

Authority: Economic Development Committee Item 26.5, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009; CC Item 42.10, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009; Economic Development Committee Item 27.5, as adopted by City of Toronto Council on January 26 and 27, 2010; Economic Development Committee Item 28.3, as adopted by City of Toronto Council on February 22 and 23, 2010 and CC Item 47.1, as adopted by City of Toronto Council on March 31 and April 1, 2010

Enacted by Council: April 15, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 373-2010**

#### **To provide for the levy and collection of special charges for the year 2010 in respect of certain business improvement areas.**

WHEREAS § 19-36 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 § 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 2010 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	56,840,623	0.3180075%	\$ 180,757
	Industrial	111,493	0.3180075%	\$ 355
	Total	56,952,116		\$ 181,112
Annex-Dupont	Commercial	31,003,429	0.1054109%	\$ 32,681
	Total	31,003,429		\$ 32,681
Bloor Annex	Commercial	125,064,337	0.0845741%	\$ 105,772
	Total	125,064,337		\$ 105,772

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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 by the Park	Commercial	50,728,000	0.1378430%	\$ 69,925
	Total	50,728,000		\$ 69,925
Bloor Street	Commercial	1,909,536,769	0.0863942%	\$ 1,649,730
	- Vacant Land	447,079	0.0604759%	\$ 270
	Total	1,909,983,848		\$ 1,650,000
Bloor West Village	Commercial	227,819,881	0.1588525%	\$ 361,898
	- Vacant Land	2,297,150	0.1111968%	\$ 2,554
	Total	230,117,031		\$ 364,452
Bloorcourt Village	Commercial	97,123,125	0.1391862%	\$ 135,182
	Total	97,123,125		\$ 135,182
Bloordale Village	Commercial	30,226,810	0.2702402%	\$ 81,685
	Total	30,226,810		\$ 81,685
Bloor-Yorkville	Commercial	2,420,405,431	0.0713134%	\$ 1,726,074
	- Vacant Land	2,053,917	0.0499194%	\$ 1,025
	Total	2,422,459,348		\$ 1,727,099
Cabbagetown	Commercial	87,849,866	0.2253731%	\$ 197,990
	Total	87,849,866		\$ 197,990
Chinatown	Commercial	272,444,709	0.0759271%	\$ 206,860
	- Vacant Land	1,816,282	0.0531490%	\$ 965
	Industrial	2,967,575	0.0759271%	\$ 2,253
	Total	277,228,566		\$ 210,078
Church-Wellesley Village	Commercial	72,066,363	0.3135874%	\$ 225,991
	Total	72,066,363		\$ 225,991
College Promenade	Commercial	44,905,437	0.2762017%	\$ 124,030
	- Vacant Land	1,219,593	0.1933412%	\$ 2,358
	Industrial	319,500	0.2762017%	\$ 882
	Total	46,444,530		\$ 127,270
Corso Italia	Commercial	83,935,489	0.2962918%	\$ 248,694
	Total	83,935,489		\$ 248,694

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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)
Crossroads of the Danforth	Commercial	41,262,645	0.1567467%	\$ 64,678
	- Vacant Land	1,236,000	0.1097227%	\$ 1,356
	Total	42,498,645		\$ 66,034
Danforth Mosaic	Commercial	168,689,229	0.1578315%	\$ 266,245
	- Vacant Land	6,145,326	0.1104821%	\$ 6,789
	Industrial	769,000	0.1578315%	\$ 1,214
	Total	175,603,555		\$ 274,248
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	78,373,849	0.4818256%	\$ 377,625
	- Vacant Land	514,000	0.3372779%	\$ 1,734
	Industrial	495,000	0.4818256%	\$ 2,385
	<u>Based on Maximum Charge</u>			
	Commercial	70,728,150		\$ 201,071
	Total	150,110,999		\$ 582,815
Dovercourt Village	Commercial	6,698,550	0.0985425%	\$ 6,601
	- Vacant Land	306,000	0.0689798%	\$ 211
	Total	7,004,550		\$ 6,812
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	2,275,494,494	0.0686816%	\$ 1,562,846
	- Vacant Land	27,185,500	0.0480771%	\$ 13,070
	Industrial	1,513,155	0.0686816%	\$ 1,039
	<u>Based on Minimum/Maximum Charge</u>			
	Commercial	1,502,936,864		\$ 689,776
	- Vacant Land	90,500		\$ 137
	Total	3,807,220,513		\$ 2,266,868
Dundas West	Commercial	62,965,391	0.0833034%	\$ 52,452
	- Vacant Land	198,500	0.0583124%	\$ 116
	Industrial	278,410	0.0833034%	\$ 232
	Total	63,442,301		\$ 52,800
Eglinton Hill	Commercial	18,100,770	0.0911077%	\$ 16,491
	- Vacant Land	13,800	0.0637754%	\$ 9
	Total	18,114,570		\$ 16,500

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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	880,160,263	0.1083393%	\$ 953,560
	- Excess Land	2,886,798	0.0758375%	\$ 2,189
	- Vacant Land	19,429,000	0.0758375%	\$ 14,734
	Industrial	723,041,014	0.1083393%	\$ 783,338
	- Excess Land	3,764,735	0.0704205%	\$ 2,651
	- Vacant Land	15,425,237	0.0704205%	\$ 10,863
	Total	1,644,707,047		\$ 1,767,335
Fairbank Village	Commercial	40,890,324	0.3164758%	\$ 129,408
	Total	40,890,324		\$ 129,408
Forest Hill Village	Commercial	45,884,014	0.4248953%	\$ 194,959
	Total	45,884,014		\$ 194,959
Gerrard India Bazaar	Commercial	28,272,639	0.4887234%	\$ 138,175
	Total	28,272,639		\$ 138,175
Greektown on the Danforth	Commercial	174,558,031	0.2439006%	\$ 425,748
	Total	174,558,031		\$ 425,748
Harbord Street	Commercial	23,480,480	0.1010925%	\$ 23,737
	Total	23,480,480		\$ 23,737
Hillcrest Village	Commercial	30,737,721	0.1799877%	\$ 55,324
	- Vacant Land	631,685	0.1259914%	\$ 796
	Total	31,369,406		\$ 56,120
Junction Gardens	Commercial	58,364,595	0.4338158%	\$ 253,195
	- Vacant Land	1,189,500	0.3036711%	\$ 3,612
	Total	59,554,095		\$ 256,807
Kennedy Road	Commercial	322,412,393	0.0742683%	\$ 239,451
	- Vacant Land	1,632,000	0.0519878%	\$ 848
	Industrial	5,983,855	0.0742683%	\$ 4,444
	- Vacant Land	46,000	0.0482744%	\$ 22
	Total	330,074,248		\$ 244,765
Korea Town	Commercial	81,657,457	0.0493880%	\$ 40,329
	Total	81,657,457		\$ 40,329

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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)
Lakeshore Village	Commercial	47,016,229	0.1316642%	\$ 61,904
	- Excess Land	27,115	0.0921649%	\$ 25
	Industrial	292,768	0.1316642%	\$ 385
	Total	47,336,112		\$ 62,314
Liberty Village	Commercial	307,327,943	0.0653063%	\$ 200,704
	- Vacant Land	74,500	0.0457144%	\$ 34
	Industrial	17,176,908	0.0653063%	\$ 11,218
	- Vacant Land	4,306,100	0.0424491%	\$ 1,828
	Total	328,885,451		\$ 213,784
Little Italy	Commercial	131,806,234	0.3056690%	\$ 402,891
	Industrial	647,193	0.3056690%	\$ 1,978
	Total	132,453,427		\$ 404,869
Little Portugal	Commercial	45,365,083	0.1096218%	\$ 49,730
	Total	45,365,083		\$ 49,730
Long Branch	Commercial	29,396,471	0.1654133%	\$ 48,626
	- Vacant Land	1,237,000	0.1157893%	\$ 1,432
	Total	30,633,471		\$ 50,058
Mimico by the Lake	Commercial	24,835,464	0.1463673%	\$ 36,351
	Total	24,835,464		\$ 36,351
Mimico Village	Commercial	9,717,466	0.1627791%	\$ 15,818
	Total	9,717,466		\$ 15,818
Mirvish Village	Commercial	67,396,858	0.0299005%	\$ 20,152
	Total	67,396,858		\$ 20,152
Mount Dennis	Commercial	11,621,681	0.1514239%	\$ 17,598
	Total	11,621,681		\$ 17,598
Mount Pleasant	Commercial	105,668,088	0.1443217%	\$ 152,502
	Total	105,668,088		\$ 152,502
Oakwood Village	Commercial	23,729,265	0.1870407%	\$ 44,383
	- Vacant Land	390,000	0.1309285%	\$ 511
	Total	24,119,265		\$ 44,894

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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)
Pape Village	Commercial	37,333,207	0.1617702%	\$ 60,394
	Total	37,333,207		\$ 60,394
Parkdale Village	Commercial	79,064,419	0.2632692%	\$ 208,152
	- Vacant Land	1,005,000	0.1842884%	\$ 1,852
	Industrial	609,500	0.2632692%	\$ 1,605
	Total	80,678,919		\$ 211,609
Queen Street West	Commercial	454,285,360	0.0362314%	\$ 164,594
	- Vacant Land	11,085,413	0.0253620%	\$ 2,811
	Industrial	239,000	0.0362314%	\$ 87
	Total	465,609,773		\$ 167,492
Regal Heights Village	Commercial	24,162,944	0.1685680%	\$ 40,731
	Total	24,162,944		\$ 40,731
Riverside District	Commercial	52,433,295	0.2613339%	\$ 137,026
	Total	52,433,295		\$ 137,026
Roncesvalles Village	Commercial	85,619,940	0.1952804%	\$ 167,199
	Total	85,619,940		\$ 167,199
Rosedale Main Street	Commercial	107,738,015	0.2488005%	\$ 268,053
	- Vacant Land	1,431,000	0.1741604%	\$ 2,492
	Total	109,169,015		\$ 270,545
Sheppard East Village	Commercial	221,515,447	0.0371491%	\$ 82,291
	- Excess Land	648,365	0.0260044%	\$ 169
	- Vacant Land	2,028,500	0.0260044%	\$ 527
	Industrial	8,279,369	0.0371491%	\$ 3,076
	- Excess Land	315,656	0.0241469%	\$ 76
	- Vacant Land	1,784,500	0.0241469%	\$ 431
	Total	234,571,837		\$ 86,570
St. Clair Gardens	Commercial	40,787,967	0.1524801%	\$ 62,193
	- Vacant Land	3,176,855	0.1067361%	\$ 3,391
	Industrial	152,550	0.1524801%	\$ 233
	Total	44,117,372		\$ 65,817

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St. Lawrence Market Neighbourhood	Commercial	648,524,674	0.0397160%	\$ 257,568
	Total	648,524,674		\$ 257,568
The Beach	Commercial	172,493,777	0.1046079%	\$ 180,442
	- Vacant Land	528,000	0.0732255%	\$ 387
	Industrial	221,000	0.1046079%	\$ 231
	Total	173,242,777		\$ 181,060
The Danforth	Commercial	101,770,295	0.2446809%	\$ 249,012
	- Vacant Land	659,500	0.1712766%	\$ 1,130
	Total	102,429,795		\$ 250,142
The Eglinton Way	Commercial	109,991,068	0.2198688%	\$ 241,836
	Total	109,991,068		\$ 241,836
The Kingsway	Commercial	94,632,091	0.3892379%	\$ 368,344
	Total	94,632,091		\$ 368,344
The Waterfront	Commercial	576,106,822	0.1202035%	\$ 692,500
	- Vacant Land	2,279,000	0.0841425%	\$ 1,918
	Total	578,385,822		\$ 694,418
Toronto Entertainment District	Commercial	3,741,336,899	0.0302884%	\$ 1,133,190
	- Excess Land	11,442,228	0.0212019%	\$ 2,426
	- Vacant Land	289,044,126	0.0212019%	\$ 61,283
	Industrial	10,239,825	0.0302884%	\$ 3,101
	Total	4,052,063,078		\$ 1,200,000
Trinity Bellwoods	Commercial	45,374,826	0.1131141%	\$ 51,325
	- Vacant Land	282,500	0.0791799%	\$ 224
	Total	45,657,326		\$ 51,549
Upper Village	Commercial	62,846,000	0.1025921%	\$ 64,475
	Total	62,846,000		\$ 64,475
Uptown Yonge	Commercial	278,121,048	0.0411769%	\$ 114,522
	- Vacant Land	2,327,500	0.0288238%	\$ 671
	Industrial	746,500	0.0411769%	\$ 307
	Total	281,195,048		\$ 115,500

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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)
Village of Islington	Commercial	54,125,060	0.1775880%	\$ 96,120
	Industrial	259,238	0.1775880%	\$ 460
	Total	54,384,298		\$ 96,580
West Queen West	Commercial	158,785,510	0.1280258%	\$ 203,287
	- Vacant Land	1,489,000	0.0896181%	\$ 1,334
	Industrial	2,268,381	0.1280258%	\$ 2,904
	Total	162,542,891		\$ 207,525
Weston Village	Commercial	46,349,221	0.1840208%	\$ 85,292
	- Excess Land	34,765	0.1288146%	\$ 45
	- Vacant Land	1,050,350	0.1288146%	\$ 1,353
	Total	47,434,336		\$ 86,690
Wexford Heights	Commercial	114,653,876	0.1586511%	\$ 181,900
	- Excess Land	90,950	0.1110558%	\$ 101
	- Vacant Land	556,500	0.1110558%	\$ 618
	Industrial	1,252,000	0.1586511%	\$ 1,986
	Total	116,553,326		\$ 184,605
Wychwood Heights	Commercial	69,762,556	0.0938290%	\$ 65,458
	- Excess Land	6,457,755	0.0656803%	\$ 4,241
	Total	76,220,311		\$ 69,699
Yonge-Lawrence Village	Commercial	192,174,572	0.0989652%	\$ 190,186
	Total	192,174,572		\$ 190,186
York-Eglinton	Commercial	55,269,508	0.4188020%	\$ 231,470
	- Vacant Land	13,000	0.2931614%	\$ 38
	Industrial	248,585	0.4188020%	\$ 1,041
	Total	55,531,093		\$ 232,549



2. Sections 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25 and 26 respectively of By-law No. 372-2010 apply to the special charges levied by section 1.

ENACTED AND PASSED this 15th day of April, A.D. 2010.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)