

Authority: Economic Development Committee Item ED16.4, as adopted by City of Toronto Council on December 13, 14 and 15, 2016; Economic Development Committee Item ED18.7, as adopted by City of Toronto Council on January 31, 2017; and Economic Development Committee Item ED19.6, as adopted by City of Toronto Council on March 28 and March 29, 2017

## CITY OF TORONTO

### BY-LAW 449-2017

#### **To provide for the levy and collection of special charges for the year 2017 in respect of certain business improvement areas.**

Whereas § 19-33 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 § 19-34 of the Code provides that Council may raise the amount referred to in § 19-33 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 2017 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 Business Class/Subclass)	Column IV (Special Charge Rate)	Column V (Total Special Charge)
Albion Islington Square	Commercial	74,179,602	0.2654630%	\$ 196,919
	Industrial	128,300	0.2654630%	\$ 341
	Total	74,307,902		\$ 197,260
Baby Point Gates	Commercial	38,383,798	0.1432896%	\$ 55,000
	Total	38,383,798		\$ 55,000
Bayview-Leaside	Commercial	140,943,176	0.1344053%	\$ 189,435
	- Vacant Land	1,257,250	0.0940837%	\$ 1,183
	Total	142,200,426		\$ 190,618

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	220,902,440	0.1152613%	\$ 254,615
	Total	220,902,440		\$ 254,615
Bloor By The Park	Commercial	84,315,501	0.0978527%	\$ 82,505
	Total	84,315,501		\$ 82,505
Bloor Street	Commercial	2,907,969,080	0.0567406%	\$ 1,650,000
	Total	2,907,969,080		\$ 1,650,000
Bloor West Village	Commercial	361,914,594	0.1064824%	\$ 385,375
	- Vacant Land	3,101,400	0.0745377%	\$ 2,312
	Total	365,015,994		\$ 387,687
Bloorcourt Village	Commercial	166,239,934	0.1130896%	\$ 188,000
	Total	166,239,934		\$ 188,000
Bloordale Village	Commercial	58,672,327	0.1780038%	\$ 104,439
	Total	58,672,327		\$ 104,439
Bloor-Yorkville	Commercial	4,011,929,555	0.0850423%	\$ 3,411,836
	- Vacant Land	16,434,500	0.0595296%	\$ 9,783
	Total	4,028,364,055		\$ 3,421,619
Cabbagetown	Commercial	153,647,219	0.1295298%	\$ 199,019
	Total	153,647,219		\$ 199,019
Chinatown	Commercial	437,044,975	0.0959473%	\$ 419,333
	- Vacant Land	2,158,225	0.0671631%	\$ 1,450
	Industrial	4,226,755	0.0959473%	\$ 4,055
	Total	443,429,955		\$ 424,838
Church Wellesley Village	Commercial	121,513,855	0.1990390%	\$ 241,860
	Total	121,513,855		\$ 241,860

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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	108,446,525	0.2279780%	\$ 247,234
	- Vacant Land	2,160,500	0.1595846%	\$ 3,448
	Total	110,607,025		\$ 250,682
College Promenade	Commercial	85,766,515	0.2600191%	\$ 223,009
	Industrial	360,250	0.2600191%	\$ 937
	Total	86,126,765		\$ 223,946
College West	Commercial	30,414,915	0.0693180%	\$ 21,083
	Total	30,414,915		\$ 21,083
Corso Italia	Commercial	121,837,640	0.1802990%	\$ 219,672
	Total	121,837,640		\$ 219,672
Crossroads of the Danforth	Commercial	57,994,788	0.4002151%	\$ 232,104
	- Vacant Land	1,921,500	0.2801506%	\$ 5,383
	Total	59,916,288		\$ 237,487
Danforth Mosaic	Commercial	282,579,972	0.1170775%	\$ 330,838
	- Vacant Land	999,375	0.0819543%	\$ 819
	Industrial	875,000	0.1170775%	\$ 1,024
	Total	284,454,347		\$ 332,681
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	123,749,752	0.1048078%	\$ 129,699
	Industrial	789,100	0.1048078%	\$ 827
	<u>Based on Maximum Charge</u>			
	Commercial	118,062,058		\$ 68,751
	Total	242,600,910		\$ 199,277

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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)
Dovercourt Village	Commercial	11,431,900	0.0612395%	\$ 7,001
	- Vacant Land	124,000	0.0428677%	\$ 53
	Total	11,555,900		\$ 7,054
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,337,332,753	0.0557015%	\$ 1,858,945
	- Vacant Land	38,436,250	0.0389911%	\$ 14,987
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	2,595,119,016		\$ 787,493
	Total	5,970,888,019		\$ 2,661,425
Dufferin-Wingold	Commercial	71,748,950	0.1311881%	\$ 94,126
	Industrial	4,477,475	0.1311881%	\$ 5,874
	Total	76,226,425		\$ 100,000
Duke Heights	Commercial	1,532,523,143	0.0554929%	\$ 850,443
	- Excess Land	28,910,403	0.0388450%	\$ 11,230
	- Vacant Land	4,494,250	0.0388450%	\$ 1,746
	Industrial	597,476,959	0.0554929%	\$ 331,557
	- Vacant Land	5,393,225	0.0360704%	\$ 1,945
	Total	2,168,797,980		\$ 1,196,921
Dundas West	Commercial	106,590,337	0.1938981%	\$ 206,677
	Industrial	488,575	0.1938981%	\$ 947
	Total	107,078,912		\$ 207,624
Dupont by the Castle	Commercial	137,674,057	0.0575590%	\$ 79,243
	- Vacant Land	1,000	0.0402913%	\$ 1
	Industrial	8,872,250	0.0575590%	\$ 5,107
	Total	146,547,307		\$ 84,351
Eglinton Hill	Commercial	27,663,725	0.1033953%	\$ 28,603
	Total	27,663,725		\$ 28,603

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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	1,306,006,036	0.1133815%	\$ 1,480,769
	- Excess Land	2,883,087	0.0793671%	\$ 2,288
	- Vacant Land	10,400,250	0.0793671%	\$ 8,254
	Industrial	902,549,054	0.1133815%	\$ 1,023,324
	- Vacant Land	15,121,550	0.0736980%	\$ 11,144
	Total	2,236,959,977		\$ 2,525,779
Fairbank Village	Commercial	65,325,625	0.4174441%	\$ 272,698
	Total	65,325,625		\$ 272,698
Financial District	Commercial	15,351,937,927	0.0104544%	\$ 1,604,949
	- Vacant Land	88,547,250	0.0073181%	\$ 6,480
	Industrial	3,500,375	0.0104544%	\$ 366
	Total	15,443,985,552		\$ 1,611,795
Forest Hill Village	Commercial	68,869,150	0.2850188%	\$ 196,290
	Total	68,869,150		\$ 196,290
Gerrard India Bazaar	Commercial	55,889,578	0.2768495%	\$ 154,730
	Total	55,889,578		\$ 154,730
Greektown on the Danforth	Commercial	267,845,704	0.1584856%	\$ 424,497
	Total	267,845,704		\$ 424,497
Harbord Street	Commercial	37,598,308	0.0867246%	\$ 32,607
	Total	37,598,308		\$ 32,607
Hillcrest Village	Commercial	48,088,273	0.1962306%	\$ 94,364
	- Vacant Land	1,234,750	0.1373614%	\$ 1,696
	Total	49,323,023		\$ 96,060
Junction Gardens	Commercial	107,694,814	0.2595172%	\$ 279,487
	- Vacant Land	1,208,000	0.1816620%	\$ 2,194
	Total	108,902,814		\$ 281,681

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)
Kennedy Road	Commercial	436,498,672	0.0584224%	\$ 255,013
	Industrial	3,327,600	0.0584224%	\$ 1,944
	Total	439,826,272		\$ 256,957
Kensington Market	Commercial	190,499,630	0.0743076%	\$ 141,556
	- Vacant Land	3,536,000	0.0520153%	\$ 1,839
	Total	194,035,630		\$ 143,395
Korea Town	Commercial	123,559,437	0.0619872%	\$ 76,591
	Total	123,559,437		\$ 76,591
Lakeshore Village	Commercial	77,223,491	0.1275734%	\$ 98,517
	- Excess Land	45,200	0.0893014%	\$ 40
	Total	77,268,691		\$ 98,557
Leslieville	Commercial	153,438,065	0.0757420%	\$ 116,217
	- Vacant Land	123,000	0.0530194%	\$ 65
	Industrial	6,228,750	0.0757420%	\$ 4,718
	Total	159,789,815		\$ 121,000
Liberty Village	Commercial	736,061,259	0.0417322%	\$ 307,175
	- Vacant Land	640,500	0.0292125%	\$ 187
	Industrial			
	- Vacant Land	4,390,625	0.0271259%	\$ 1,191
Total	741,092,384		\$ 308,553	
Little Italy	Commercial	253,305,015	0.1499962%	\$ 379,948
	Total	253,305,015		\$ 379,948
Little Portugal	Commercial	75,634,445	0.0726508%	\$ 54,949
	Total	75,634,445		\$ 54,949
Long Branch	Commercial	45,879,817	0.1601572%	\$ 73,480
	- Vacant Land	1,469,250	0.1121100%	\$ 1,647
	Total	47,349,067		\$ 75,127

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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)
Midtown Yonge	Commercial	344,027,318	0.0481265%	\$ 165,568
	- Vacant Land	10,881,358	0.0336886%	\$ 3,666
	Total	354,908,676		\$ 169,234
Mimico By The Lake	Commercial	39,568,879	0.1360564%	\$ 53,836
	Total	39,568,879		\$ 53,836
Mimico Village	Commercial	16,312,902	0.1973959%	\$ 32,201
	Total	16,312,902		\$ 32,201
Mirvish Village	Commercial	110,062,875	0.0379710%	\$ 41,792
	Total	110,062,875		\$ 41,792
Mount Dennis	Commercial	33,038,450	0.0553961%	\$ 18,302
	Total	33,038,450		\$ 18,302
Mount Pleasant	Commercial	175,119,900	0.0941749%	\$ 164,919
	Total	175,119,900		\$ 164,919
Ossington Avenue	Commercial	85,362,679	0.0643885%	\$ 54,964
	Industrial	843,750	0.0643885%	\$ 543
	Total	86,206,429		\$ 55,507
Pape Village	Commercial	50,965,720	0.1823402%	\$ 92,931
	Total	50,965,720		\$ 92,931
Parkdale Village	Commercial	157,531,579	0.1793703%	\$ 282,565
	- Vacant Land	3,635,000	0.1255592%	\$ 4,564
	Industrial	761,000	0.1793703%	\$ 1,365
	Total	161,927,579		\$ 288,494
Queen Street West	Commercial	842,236,343	0.0349614%	\$ 294,458
	- Vacant Land	13,739,400	0.0244730%	\$ 3,362
	Total	855,975,743		\$ 297,820
Regal Heights Village	Commercial	66,583,277	0.1087015%	\$ 72,377
	Total	66,583,277		\$ 72,377

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Riverside District	Commercial	123,916,853	0.1493561%	\$ 185,077
	- Vacant Land	2,268,500	0.1045493%	\$ 2,372
	Industrial			
	- Vacant Land	552,000	0.0970815%	\$ 536
	Total	126,737,353		\$ 187,985
Roncesvalles Village	Commercial	149,384,126	0.1823125%	\$ 272,346
	Total	149,384,126		\$ 272,346
Rosedale Main Street	Commercial	238,517,875	0.1083085%	\$ 258,335
	- Vacant Land	6,214,750	0.0758160%	\$ 4,712
	Total	244,732,625		\$ 263,047
Sheppard East Village	Commercial	289,703,817	0.0590018%	\$ 170,930
	- Excess Land	1,118,293	0.0413013%	\$ 462
	- Vacant Land	1,154,750	0.0413013%	\$ 477
	Industrial	10,214,950	0.0590018%	\$ 6,027
	- Excess Land	703,250	0.0383512%	\$ 270
	- Vacant Land	3,134,250	0.0383512%	\$ 1,202
	Total	306,029,310		\$ 179,368
shoptheQueensway.com	Commercial	278,596,981	0.0504041%	\$ 140,425
	- Vacant Land	11,170,250	0.0352829%	\$ 3,941
	Industrial	833,525	0.0504041%	\$ 420
	- Vacant Land	397,750	0.0327627%	\$ 130
	Total	290,998,506		\$ 144,916
St. Clair Gardens	Commercial	63,835,475	0.1305433%	\$ 83,333
	- Vacant Land	4,636,425	0.0913803%	\$ 4,237
	Industrial	285,200	0.1305433%	\$ 372
	Total	68,757,100		\$ 87,942
St. Lawrence Market Neighbourhood	Commercial	2,568,073,895	0.0405455%	\$ 1,041,240
	- Vacant Land	60,450,000	0.0283819%	\$ 17,157
	Industrial	8,468,211	0.0405455%	\$ 3,433
	Total	2,636,992,106		\$ 1,061,830



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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)
The Beach	Commercial	284,656,328	0.0817328%	\$ 232,658
	- Vacant Land	5,359,500	0.0572130%	\$ 3,066
	Industrial	248,500	0.0817328%	\$ 203
	Total	290,264,328		\$ 235,927
The Danforth	Commercial	173,016,082	0.1752756%	\$ 303,255
	- Vacant Land	3,693,750	0.1226929%	\$ 4,532
	Total	176,709,832		\$ 307,787
The Eglinton Way	Commercial	181,885,151	0.1705794%	\$ 310,259
	- Vacant Land	9,575	0.1194056%	\$ 11
	Total	181,894,726		\$ 310,270
The Kingsway	Commercial	137,350,247	0.2520491%	\$ 346,190
	Total	137,350,247		\$ 346,190
The Waterfront	Commercial	1,390,379,640	0.0785173%	\$ 1,091,689
	- Vacant Land	111,424,750	0.0549621%	\$ 61,241
	Total	1,501,804,390		\$ 1,152,930
Toronto Entertainment District	Commercial	6,980,217,942	0.0303136%	\$ 2,115,957
	- Excess Land	32,427,250	0.0212195%	\$ 6,881
	- Vacant Land	51,288,850	0.0212195%	\$ 10,883
	Industrial	25,948,750	0.0303136%	\$ 7,866
	- Vacant Land	1,958,250	0.0197038%	\$ 386
	Total	7,091,841,042		\$ 2,141,973
Trinity Bellwoods	Commercial	75,108,036	0.0700511%	\$ 52,614
	Total	75,108,036		\$ 52,614
Upper Village	Commercial	98,821,425	0.0948295%	\$ 93,712
	- Vacant Land	7,189,000	0.0663807%	\$ 4,772
	Total	106,010,425		\$ 98,484

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Uptown Yonge	Commercial	503,402,093	0.0488056%	\$ 245,688
	Industrial	866,000	0.0488056%	\$ 423
	Total	504,268,093		\$ 246,111
Village of Islington	Commercial	86,448,067	0.1355912%	\$ 117,216
	Total	86,448,067		\$ 117,216
West Queen West	Commercial	340,180,619	0.0927490%	\$ 315,514
	Total	340,180,619		\$ 315,514
Weston Village	Commercial	73,993,925	0.1399778%	\$ 103,575
	- Vacant Land	2,124,750	0.0979845%	\$ 2,082
	Total	76,118,675		\$ 105,657
Wexford Heights	Commercial	164,052,205	0.1251739%	\$ 205,350
	- Vacant Land	852,000	0.0876217%	\$ 747
	Industrial	3,066,125	0.1251739%	\$ 3,838
	Total	167,970,330		\$ 209,935
Wilson Village	Commercial	248,544,758	0.0872339%	\$ 216,815
	- Vacant Land	4,141,000	0.0610637%	\$ 2,529
	Industrial	42,805,342	0.0872339%	\$ 37,341
	- Vacant Land	34,341,250	0.0567020%	\$ 19,472
	Total	329,832,350		\$ 276,157
Wychwood Heights	Commercial	100,944,600	0.0633963%	\$ 63,995
	- Vacant Land	29,471,750	0.0443774%	\$ 13,079
	Total	130,416,350		\$ 77,074
Yonge-Lawrence Village	Commercial	340,173,975	0.0608806%	\$ 207,100
	Total	340,173,975		\$ 207,100
York-Eglinton	Commercial	76,708,464	0.4136447%	\$ 317,301
	- Vacant Land	18,750	0.2895513%	\$ 54
	Industrial	389,525	0.4136447%	\$ 1,611
	Total	77,116,739		\$ 318,966

2. Sections 8, 9, 10 and 11 respectively of By-law 120-2017 apply to the special charges levied by section 1 of this By-law.

Enacted and passed on April 28, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)