

Authority: Economic and Community Development Committee Item EC1.2, as adopted by City of Toronto Council on January 30 and 31, 2019; and Economic and Community Development Committee Item EC2.8, as adopted by City of Toronto Council on March 27 and 28, 2019; and Economic and Community Development Committee Item EC3.11, as adopted by City of Toronto Council on April 16 and 17, 2019

## CITY OF TORONTO

### BY-LAW 580-2019

#### **To provide for the levy and collection of special charges for the year 2019 in respect of certain business improvement areas.**

Whereas section 19-5.1A of 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 section 19-5.2 of the Code provides that Council may raise the amount referred to in § 19-5.1A 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:

- There shall be levied and collected in 2019 for the purposes of the board of management of each business improvement area set out in Column 1, in amounts calculated for each prescribed business property class and subclass set out in Column 2, on the assessment of real property in a prescribed business property class rateable for such purposes as set out in Column 3, the special charge rate set out on Column 4 which shall produce the total special charge for that business improvement area set out in Column 5:

Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Albion Islington Square	Commercial	78,364,201	0.2496213%	\$ 195,614
	Industrial	128,300	0.2496213%	\$ 320
	Total	78,492,501		\$ 195,934
Baby Point Gates	Commercial	45,435,431	0.1299435%	\$ 59,040
	- Vacant Land	1,055,000	0.0909605%	\$ 960
	Total	46,490,431		\$ 60,000
Bayview-Leaside	Commercial	180,293,122	0.1065683%	\$ 192,135
	- Vacant Land	1,625,750	0.0745978%	\$ 1,213
	Total	181,918,872		\$ 193,348

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Bloor Annex	Commercial	258,954,843	0.1139762%	\$ 295,147
	Total	258,954,843		\$ 295,147
Bloor By The Park	Commercial	97,594,257	0.1114461%	\$ 108,765
	Total	97,594,257		\$ 108,765
Bloor Street	Commercial	4,322,352,500	0.0381737%	\$ 1,650,000
	Total	4,322,352,500		\$ 1,650,000
Bloor West Village	Commercial	415,087,275	0.0967193%	\$ 401,470
	- Vacant Land	3,173,331	0.0677035%	\$ 2,148
	Total	418,260,606		\$ 403,618
Bloorcourt Village	Commercial	199,507,276	0.0971393%	\$ 193,800
	Total	199,507,276		\$ 193,800
Bloordale Village	Commercial	103,966,107	0.1373678%	\$ 142,816
	Total	103,966,107		\$ 142,816
Bloor-Yorkville	Commercial	5,808,460,127	0.0623671%	\$ 3,622,570
	- Vacant Land	20,043,311	0.0436570%	\$ 8,750
	Total	5,828,503,438		\$ 3,631,320
Broadview Danforth	Commercial	197,738,127	0.1582468%	\$ 312,914
	- Vacant Land	2,582,500	0.1107728%	\$ 2,861
	Total	200,320,627		\$ 315,775
Cabbagetown	Commercial	189,652,076	0.1203414%	\$ 228,230
	Total	189,652,076		\$ 228,230
Chinatown	Commercial	526,196,401	0.0858111%	\$ 451,534
	- Vacant Land	3,964,854	0.0600678%	\$ 2,382
	Industrial	6,112,885	0.0858111%	\$ 5,246
	Total	536,274,140		\$ 459,162
Church Wellesley Village	Commercial	163,826,710	0.1520210%	\$ 249,051
	Total	163,826,710		\$ 249,051

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
CityPlace and Fort York	Commercial	120,191,300	0.2121054%	\$ 254,932
	- Vacant Land	1,944,997	0.1484738%	\$ 2,888
	Total	122,136,297		\$ 257,820
College Promenade	Commercial	111,999,354	0.2084091%	\$ 233,417
	Industrial	400,750	0.2084091%	\$ 835
	Total	112,400,104		\$ 234,252
College West	Commercial	35,720,897	0.0608383%	\$ 21,732
	Total	35,720,897		\$ 21,732
Corso Italia	Commercial	137,081,324	0.1452619%	\$ 199,127
	Total	137,081,324		\$ 199,127
Crossroads of the Danforth	Commercial	66,221,381	0.3341512%	\$ 221,280
	- Vacant Land	1,643,169	0.2339058%	\$ 3,843
	Total	67,864,550		\$ 225,123
Danforth Mosaic	Commercial	328,931,171	0.1053807%	\$ 346,630
	- Vacant Land	954,500	0.0737665%	\$ 704
	Industrial	967,000	0.1053807%	\$ 1,019
	Total	330,852,671		\$ 348,353
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	145,610,178	0.0969504%	\$ 141,170
	Industrial	898,500	0.0969504%	\$ 871
	<u>Based on Maximum Charge</u>			
	Commercial	132,387,603		\$ 74,815
	Total	278,896,281		\$ 216,856
Dovercourt Village	Commercial	14,010,652	0.0583382%	\$ 8,174
	- Vacant Land	148,000	0.0408367%	\$ 60
	Total	14,158,652		\$ 8,234
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	4,007,022,149	0.0516731%	\$ 2,070,558
	- Vacant Land	43,643,196	0.0361713%	\$ 15,786

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	2,935,078,271		\$ 820,473
	Total	6,985,743,616		\$ 2,906,817
DuKe Heights BIA	Commercial	1,698,649,547	0.1415899%	\$ 2,405,116
	- Excess Land	33,442,230	0.0991129%	\$ 33,146
	- Vacant Land	5,401,750	0.0991129%	\$ 5,354
	Industrial	645,967,532	0.1415899%	\$ 914,625
	- Vacant Land	5,853,275	0.0920334%	\$ 5,387
	Total	2,389,314,334		\$ 3,363,628
Dupont by the Castle	Commercial	167,386,393	0.0709537%	\$ 118,766
	- Vacant Land	1,000	0.0496676%	\$ 1
	Industrial	13,690,110	0.0709537%	\$ 9,714
	Total	181,077,503		\$ 128,481
Eglinton Hill	Commercial	33,841,650	0.0894460%	\$ 30,270
	Total	33,841,650		\$ 30,270
Emery Village	Commercial	1,417,642,802	0.1075071%	\$ 1,524,066
	- Excess Land	3,078,712	0.0752550%	\$ 2,317
	- Vacant Land	9,122,105	0.0752550%	\$ 6,865
	Industrial	980,875,359	0.1075071%	\$ 1,054,511
	- Excess Land	298,475	0.0698796%	\$ 209
	- Vacant Land	15,450,220	0.0698796%	\$ 10,797
	Total	2,426,467,673		\$ 2,598,765
Fairbank Village	Commercial	78,125,820	0.3673677%	\$ 287,009
	Total	78,125,820		\$ 287,009
Financial District	Commercial	17,022,345,456	0.0094012%	\$ 1,600,312
	- Vacant Land	169,401,089	0.0065808%	\$ 11,148
	Industrial	3,561,125	0.0094012%	\$ 335
	Total	17,195,307,670		\$ 1,611,795
Forest Hill Village	Commercial	85,195,456	0.2302752%	\$ 196,184
	Total	85,195,456		\$ 196,184

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Gerrard India Bazaar	Commercial	63,722,739	0.2607782%	\$ 166,175
	Total	63,722,739		\$ 166,175
Greektown on the Danforth	Commercial	319,957,532	0.1327989%	\$ 424,900
	Total	319,957,532		\$ 424,900
Harbord Street	Commercial	45,195,240	0.0781011%	\$ 35,298
	Total	45,195,240		\$ 35,298
Hillcrest Village	Commercial	56,098,322	0.2164118%	\$ 121,403
	- Vacant Land	2,182,078	0.1514883%	\$ 3,306
	Total	58,280,400		\$ 124,709
Junction Gardens	Commercial	139,306,517	0.2360773%	\$ 328,871
	- Vacant Land	827,670	0.1652541%	\$ 1,368
	Industrial	1,406,400	0.2360773%	\$ 3,320
	Total	141,540,587		\$ 333,559
Kennedy Road	Commercial	483,806,698	0.0523488%	\$ 253,267
	Industrial	3,594,800	0.0523488%	\$ 1,882
	Total	487,401,498		\$ 255,149
Kensington Market	Commercial	215,890,984	0.0789275%	\$ 170,397
	- Vacant Land	1,516,000	0.0552493%	\$ 838
	Industrial	1,465,967	0.0789275%	\$ 1,157
	Total	218,872,951		\$ 172,392
Korea Town	Commercial	143,938,009	0.0536092%	\$ 77,164
	Total	143,938,009		\$ 77,164
Lakeshore Village	Commercial	92,253,971	0.1154133%	\$ 106,473
	- Excess Land	51,600	0.0807893%	\$ 42
	Total	92,305,571		\$ 106,515
Leslieville	Commercial	181,974,380	0.0669082%	\$ 121,756
	- Vacant Land	2,174,613	0.0468357%	\$ 1,018
	Industrial	7,539,686	0.0669082%	\$ 5,045
	Total	191,688,679		\$ 127,819

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Liberty Village	Commercial	875,610,212	0.0397806%	\$ 348,323
	- Vacant Land	2,000	0.0278464%	\$ 1
	Industrial			
	- Vacant Land	13,125	0.0258574%	\$ 3
	Total	875,625,337		\$ 348,327
Little Italy	Commercial	291,343,806	0.1295661%	\$ 377,483
	- Vacant Land	6,548,495	0.0906963%	\$ 5,939
	Total	297,892,301		\$ 383,422
Little Portugal on Dundas	Commercial	222,895,000	0.1419553%	\$ 316,411
	Industrial	593,725	0.1419553%	\$ 843
	Total	223,488,725		\$ 317,254
Long Branch	Commercial	52,645,743	0.2020915%	\$ 106,393
	- Vacant Land	898,750	0.1414641%	\$ 1,271
	Total	53,544,493		\$ 107,664
Marketo District	Commercial	90,212,550	0.1112078%	\$ 100,323
	Industrial	5,104,500	0.1112078%	\$ 5,677
	Total	95,317,050		\$ 106,000
Midtown Yonge	Commercial	391,207,907	0.0464249%	\$ 181,618
	Total	391,207,907		\$ 181,618
Mimico By The Lake	Commercial	45,232,143	0.1212346%	\$ 54,837
	Total	45,232,143		\$ 54,837
Mimico Village	Commercial	19,055,828	0.1689457%	\$ 32,194
	Total	19,055,828		\$ 32,194
Mirvish Village	Commercial	55,771,016	0.1178049%	\$ 65,701
	Total	55,771,016		\$ 65,701
Mount Dennis	Commercial	36,239,141	0.0822205%	\$ 29,796
	Total	36,239,141		\$ 29,796
Mount Pleasant Village	Commercial	208,697,293	0.1089353%	\$ 227,345
	Total	208,697,293		\$ 227,345

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Oakwood Village	Commercial	41,334,091	0.0318236%	\$ 13,154
	Total	41,334,091		\$ 13,154
Ossington Avenue	Commercial	120,645,698	0.0524183%	\$ 63,240
	Industrial	991,250	0.0524183%	\$ 520
	Total	121,636,948		\$ 63,760
Pape Village	Commercial	56,158,073	0.1749134%	\$ 98,228
	Total	56,158,073		\$ 98,228
Parkdale Village	Commercial	190,502,225	0.1360828%	\$ 259,241
	- Vacant Land	965,000	0.0952580%	\$ 919
	Total	191,467,225		\$ 260,160
Queen Street West	Commercial	965,902,011	0.0308115%	\$ 297,609
	- Vacant Land	42,300,579	0.0215681%	\$ 9,123
	Total	1,008,202,590		\$ 306,732
Regal Heights Village	Commercial	72,005,761	0.0974008%	\$ 70,134
	- Vacant Land	3,695,750	0.0681806%	\$ 2,520
	Total	75,701,511		\$ 72,654
Riverside District	Commercial	150,543,800	0.1304530%	\$ 196,389
	Industrial			
	- Vacant Land	558,000	0.0847945%	\$ 473
Total	151,101,800		\$ 196,862	
Roncesvalles Village	Commercial	174,426,019	0.1800034%	\$ 313,973
	- Vacant Land	2,825,485	0.1260024%	\$ 3,560
	Total	177,251,504		\$ 317,533
Rosedale Main Street	Commercial	309,582,334	0.0823144%	\$ 254,831
	- Vacant Land	21,676,857	0.0576201%	\$ 12,490
	Total	331,259,191		\$ 267,321
Sheppard East Village	Commercial	317,891,454	0.0567080%	\$ 180,269
	- Excess Land	2,412,825	0.0396956%	\$ 958
	- Vacant Land	1,264,250	0.0396956%	\$ 502
	Industrial	11,551,634	0.0567080%	\$ 6,551

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
	- Excess Land	905,750	0.0368602%	\$ 334
	- Vacant Land	3,282,750	0.0368602%	\$ 1,210
	Total	337,308,663		\$ 189,824
shoptheQueensway.com	Commercial	327,816,556	0.0435564%	\$ 142,784
	- Vacant Land	10,891,976	0.0304895%	\$ 3,321
	Industrial	733,575	0.0435564%	\$ 320
	- Vacant Land	429,250	0.0283117%	\$ 122
	Total	339,871,357		\$ 146,547
St. Clair Gardens	Commercial	72,294,275	0.1150978%	\$ 83,209
	- Vacant Land	5,433,275	0.0805685%	\$ 4,378
	Industrial	309,600	0.1150978%	\$ 356
	Total	78,037,150		\$ 87,943
St. Lawrence Market Neighbourhood	Commercial	3,259,617,739	0.0394008%	\$ 1,284,317
	- Vacant Land	11,409,750	0.0275806%	\$ 3,147
	Industrial	10,385,937	0.0394008%	\$ 4,092
	Total	3,281,413,426		\$ 1,291,556
The Beach	Commercial	326,343,677	0.0877692%	\$ 286,429
	- Vacant Land	6,562,500	0.0614384%	\$ 4,032
	Industrial	275,500	0.0877692%	\$ 242
	Total	333,181,677		\$ 290,703
The Eglinton Way	Commercial	212,815,405	0.1479966%	\$ 314,960
	- Vacant Land	22,525	0.1035976%	\$ 23
	Total	212,837,930		\$ 314,983
The Kingsway	Commercial	171,351,212	0.2002066%	\$ 343,056
	- Vacant Land	1,914,103	0.1401446%	\$ 2,683
	Total	173,265,315		\$ 345,739
The Waterfront	Commercial	2,146,866,778	0.0575872%	\$ 1,236,319
	- Vacant Land	1,000	0.0403110%	\$ 1
	Total	2,146,867,778		\$ 1,236,320



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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Toronto Entertainment District	Commercial	7,841,805,058	0.0382864%	\$ 3,002,342
	- Excess Land	42,868,500	0.0268005%	\$ 11,489
	- Vacant Land	72,945,384	0.0268005%	\$ 19,550
	- Co-location	15,013,935	0.0191432%	\$ 2,874
	Industrial	39,313,955	0.0382864%	\$ 15,052
	- Vacant Land	2,184,750	0.0248862%	\$ 544
	Total	8,014,131,582		\$ 3,051,851
Trinity Bellwoods	Commercial	92,671,629	0.0605957%	\$ 56,155
	Total	92,671,629		\$ 56,155
Upper Village	Commercial	126,749,484	0.0775134%	\$ 98,248
	- Vacant Land	7,927,000	0.0542594%	\$ 4,301
	Total	134,676,484		\$ 102,549
Uptown Yonge	Commercial	599,159,201	0.0418272%	\$ 250,611
	Industrial	960,000	0.0418272%	\$ 402
	Total	600,119,201		\$ 251,013
Village of Islington	Commercial	98,790,633	0.1503715%	\$ 148,553
	Total	98,790,633		\$ 148,553
West Queen West	Commercial	423,140,098	0.0786217%	\$ 332,680
	Total	423,140,098		\$ 332,680
Weston Village	Commercial	114,241,096	0.1211796%	\$ 138,437
	- Vacant Land	148,625	0.0848257%	\$ 126
	Total	114,389,721		\$ 138,563
Wexford Heights	Commercial	184,096,626	0.1227012%	\$ 225,889
	- Vacant Land	1,122,000	0.0858908%	\$ 964
	Industrial	3,436,375	0.1227012%	\$ 4,216
	Total	188,655,001		\$ 231,069
Wilson Village	Commercial	301,937,289	0.0710488%	\$ 214,523
	- Vacant Land	868,000	0.0497342%	\$ 432
	Industrial	53,669,064	0.0710488%	\$ 38,131
	- Vacant Land	51,823,850	0.0461817%	\$ 23,933
	Total	408,298,203		\$ 277,019

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Column 1 (Business Improvement Area)	Column 2 (Prescribed Business Class/Subclass)	Column 3 (Rateable Assessment in Prescribed Business Class/Subclass)	Column 4 (Special Charge Rate)	Column 5 (Total Special Charge)
Wychwood Heights	Commercial	121,808,000	0.0494582%	\$ 60,244
	Total	121,808,000		\$ 60,244
Yonge and St. Clair	Commercial	1,112,531,642	0.0465800%	\$ 518,217
	- Vacant Land	2,712,880	0.0326060%	\$ 885
	Total	1,115,244,522		\$ 519,102
Yonge-Lawrence Village	Commercial	410,897,990	0.0506948%	\$ 208,304
	Total	410,897,990		\$ 208,304
York-Eglinton	Commercial	85,383,486	0.2281696%	\$ 194,820
	- Vacant Land	20,250	0.1597187%	\$ 32
	Industrial	494,575	0.2281696%	\$ 1,128
	Total	85,898,311		\$ 195,980

2. Sections 8, 9, 10 and 11 respectively of By-law 394-2019 apply to the special charges levied by section.

Enacted and passed on April 17, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)