

Authority: Economic Development Committee Item 10.3, as adopted by City of Toronto Council on December 11, 12 and 13, 2007, Economic Development Committee Item 11.2, as adopted by City of Toronto Council on January 29 and 30, 2008, Economic Development Committee Item 12.8, as adopted by City of Toronto Council on March 3, 4 and 5, 2008, and Executive Committee Item 19.22, as adopted by City of Toronto Council on April 28 and 29, 2008
 Enacted by Council: April 29, 2008

CITY OF TORONTO

BY-LAW No. 383-2008

To provide for the levy and collection of special charges for the year 2008 in respect of certain business improvement areas.

WHEREAS § 19-36 of the City of Toronto’s 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 § 19-37 of the Code provides that Council may raise the amount referred to in § 19-36 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 HEREBY ENACTS as follows:

1. There shall be levied and collected in 2008 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	Commercial	48,823,015	0.3741467%	\$ 182,670
	Industrial	102,985	0.3741467%	\$ 385
	Total	48,926,000		\$ 183,055
Bloor Annex	Commercial	105,987,365	0.0519015%	\$ 55,009
	Total	105,987,365		\$ 55,009
Bloor by the Park	Commercial	43,437,103	0.1513729%	\$ 65,752
	Total	43,437,103		\$ 65,752

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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 Street	Commercial	1,518,621,835	0.1086511%	\$ 1,650,000
	Total	1,518,621,835		\$ 1,650,000
Bloor West Village	Commercial	193,621,940	0.1734929%	\$ 335,920
	- Vacant Land	2,510,300	0.1214450%	\$ 3,049
	Total	196,132,240		\$ 338,969
Bloorcourt Village	Commercial	84,316,061	0.1508764%	\$ 127,213
	Total	84,316,061		\$ 127,213
Bloordale Village	Commercial	27,150,870	0.2824219%	\$ 76,680
	Total	27,150,870		\$ 76,680
Bloor-Yorkville	Commercial	2,015,295,835	0.0808856%	\$ 1,630,084
	- Vacant Land	22,519,000	0.0566199%	\$ 12,750
	Total	2,037,814,835		\$ 1,642,834
Chinatown	Commercial	231,227,100	0.0844047%	\$ 195,167
	- Vacant Land	398,000	0.0590833%	\$ 235
	Industrial	2,111,565	0.0844047%	\$ 1,782
	Total	233,736,665		\$ 197,184
Church-Wellesley	Commercial	54,638,155	0.3940323%	\$ 215,292
	Total	54,638,155		\$ 215,292
College Promenade	Commercial	39,480,205	0.3199598%	\$ 126,321
	- Vacant Land	587,000	0.2239719%	\$ 1,315
	Industrial	298,000	0.3199598%	\$ 953
	Total	40,365,205		\$ 128,589
Corso Italia	Commercial	73,946,034	0.2238754%	\$ 165,547
	Total	73,946,034		\$ 165,547
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	66,065,505	0.3091439%	\$ 204,238
	- Vacant Land	445,000	0.2164007%	\$ 963
	Industrial	450,000	0.3091439%	\$ 1,391

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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 Village (cont'd)	<u>Based on Maximum Charge</u>			
	Commercial	56,872,690		\$ 108,815
	Total	123,833,195		\$ 315,407
Dovercourt Village	Commercial	6,161,300	0.0979814%	\$ 6,037
	- Vacant Land	299,000	0.0685870%	\$ 205
	Total	6,460,300		\$ 6,242
Downtown Yonge Street	<u>Based on BIA Rate</u>			
	Commercial	1,777,332,740	0.0806268%	\$ 1,433,006
	- Vacant Land	23,118,000	0.0564388%	\$ 13,048
	Industrial	183,910	0.0806268%	\$ 148
	<u>Based on Minimum/Maximum Charge</u>			
	Commercial	1,324,403,620		\$ 666,596
	- Vacant	70,000		\$ 47
	Total	3,125,108,270		\$ 2,112,845
Dundas West	Commercial	54,713,380	0.1730860%	\$ 94,701
	- Vacant Land	560,000	0.1211602%	\$ 679
	Industrial	699,820	0.1730860%	\$ 1,211
	Total	55,973,200		\$ 96,591
Dundas-Bathurst	Commercial	37,125,605	0.1392140%	\$ 51,684
	- Vacant Land	197,000	0.0974498%	\$ 192
	Total	37,322,605		\$ 51,876
Dundas-Ossington	Commercial	38,453,708	0.1293269%	\$ 49,731
	Total	38,453,708		\$ 49,731
Eglinton Hill	Commercial	16,456,080	0.0977661%	\$ 16,088
	- Vacant Land	11,000	0.0684363%	\$ 8
	Total	16,467,080		\$ 16,096
Eglinton Way	Commercial	86,293,540	0.2721189%	\$ 234,821
	Total	86,293,540		\$ 234,821

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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)
Emery Village	Commercial	712,783,523	0.1308740%	\$ 932,848
	- Excess Land	1,972,535	0.0916118%	\$ 1,807
	- Vacant Land	28,430,000	0.0916118%	\$ 26,045
	Industrial	632,740,802	0.1308740%	\$ 828,093
	- Excess Land	3,316,465	0.0850681%	\$ 2,821
	- Vacant Land	16,267,110	0.0850681%	\$ 13,839
	Total	1,395,510,435		\$ 1,805,453
Fairbank Village	Commercial	35,634,970	0.2198402%	\$ 78,340
	Total	35,634,970		\$ 78,340
Forest Hill Village	Commercial	36,424,885	0.2851540%	\$ 103,867
	Total	36,424,885		\$ 103,867
Gerrard India Bazaar	Commercial	25,412,975	0.5613392%	\$ 142,653
	Total	25,412,975		\$ 142,653
Greektown on the Danforth	Commercial	153,364,780	0.2782705%	\$ 426,769
	Total	153,364,780		\$ 426,769
Harbord Street	Commercial	21,681,525	0.0601803%	\$ 13,048
	Total	21,681,525		\$ 13,048
Hillcrest Village	Commercial	27,272,345	0.1806775%	\$ 49,275
	Total	27,272,345		\$ 49,275
Junction Gardens	Commercial	49,833,695	0.5438569%	\$ 271,024
	Total	49,833,695		\$ 271,024
Kennedy Road	Commercial	287,235,365	0.0854181%	\$ 245,351
	- Excess Land	737,000	0.0597927%	\$ 441
	- Vacant Land	400,000	0.0597927%	\$ 239
	Industrial	1,694,025	0.0854181%	\$ 1,447
	- Vacant Land	40,000	0.0555218%	\$ 22
	Total	290,106,390		\$ 247,500
Korea Town	Commercial	74,070,905	0.0503099%	\$ 37,265
	Total	74,070,905		\$ 37,265

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Lakeshore Village	Commercial	40,183,249	0.1547999%	\$ 62,204
	- Excess Land	23,230	0.1083599%	\$ 25
	Industrial	258,535	0.1547999%	\$ 400
	Total	40,465,014		\$ 62,629
Liberty Village	Commercial	186,356,280	0.0884194%	\$ 164,776
	- Vacant Land	4,072,000	0.0618936%	\$ 2,520
	Industrial	28,145,720	0.0884194%	\$ 24,886
	- Vacant Land	3,442,000	0.0574726%	\$ 1,978
	Total	222,016,000		\$ 194,160
Little Italy	Commercial	107,854,895	0.2921560%	\$ 315,105
	- Vacant Land	1,950,000	0.2045092%	\$ 3,988
	Industrial	556,385	0.2921560%	\$ 1,625
	Total	110,361,280		\$ 320,718
Long Branch	Commercial	25,177,830	0.1928928%	\$ 48,566
	- Vacant Land	1,070,000	0.1350250%	\$ 1,445
	Total	26,247,830		\$ 50,011
Midtown Danforth	Commercial	146,839,973	0.1707504%	\$ 250,730
	- Vacant Land	1,813,000	0.1195253%	\$ 2,167
	Industrial	721,000	0.1707504%	\$ 1,231
	Total	149,373,973		\$ 254,128
Mimico by the Lake	Commercial	21,535,285	0.1601790%	\$ 34,495
	Total	21,535,285		\$ 34,495
Mimico Village	Commercial	8,638,900	0.1829400%	\$ 15,804
	Total	8,638,900		\$ 15,804
Mirvish Village	Commercial	56,021,710	0.0971838%	\$ 54,444
	Total	56,021,710		\$ 54,444
Mount Dennis	Commercial	10,564,350	0.1236517%	\$ 13,063
	Total	10,564,350		\$ 13,063
Old Cabbagetown	Commercial	75,379,535	0.2691447%	\$ 202,880
	Total	75,379,535		\$ 202,880

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Pape Village	Commercial	31,236,020	0.1736265%	\$ 54,234
	Total	31,236,020		\$ 54,234
Parkdale Village	Commercial	66,176,155	0.3158406%	\$ 209,011
	- Vacant Land	259,000	0.2210884%	\$ 573
	Industrial	500,000	0.3158406%	\$ 1,579
	Total	66,935,155		\$ 211,163
Queens Quay Harbourfront	Commercial	514,709,150	0.0792137%	\$ 407,720
	- Vacant Land	1,985,000	0.0554496%	\$ 1,101
	Total	516,694,150		\$ 408,821
Regal Heights Village	Commercial	13,157,545	0.1669156%	\$ 21,962
	Total	13,157,545		\$ 21,962
Riverside	Commercial	43,667,625	0.3130282%	\$ 136,692
	Total	43,667,625		\$ 136,692
Roncesvalles Village	Commercial	72,804,170	0.2227462%	\$ 162,169
	- Vacant Land	405,000	0.1559223%	\$ 631
	Total	73,209,170		\$ 162,800
Rosedale Main Street	Commercial	91,926,500	0.2912123%	\$ 267,701
	- Vacant Land	1,395,000	0.2038486%	\$ 2,844
	Total	93,321,500		\$ 270,545
Sheppard East Village	Commercial	179,192,685	0.1010600%	\$ 181,092
	- Excess Land	292,220	0.0707420%	\$ 207
	- Vacant Land	1,120,000	0.0707420%	\$ 792
	Industrial	9,966,325	0.1010600%	\$ 10,072
	- Excess Land	239,680	0.0656890%	\$ 157
	- Vacant Land	1,121,000	0.0656890%	\$ 737
	Total	191,931,910		\$ 193,057
St. Clair Gardens	Commercial	27,964,430	0.1891797%	\$ 52,903
	- Vacant Land	1,658,000	0.1324258%	\$ 2,196
	Industrial	137,100	0.1891797%	\$ 259
	Total	29,759,530		\$ 55,358

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St. Lawrence Market Neighbourhood	Commercial	534,590,385	0.0456144%	\$ 243,850
	- Vacant Land	5,000	0.0319301%	\$ 2
	Industrial	326,900	0.0456144%	\$ 149
	Total	534,922,285		\$ 244,001
The Beach	Commercial	143,530,750	0.1143748%	\$ 164,163
	- Vacant Land	937,000	0.0800624%	\$ 750
	Industrial	207,000	0.1143748%	\$ 237
	Total	144,674,750		\$ 165,150
The Danforth	Commercial	81,652,985	0.2733596%	\$ 223,206
	- Vacant Land	581,000	0.1913517%	\$ 1,112
	Total	82,233,985		\$ 224,318
The Kingsway	Commercial	84,222,660	0.4185334%	\$ 352,500
	Total	84,222,660		\$ 352,500
Toronto Entertainment District	Commercial	2,660,718,965	0.0432220%	\$ 1,150,016
	- Excess Land	8,728,455	0.0302554%	\$ 2,641
	- Vacant Land	140,831,000	0.0302554%	\$ 42,609
	Industrial	10,950,510	0.0432220%	\$ 4,734
	Total	2,821,228,930		\$ 1,200,000
Upper Village	Commercial	55,081,695	0.1291282%	\$ 71,126
	Total	55,081,695		\$ 71,126
Uptown Yonge	Commercial	235,353,895	0.0489299%	\$ 115,158
	Industrial	698,000	0.0489299%	\$ 342
	Total	236,051,895		\$ 115,500
Village of Islington	Commercial	45,869,195	0.1771811%	\$ 81,272
	- Excess Land	43,705	0.1240268%	\$ 54
	Industrial	248,475	0.1771811%	\$ 440
	Total	46,161,375		\$ 81,766

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West Queen West	Commercial	131,853,107	0.1718397%	\$ 226,576
	- Vacant Land	195,000	0.1202878%	\$ 235
	Industrial	1,882,760	0.1718397%	\$ 3,235
	- Vacant Land	1,181,000	0.1116958%	\$ 1,319
	Total	135,111,867		\$ 231,365
Weston Village	Commercial	41,620,596	0.1927778%	\$ 80,235
	- Excess Land	33,029	0.1349445%	\$ 45
	- Vacant Land	1,211,000	0.1349445%	\$ 1,634
	Total	42,864,625		\$ 81,914
Wexford Heights	Commercial	98,189,970	0.1849690%	\$ 181,621
	- Excess Land	80,900	0.1294783%	\$ 105
	- Vacant Land	428,000	0.1294783%	\$ 554
	Industrial	1,097,000	0.1849690%	\$ 2,029
	Total	99,795,870		\$ 184,309
Wychwood Heights	Commercial	59,269,895	0.1121969%	\$ 66,499
	- Excess Land	1,847,510	0.0785378%	\$ 1,451
	Total	61,117,405		\$ 67,950
Yonge-Lawrence Village	Commercial	164,441,589	0.1111075%	\$ 182,707
	Total	164,441,589		\$ 182,707
York-Eglinton	Commercial	45,158,095	0.0854629%	\$ 38,593
	- Vacant Land	11,000	0.0598240%	\$ 7
	Total	45,169,095		\$ 38,600

2. Sections 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24 and 25 respectively of By-law No. 379-2008 apply to the special charges levied by section 1.

ENACTED AND PASSED this 29th day of April, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)