	-	-
		130	4,694 sq. ft.	-	-
		210	1,783 sq. ft.	-	-
		220	3,053 sq. ft.	-	-
		240	1,700 sq. ft.	-	-
		250	1,400 sq. ft.	-	-
				Eligible leased space: 16,120 sq. ft.	Eligible common space: 7,316 sq. ft.

Total Eligible Square Footage – 26,310 sq. ft.

Attachment 6

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied	
180 Shaw Street	Unit LL1: 19-04-04-2-170-01505-0000-03	LL1 101	7,257 sq. ft. 911 sq. ft.	- -	- -	
	Unit 101: 19-04-04-2-170-01508-0000-04	102 103	951 sq. ft. 927 sq. ft.	- -	- -	
	Unit 102: 19-04-04-2-170-01509-000-01	104/105 -	4,185 sq. ft. -	- -	- -	
	Unit 103: 19-04-04-2-170-01510-0000-00	- -	- -	- -	- -	
	Unit 104: 19-04-04-2-170-01511-0000-05	110 201	- 1,301 sq. ft.	- -	200 sq. ft. -	
	Unit 105: 19-04-04-2-170-01512-0000-03	205 208/209	533 sq. ft. 3,437 sq. ft.	- -	- -	
	Unit 106: 19-04-04-2-170-01513-0000-01	- 305	- 556 sq. ft.	- -	- -	
	Unit 107: 19-04-04-2-170-01514-0000-06					
	Unit 109: 19-04-04-2-170-01516-0000 02			Eligible leased space: 20,058 sq. ft.	Eligible common space: 0 sq. ft.	Eligible owner-occupied space: 200 sq. ft.
	Unit 110: 19-04-04-2-170-01517-0000-00					
	Unit 201: 19-04-04-2-170-01518-0000-05					
	Unit 205: 19-04-04-2-170-01522-0000-04					
	Unit 208: 19-04-04-2-170-01525-0000-05					
	Unit 209: 19-04-04-2-170-01526-0000-03					
	Unit 305: 19-04-04-2-170-01537-0000-02					

Total Eligible Square Footage – 20,258 sq. ft.

Attachment 7

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
1731 Lawrence Avenue East	1901-03-1-310-00700	9,328.9 sq. ft. Eligible leased work and common space: 9,328.9 sq. ft.	1,178 sq. ft. Eligible owner-occupied space: 1,178 sq. ft.

Total Eligible Square Footage – 10,507 sq. ft.

Attachment 8

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
130 Queens Quay East	Not yet assigned.	28,260 sq. ft. Eligible leased work and common space: 28,260 sq. ft.	3,222 sq. ft. Eligible owner-occupied space: 3,222 sq. ft.

Total Eligible Square Footage – 31,482 sq. ft.