

CITY OF TORONTO

Bill 825

BY-LAW - 2024

Creative Co-location Facilities subclass for the Commercial and the Industrial property tax classes for 2024.

Whereas the City has opted to have the optional creative co-location facilities subclasses apply within the City for the commercial and industrial property tax classes; and

Whereas City Council delegated authority to the General Manager Economic Development and Culture to evaluate and approve applicant properties for eligibility in the subclasses; and

Whereas City Council must enact a by-law defining the subclasses by identifying the properties that have successfully met the eligibility criteria for inclusion in the subclass; and

Whereas the City Solicitor has been delegated authority to submit bills to City Council to give effect to the General Manager's determination;

The Council of the City of Toronto enacts:

1. For all or part of the 2024 taxation year, as noted below and in the Attachments to this By-law, the creative colocation subclass for the commercial and industrial property classes consists of the following properties:
 - (1) Under the Tenant-based Model:
 - (a) 148,384 sq. ft. of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (b) 13,117 sq. ft. of space at 601 Christie Street, as further described in Attachment 2 to this By-law;
 - (c) 31,785 sq. ft. of space at 585 Dundas Street East, as further described in Attachment 3 to this By-law; and
 - (2) Under the Membership-based Model:
 - (a) 6,373 sq. ft. of space at 130 Queen Quay East (5th Floor), as further described in Attachment 4 of this Bylaw;

- (b) 6,441 sq. ft. at 1137 Dupont Street, as further described in Attachment 5 of this Bylaw;
 - (c) 10,800 sq. ft. at 468 Queen Street West, as further described in Attachment 6 of this Bylaw;
 - (d) 6,342 sq. ft. at 429 Queen Street East, as further described in Attachment 7 of this Bylaw, eligible as of March 14 2024;
 - (e) 5,180 sq. ft. at 1100 Bathurst Street, as further described in Attachment 8 of this Bylaw; and
 - (f) 9,656 sq. ft. 1 St. Clair Avenue West, as further described in Attachment 9 of this Bylaw.
- (3) Under the Live Music Venue Model:
- (a) 8,214 sq. ft. at 3030 Dundas Street West, as further described as Assessment Roll Number 1904-01-4-090-06500-0000-04;
 - (b) 5,030 sq. ft. at 250 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-500-01500-0000-00;
 - (c) 2,896 sq. ft. at 1032 Queen Street West, as further described as Assessment Roll Number 1904-04-2-230-06400-0000-01;
 - (d) 6,000 sq. ft. at 722 College Street, as further described as Assessment Roll Number 1904-04-4-130-04500-0000-05;
 - € 5,000 sq. ft. at 54 The Esplanade, as further described as Assessment Roll Number 1904-06-4-190-02300-0000-01;
 - (f) 3,800 sq. ft. at 154 Danforth Avenue, as further described as Assessment Roll Number 1904-07-5-370-01300-0000-03;
 - (g) 2,111 sq. ft. at 542 Queen Street West, as further described as Assessment Roll Number 1904-06-5-300-03400-0000-01;
 - (h) 1,155 sq. ft. at 254 Lansdowne Avenue, as further described as Assessment Roll Number 1904-02-4-320-01401-0000-01;
 - (i) 1,100 sq. ft. at 1184 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-130-08200-0000-00;
 - (j) 2,420 sq. ft. at 408 Queen Street West, as further described as Assessment

- Roll Number 1904-06-5-260-03100-0000-00;
- (k) 3,420 sq. ft. at 67 Front Street East, as further described as Assessment
Roll Number 1904-06-4-170-00200-0000-05;
- (l) 8,100 sq. ft. at 794 Bathurst Street, as further described as Assessment
Roll Number 1904-05-1-080-02100-0000-06;
- (m) 2,788 sq. ft. at 249 Ossington Avenue, as further described as Assessment
Roll Number 1904-04-3-230-00100-0000-04;
- (n) 2,160 sq. ft. at 141 Danforth Avenue, as further described in Assessment
Roll Number 1904-07-5-300-02000-0000-03;
- (o) 6,450 sq. ft. at 1150 Queen Street West, as further described as
Assessment Roll Number 1904-04-2-270-09300-0000-03;
- (p) 2,387 sq. ft. at 458 Queen Street West, as further described as Assessment
Roll Number 1904-06-5-260-06850-0000-04;
- (q) 2,204 sq. ft at 1980 Avenue Road, as further described as Assessment Roll
Number 1908-06-2-440-01900-0000-05;
- (r) 2,500 sq. ft. at 1238 Bloor Street West, as further described as Assessment
Roll Number 1904-03-1-140-14100-0000-00;
- (s) 1,935 sq. ft. at 831 Dundas Street West, as further described as
Assessment Roll Number 1904-04-2-020-06000-0000-03;
- (t) 13,106 sq. ft. at 462 - 464 Spadina Ave, as further described as
Assessment Roll Number 1904-06-5-740-03800-0000-02;
- (u) 500 sq. ft. at 320 College Street, as further described as Assessment Roll
Number 1904-06-7-110-19700-0000-02;
- (v) 4,443 sq. ft. at 1197 Dundas Street West, as further described as
Assessment Roll Number 1904-04-2-450-02000-0000-00;
- (w) 5,773 sq. ft. at 377 Spadina Avenue, as further described as Assessment
Roll Number 1904-06-5-760-01600-0000-02;
- (x) 1,240 sq. ft. at 159 Augusta Avenue, as further described as Assessment
Roll Number 1904-06-5-500-01010-0000-02;
- (y) 2,828 sq. ft. at 2050 Danforth Avenue, as further described as Assessment
Roll Number 1904-09-4-510-01300-0000-04;

- (z) 5,386 sq. ft. at 370 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-03050-0000-02;
- (aa) 3,950 sq. ft. at 818 College Street, as further described as Assessment Roll Number 1904-04-4-170-09800-0000-02;
- (bb) 5,306 sq. ft. at 251 Victoria Street, as further described as Assessment Roll Number 1904-06-6-240-00900-0000-04;
- (cc) 9,231 sq. ft. at 529 Bloor Street West, as further described as Assessment Roll Number 1904-06-7-360-01700-0000-00;
- (dd) 5,452 sq. ft. at 1298 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-340-02900-0000-03;
- (ee) 1,587 sq. ft. at 396 Roncesvalles Ave, as further described as Assessment Roll Number 1904-02-2-390-01800-0000-02;
- (ff) 2,726 sq. ft. at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (gg) 7,265 sq. ft. at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (hh) 900 sq. ft. at 14 Madison Avenue, as further described as Assessment Roll Number 1904-05-2-140-02900-0000-00;
- (ii) 2,508 sq. ft. at 75 Portland Street, Unit 112, as further described as Assessment Roll Number 1904-06-2-210-06912-0000-00;
- (jj) 1,912 sq. ft. at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;
- (kk) 8,489 sq. ft. at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (ll) 2,136 sq. ft. at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;
- (mm) 1,300 sq. ft. at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;
- (nn) 810 sq. ft. at 962 Danforth Ave, as further described as Assessment Roll Number 1904-08-5-370-03700-0000-00;
- (oo) 1,037 sq. ft. at 966 Danforth Ave, as further described as Assessment Roll

- Number 1904-08-5-370-03600-0000-04;
- (pp) 2,112 sq. ft. at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;
- (qq) 6,568 sq. ft. at 14 Duncan Street, as further described as Assessment Roll Number 1904-06-2-280-00700-0000;
- (rr) 17,481 sq. ft. at 410 Sherbourne Street, as further described as Assessment Roll Number 1904-06-8-010-05000-0000-04;
- (ss) 2,920 sq. ft. at 937 Bloor Street West, as further described as Assessment Roll Number 1904-04-4-350-03000-0000-00;
- (tt) 3,300 sq. ft. at 1078 Queen Street West, as further described as Assessment Roll Number 1904-04-2-240-06100-0000-04;
- (uu) 33,588 sq. ft. at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-04-1-040-00110-0000-02;
- (vv) 2,070 sq. ft. at 647 College Street, as further described as Assessment Roll Number 1904-04-3-130-07600-0000-04;
- (ww) 1,504 sq. ft. at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-390-01000-0000-03;
- (xx) 3,000 sq. ft. at 44 Wellington Street East, as further described as Assessment Roll Number 1904-06-4-260-01300-0000-06
- (yy) 7,808 sq. ft. at 783 College Street, as further described as Assessment Roll Number 1904-04-3-180-04800-0000-01;
- (zz) 6,963 sq. ft. at 194 Queen Street West, as further described as Assessment Roll Number 1904-06-5-020-00700-0000-04;
- (aaa) 2,864 sq. ft. at 332 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-01900-0000-05;
- (bbb) 4,400 sq. ft. at 758 Mount Pleasant Road, as further described as Assessment Roll Number 1904-10-3-680-01000-0000-02;
- (ccc) 3,337 sq. ft. at 3653 Lakeshore Boulevard West, as further described as Assessment Roll Number 1919-05-3-310-00600-0000-02;
- (ddd) 4,828 sq. ft. at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-710-02000-0000-03;

- (eee) 1,184 sq. ft. at 1704 Queen Street West, as further described as
Assessment Roll Number 1904-02-3-230-03700-0000-03
- (fff) 16,000 sq. ft. at 473 Adelaide Street West, as further described as
Assessment Roll Number 1904-06-2-360-02700-0000-01;
- (ggg) 3,993 sq. ft. at 508 Queen Street West, as further described as Assessment
Roll Number 1904-06-5-290-03100-0000-01;
- (hhh) 3,333 sq. ft. at 1096 Queen Street West, as further described as
Assessment Roll Number 1904-04-2-260-09020-0000-05; and
- (iii) 5,772 sq. ft. at 667 King Street West, as further described as Assessment
Roll Number 1904-06-2-180-00700-0000-05

Enacted and passed on July, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Insert Attachments

Attachment 1

| Municipal Address | Assessment Roll Number | Units | Eligible Leased Space (sq. ft.) | Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--------------|--|-------------------------------|---------------------------------|
| 401 Richmond Street West | 1904-06-2-460-00700-0000-05 | B001 / B003 | 2,888 | - | - |
| | | B020 | 887 | - | - |
| | | B099 | - | - | 400 |
| | | B101 | - | - | 570 |
| | | B103 | 460 | - | - |
| | | B104 | 2,338 | - | - |
| | | B106 | 877 | - | - |
| | | B106A | - | - | 922 |
| | | B107 | 177 | - | - |
| | | B108 | 2,028 | - | - |
| | | B110 | - | - | 3,171 |
| | | B112 | 757 | - | - |
| | | B120 | 2,673 | - | - |
| | | S01 | 80 | - | - |
| | | S02 | 88 | - | - |
| | | S05 | 176 | - | - |
| | | S06 | 182 | - | - |
| | | S07 | 176 | - | - |
| | | S08 | 208 | - | - |
| | | S09 | 178 | - | - |
| | | S10 | 88 | - | - |
| | | S12 | 358 | - | - |
| | | S15 | 198 | - | - |

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|--|-----|-------|---|-------|
| | S17 | 539 | - | - |
| | S19 | 110 | - | - |
| | S20 | 88 | - | - |
| | S24 | 119 | - | - |
| | S25 | 120 | - | - |
| | S27 | 281 | - | - |
| | S28 | 262 | - | - |
| | S29 | 460 | - | - |
| | S30 | 569 | - | - |
| | 104 | 7,440 | - | - |
| | 109 | 1,210 | - | - |
| | 110 | 2,387 | - | - |
| | 111 | - | - | 3,775 |
| | 115 | 1,100 | - | - |
| | 120 | 2,084 | - | - |
| | 121 | 1,860 | - | - |
| | 122 | 1,036 | - | - |
| | 124 | 2,528 | - | - |
| | 128 | 3,896 | - | - |
| | 129 | - | - | 190 |
| | 133 | 1,128 | - | - |
| | 140 | 2,385 | - | - |
| | 206 | 1,166 | - | - |
| | 209 | 686 | - | - |
| | 210 | 517 | - | - |
| | 216 | 524 | - | - |
| | 218 | 469 | - | - |
| | 219 | 1,351 | - | - |
| | 220 | 422 | - | - |
| | 224 | 477 | - | - |

| | | | | | |
|--|--|------|-------|-----|-------|
| | | 230 | 1,499 | - | - |
| | | 235 | 715 | - | - |
| | | 242 | 541 | - | - |
| | | 244 | 240 | - | - |
| | | 250 | 574 | - | - |
| | | 252 | 306 | - | - |
| | | 253 | 832 | - | - |
| | | 254 | 261 | - | - |
| | | 255 | 475 | - | - |
| | | 256 | 958 | - | - |
| | | 257 | 982 | - | - |
| | | 262 | 976 | - | - |
| | | 263A | 181 | - | - |
| | | 263B | - | - | 1,184 |
| | | 264 | 400 | - | - |
| | | 276 | 159 | - | - |
| | | 277 | 756 | - | - |
| | | 278 | 495 | - | - |
| | | 281 | 1,237 | - | - |
| | | 282 | 500 | - | - |
| | | 301 | 214 | - | - |
| | | 303 | - | 611 | - |
| | | 309 | 649 | - | - |
| | | 345 | 532 | - | - |
| | | 348 | 399 | - | - |
| | | 350 | 4,222 | - | - |
| | | 352 | - | - | 1,210 |
| | | 353 | 598 | - | - |
| | | 355 | 602 | - | - |
| | | 356 | 561 | - | - |

| | | | | | |
|--|--|-----|-------|---|-----|
| | | 357 | 361 | - | - |
| | | 358 | 544 | - | - |
| | | 359 | 399 | - | - |
| | | 361 | 200 | - | - |
| | | 362 | 479 | - | - |
| | | 363 | 469 | - | - |
| | | 366 | 484 | - | - |
| | | 368 | - | - | 623 |
| | | 369 | 1,342 | - | - |
| | | 370 | 444 | - | - |
| | | 372 | 725 | - | - |
| | | 376 | 3,229 | - | - |
| | | 378 | 1,998 | - | - |
| | | 380 | 1,150 | - | - |
| | | 381 | 250 | - | - |
| | | 382 | 150 | - | - |
| | | 383 | 279 | - | - |
| | | 387 | 444 | - | - |
| | | 389 | 692 | - | - |
| | | 391 | 479 | - | - |
| | | 393 | 643 | - | - |
| | | 394 | 475 | - | - |
| | | 395 | 470 | - | - |
| | | 397 | 1,266 | - | - |
| | | 406 | 242 | - | - |
| | | 410 | 1,049 | - | - |
| | | 413 | 606 | - | - |
| | | 417 | 683 | - | - |
| | | 420 | 1,171 | - | - |
| | | 423 | 454 | - | - |

| | | | | | |
|--|--|--------------------|------------------------|------------------------|------------------------|
| | | 427 | 198 | - | - |
| | | 433 | 1,021 | - | - |
| | | 434 | 457 | - | - |
| | | 450 | 7,946 | - | - |
| | | Woodshop | - | 719 | - |
| | | Building Service | - | 13,193 | - |
| | | Area | - | | |
| | | Floor service | - | 37,635 | - |
| | | amenity | - | | |
| | | Office Storage | - | - | 309 |
| | | Urbanspace Gallery | - | - | 1,430 |
| | | | | | |
| | | | Eligible leased | Eligible common | Eligible owner- |
| | | | space: | space: | occupied space: |
| | | | 100,694 | 33,906 | 13,784 |

Total Eligible Square Footage – 148,384 sq. ft.

Attachment 2

| Municipal Address | Assessment Roll Number | Units | Eligible Leased Space (sq. ft.) | Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--------------|--|-------------------------------|---------------------------------|
| 601 Christie Street | 1904-05-3-530-00750-0000-04 | 150 | 250 | - | - |
| | | 151 | 250 | - | - |
| | | 152 | 250 | - | - |
| | | 153 | - | - | 250 |
| | | 154 | 250 | - | - |
| | | 155 | 250 | - | - |
| | | 156 | 250 | - | - |
| | | 157 | 250 | - | - |
| | | 158 | 250 | - | - |
| | | 159 | 206 | - | - |
| | | 160 | 316 | - | - |
| | | 161 | 316 | - | - |
| | | 162 | 316 | - | - |
| | | 163 | 316 | - | - |
| | | 164 | 316 | - | - |
| | | 171 | - | - | 766 |
| | | 172 | - | - | 321 |
| | | 173 | 321 | - | - |
| | | 174 | 545 | - | - |
| | | 175 | 174 | - | - |
| | | 176 | 2,064 | - | - |
| | | 177 | 858 | - | - |
| | | 250 | 678 | - | - |
| | | 251 | 661 | - | - |
| | | 252 | 661 | - | - |

| | | | | | |
|--|--|-----|--|---|--|
| | | 253 | 661 | - | - |
| | | 254 | 277 | - | - |
| | | 255 | 268 | - | - |
| | | | Eligible leased space: 10,954 | Eligible common space: 826 | Eligible owner- occupied space: 1,337 |

Total Eligible Square Footage – 13,117 sq. ft.

Attachment 3

| Municipal Address | Assessment Roll Number | Units | Eligible Leased Space (sq. ft.) | Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|---------------------------|-------------------------------|--------------------------------|--|-----------------------------------|-------------------------------------|
| 585 Dundas Street East | 1904-07-2-190-00261-0000-01 | 120 | 3,490 | - | - |
| | | 130 | 4,694 | - | - |
| | | 210 | 1,783 | - | - |
| | | 220 | 3,053 | - | - |
| | | 240 | 1,700 | - | - |
| | | 250 | 1,400 | - | - |
| | | 260 | 782 | - | - |
| | | 300-2 | 560 | - | - |
| | | 300-3 | 560 | - | - |
| | | 300-5 | - | - | 747 |
| | | 300-6 | 492 | - | - |
| | | 300-7 | 567 | - | - |
| | | 300-8 | 890 | - | - |
| | | 300-12 | 478 | - | - |
| | | 300-14 | 474 | - | - |
| | | 300-15 | 474 | - | - |
| | | 300-16 | 345 | - | - |
| | | Common Space - 1st Floor | | 5,028 | |
| | | Common Space - 2nd Floor | | 4,309 | |

| | | | | | |
|--|--|---|--|---|--|
| | | Common Space - 3rd Floor Owner Occupied space - 3rd floor | | 770 | |
| | | | Eligible leased space: 21,742 | Eligible common space: 7,878 | Eligible owner- occupied space: 2,165 |

Total Eligible Square Footage – 31,785 sq. ft.

Attachment 4

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|----------------------------------|--|---|---|
| 130 Queens Quay East (5th Floor) | 1904-06-4-050-00323-0000-00 TSCP 2674 LEVEL 5 Unit 2 130 Queens Quay E 503 1904-06-4-050-00324-0000-05 TSCP 2674 LEVEL 5 Unit 3 130 Queens Quay E 505 1904-06-4-050-00325-0000-03 TSCP 2674 LEVEL 5 Unit 4 130 Queens Quay E 507 1904-06-4-050-00326-0000-01 TSCP 2674 LEVEL 5 Unit 5 130 Queens Quay E 509 1904-06-4-050-00327-0000-06 TSCP 2674 LEVEL 5 Unit 6 130 Queens Quay E 511 1904-06-4-050-00328-0000-04 TSCP 2674 LEVEL 5 Unit 7 130 Queens Quay E 513 1904-06-4-050-00329-0000-02 TSCP 2674 LEVEL 5 Unit 8 130 Queens Quay E 515 | <div>6,373</div> <div>Eligible work and common space: 6,373</div> | <div></div> <div>Eligible owner-occupied space: nil</div> |

Total Eligible Square Footage – 6,373 sq. ft.

Attachment 5

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|---|--|
| 1137 Dupont Street | 1904-03-1-480-04300-0000-02 | 6,441 Eligible work and common space: 6,441 | Eligible owner- occupied space: nil |

Total Eligible Square Footage – 6,441 sq. ft.

Attachment 6

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--|--|
| 468 Queen Street West | 1904-06-5-280-01600-0000-00 | 9,800 | 1,000 |
| | | Eligible work and common space: 9,800 | Eligible owner- occupied space: 1,000 |

Total Eligible Square Footage – 10,800 sq. ft.

Appendix 7

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--|--|
| 429 Queen Street East | 1904-07-1590-01500-0000-02 | 6,324 | - |
| | | Eligible work and common space: 6,324 | Eligible owner- occupied space: - |

Total Eligible Square Footage – 6,342 sq. ft.

Appendix 8

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--|--|
| 1100 Bathurst Street | 1904-05-1-480-0330-0000-04 | 5,038 | 142 |
| | | Eligible work and common space: 5,038 | Eligible owner- occupied space: 142 |

Total Eligible Square Footage – 5,180 sq. ft.

Appendix 9

| Municipal Address | Assessment Roll Number | Work and Common Space (sq. ft.) | Owner Occupied (sq. ft.) |
|--------------------------|-------------------------------|--|--|
| 1 St. Clair Avenue West | 1904-05-4-090-02800 | 9,656 | - |
| | | Eligible work and common space: 9,656 | Eligible owner- occupied space: - |

Total Eligible Square Footage – 9,656 sq. ft.