

Authority: Strategic Policies and Priorities Committee Report No. 13(1),
July 21 and 23, 1998
Intended for first presentation to Council: July 23, 1998
Adopted by Council: July 23, 1998

CITY OF TORONTO

BY-LAW No. 471-1998

To Provide for the Levy and Collection of Special Charges in Respect of Certain Business Improvement Areas.

WHEREAS subsection 220(17) of the Municipal Act, as amended, provides that the council of a municipality shall in each year levy a special charge upon rateable property in a business improvement area which has been designated under subsection 220(1); that is in a prescribed business property class sufficient to provide a sum equal to the sum of money provided for the purposes of the board of management for that area, together with interest on the sum at such rate as is required to repay any interest payable by the municipality on the whole or any part of such sum.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. There shall be levied and collected 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)
Bloor By The Park	Commercial	22,961,070	0.137502%	\$31,572
	- Vacant Units and Excess Land	3,749,479	0.096252%	\$3,609
	- Vacant Land	99,000	0.096252%	\$95
	Industrial	996,613	0.137502%	\$1,370
	- Vacant Units and Excess Land	275,251	0.089377%	\$246
	Total - Bloor By The Park	28,081,413		\$36,893

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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)
Bloor Court Village	Commercial	41,823,265	0.124235%	\$51,959
	- Vacant Units and Excess Land	6,818,945	0.086965%	\$5,930
	- Vacant Land	333,000	0.086965%	\$290
	Total - Bloor Court Village	48,975,210		\$58,179
Bloor West Village	Commercial	119,487,553	0.161719%	\$193,235
	- Vacant Units and Excess Land	4,685,989	0.113204%	\$5,305
	- Vacant Land	1,324,615	0.113204%	\$1,500
	Industrial	3,887,952	0.161719%	\$6,288
	- Vacant Units and Excess Land	346,001	0.105118%	\$364
	Total - Bloor West Village	129,732,110		\$206,690
Bloor-Bathurst-Madison	Commercial	50,844,161	0.037144%	\$18,886
	- Vacant Units and Excess Land	8,257,601	0.026001%	\$2,147
	Industrial	2,458,620	0.037144%	\$913
	- Vacant Units and Excess Land	223,776	0.024144%	\$54
	Total - Bloor-Bathurst-Madison	61,784,158		\$22,000
Bloor/Yorkville	Commercial	485,199,804	0.104733%	\$508,163
	- Vacant Units and Excess Land	118,237,908	0.073313%	\$86,684
	- Vacant Land	9,237,000	0.073313%	\$6,772
	Industrial	245,548,100	0.104733%	\$257,169
	- Vacant Units and Excess Land	83,839,920	0.068076%	\$57,075
	Total - Bloor/Yorkville	942,062,732		\$915,862
Bloordale Village	Commercial	13,416,785	0.263766%	\$35,389
	- Vacant Units and Excess Land	3,692,200	0.184636%	\$6,817
	Total - Bloordale Village	17,108,985		\$42,206
Corso Italia	Commercial	44,294,835	0.384646%	\$170,378
	- Vacant Units and Excess Land	4,779,820	0.269252%	\$12,870
	Total - Corso Italia	49,074,655		\$183,248

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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)
Danforth By The Valley	Commercial	47,594,499	0.124828%	\$59,411
	- Vacant Units and Excess Land	5,838,666	0.087380%	\$5,102
	- Vacant Land	331,000	0.087380%	\$289
	Industrial	5,143,136	0.124828%	\$6,420
	- Vacant Units and Excess Land	70,994	0.081138%	\$58
	Total - Danforth by the Valley	58,978,295		\$71,280
Eglinton Way Village	Commercial	44,857,086	0.287973%	\$129,176
	- Vacant Units and Excess Land	3,929,139	0.201581%	\$7,920
	Industrial	1,412,789	0.287973%	\$4,068
	- Vacant Units and Excess Land	69,951	0.187182%	\$131
	Total - Eglinton Way Village	50,268,965		\$141,296
Forest Hill Village	Commercial	21,915,615	0.076589%	\$16,785
	- Vacant Units and Excess Land	2,066,795	0.053612%	\$1,108
	Total - Forest Hill Village	23,982,410		\$17,893
Gerrard India Bazaar	Commercial	8,538,230	0.477690%	\$40,786
	- Vacant Units and Excess Land	1,468,160	0.334383%	\$4,909
	- Vacant Land	359,000	0.334383%	\$1,200
	Total - Gerrard India Bazaar	10,365,390		\$46,896
Greektown On The Danforth	Commercial	74,725,286	0.338156%	\$252,688
	- Vacant Units and Excess Land	15,148,981	0.236709%	\$35,859
	Industrial	1,569,734	0.338156%	\$5,308
	- Vacant Units and Excess Land	327,904	0.219801%	\$721
	Total - Greektown on the Danforth	91,771,905		\$294,576
Harbord Street	Commercial	10,277,957	0.152867%	\$15,712
	- Vacant Units and Excess Land	1,412,538	0.107007%	\$1,512
	- Vacant Land	84,000	0.107007%	\$90
	Total - Harbord Street	11,774,495		\$17,313

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Islington Village	Commercial	14,960,050	0.081189%	\$12,146
	- Vacant Units and Excess Land	754,920	0.056833%	\$429
	Total - Islington Village	15,714,970		\$12,575
Junction Gardens	Commercial	21,201,547	0.183441%	\$38,892
	- Vacant Units and Excess Land	8,846,286	0.128409%	\$11,359
	Industrial	33,388	0.183441%	\$61
	- Vacant Units and Excess Land	37,754	0.119237%	\$45
	Total - Junction Gardens	30,118,975		\$50,358
Kennedy Road	Commercial	144,649,904	0.132365%	\$191,465
	- Vacant Units and Excess Land	17,851,680	0.092655%	\$16,541
	- Vacant Land	11,108,000	0.092655%	\$10,292
	Industrial	3,976,156	0.132365%	\$5,263
	- Vacant Units and Excess Land	1,064,165	0.086037%	\$916
	- Vacant Land	27,000	0.086037%	\$23
	Total - Kennedy Road	178,676,905		\$224,500
Kingsway	Commercial	60,488,270	0.183422%	\$110,949
	- Vacant Units and Excess Land	5,354,560	0.128396%	\$6,875
	Total - Kingsway	65,842,830		\$117,824
Lakeshore	Commercial	21,475,204	0.131059%	\$28,145
	- Vacant Units and Excess Land	3,835,889	0.091741%	\$3,519
	Industrial	157,820	0.085188%	\$134
	Total - Lakeshore	25,468,913		\$31,799
Little Italy	Commercial	36,264,883	0.187249%	\$67,906
	- Vacant Units and Excess Land	6,726,939	0.131074%	\$8,817
	Industrial	2,768,325	0.187249%	\$5,184
	- Vacant Units and Excess Land	918,848	0.121712%	\$1,118
	Total - Little Italy	46,678,995		\$83,025

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Long Branch	Commercial	12,090,765	0.351650%	\$42,517
	- Vacant Units and Excess Land	2,934,895	0.246155%	\$7,224
	- Vacant Land	105,000	0.246155%	\$258
	Total - Long Branch	15,130,660		\$50,000
Mimico Village	Commercial	3,526,505	0.202863%	\$7,154
	- Vacant Units and Excess Land	472,080	0.142004%	\$670
	Industrial	52,480	0.202863%	\$106
	- Vacant Units and Excess Land	41,185	0.131861%	\$54
	Total - Mimico Village	4,092,250		\$7,985
Old Cabbagetown	Commercial	48,167,244	0.232258%	\$111,872
	- Vacant Units and Excess Land	9,240,867	0.162580%	\$15,024
	Total - Old Cabbagetown	57,408,111		\$126,896
Parkdale Village	Commercial	22,742,540	0.388204%	\$88,288
	- Vacant Units and Excess Land	7,137,805	0.271743%	\$19,396
	Total - Parkdale Village	29,880,345		\$107,684
Queen/Broadview Village	Commercial	16,573,216	0.156221%	\$25,891
	- Vacant Units and Excess Land	3,600,556	0.109354%	\$3,937
	Industrial	46,000	0.156221%	\$72
	Total - Queen/Broadview Village	20,219,772		\$29,900
Roncesvalles Village	Commercial	25,415,725	0.192122%	\$48,829
	- Vacant Units and Excess Land	3,216,345	0.134485%	\$4,326
	- Vacant Land	210,000	0.134485%	\$282
	Total - Roncesvalles Village	28,842,070		\$53,437
St Lawrence Neighbourhood	Commercial	24,735,267	0.129993%	\$32,154
	- Vacant Units and Excess Land	4,915,312	0.090995%	\$4,473
	Industrial	14,209,694	0.129993%	\$18,472
	- Vacant Units and Excess Land	2,405,372	0.084496%	\$2,032
	Total - St Lawrence Neighbourhood	46,265,645		\$57,131
Upper Village	Commercial	20,990,665	0.616809%	\$129,472
	- Vacant Units and Excess Land	2,598,080	0.431766%	\$11,218
	Total - Upper Village	33,648,835		\$140,690

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Weston	Commercial	28,781,970	0.154146%	\$44,366
	- Vacant Units and Excess Land	4,593,840	0.107903%	\$4,957
	- Vacant Land	279,000	0.107903%	\$301
	Industrial	152,080	0.154146%	\$234
	- Vacant Units and Excess Land	141,000	0.100195%	\$141
	Total - Weston	33,947,890		\$50,000

2. Sections 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24 and 25 respectively of By-law No. 470-1998 apply to the special charges levied by section 1.

ENACTED AND PASSED this 23rd day of July, A.D. 1998.

MEL LASTMAN,
Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)