

## **CITY OF TORONTO**

### **Bill 709**

### **BY-LAW -2025**

#### **Creative Co-location Facilities subclass for the Commercial and the Industrial property tax classes for 2025.**

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 2025 taxation year, as noted below and in the Attachments to this By-law, the creative co-location subclass for the commercial and industrial property classes consists of the following properties:
  - (1) Under the Tenant-based Model:
    - (a) 143,018 sq. ft. of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
    - (b) 14,649 sq. ft. of space at 601 Christie Street, as further described in Attachment 2 to this By-law;
    - (c) 33,096 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 (5<sup>th</sup> Floor), as further described in Attachment 4 of this Bylaw;
    - (a) 6,441 sq. ft. at 1137 Dupont Street, as further described in Attachment 5 of this Bylaw;

- (b) 10,800 sq. ft. at 468 Queen Street West, as further described in Attachment 6 of this Bylaw;
  - (c) 6,288 sq. ft. at 429 Queen Street East, as further described in Attachment 7 of this Bylaw;;
  - (d) 5,180 sq. ft. at 1100 Bathurst Street, as further described in Attachment 8 of this Bylaw; and
- (3) Under the Live Music Venue Model:
- (a) 5,030 sq. ft. at 250 Adelaide Street West, as further described as Assessment Roll Number 1904-062-500-01500-0000-00;
  - (b) 2,896 sq. ft. at 1032 Queen Street West, as further described as Assessment Roll Number 1904-042-230-06400-0000-01;
  - (c) 6,000 sq. ft. at 722 College Street, as further described as Assessment Roll Number 1904-044-130-04500-0000-05;
  - (d) 5,000 sq. ft. at 54 The Esplanade, as further described as Assessment Roll Number 1904-064-190-02300-0000-01;
  - (e) 3,489 sq. ft. at 1608 Dundas Street West, as further described as Assessment Roll Number 1904-024-260-04100-0000-05;
  - (f) 1,600 sq. ft. at 1265 Dundas Street West, as further described as Assessment Roll Number 1904-042-460-03500-0000-01;
  - (g) 3,800 sq. ft. at 154 Danforth Avenue, as further described as Assessment Roll Number 1904-075-370-01300-0000-03;
  - (h) 2,111 sq. ft. at 542 Queen Street West, as further described as Assessment Roll Number 1904-065-300-03400-0000-01;
  - (i) 1,155 sq. ft. at 254 Lansdowne Avenue, as further described as Assessment Roll Number 1904-024-320-01401-0000-01;
  - (j) 1,100 sq. ft. at 1184 Bloor Street West, as further described as Assessment Roll Number 1904-031-130-08200-0000-00;
  - (k) 2,420 sq. ft. at 408 Queen Street West, as further described as Assessment Roll Number 1904-065-260-03100-0000-00;
  - (l) 8,100 sq. ft. at 794 Bathurst Street, as further described as Assessment Roll Number 1904-051-080-02100-0000-06;

- (m) 5,906 sq. ft. at 1371 Queen Street West, as further described as Assessment Roll Number 1904-021-280-01900-0000-03;
- (n) 2,160 sq. ft. at 141 Danforth Avenue, as further described in Assessment Roll Number 1904-075-300-02000-0000-03;
- (o) 6,450 sq. ft. at 1150 Queen Street West, as further described as Assessment Roll Number 1904-042-270-09300-0000-03;
- (p) 2,387 sq. ft. at 458 Queen Street West, as further described as Assessment Roll Number 1904-065-260-06850-0000-04;
- (q) 2,204 sq. ft at 1980 Avenue Road, as further described as Assessment Roll Number 1908-062-440-01900-0000-05;
- (r) 2,500 sq. ft. at 1238 Bloor Street West, as further described as Assessment Roll Number 1904-031-140-14100-0000-00;
- (s) 13,106 sq. ft. at 462 - 464 Spadina Ave, as further described as Assessment Roll Number 1904-065-740-03800-0000-02;
- (t) 500 sq. ft. at 320 College Street, as further described as Assessment Roll Number 1904-067-110-19700-0000-02;
- (u) 8,710 sq. ft. at 570 Queen Street West, as further described as Assessment Roll Number 1904-065-300-04400-0000-03;
- (v) 4,443 sq. ft. at 1197 Dundas Street West, as further described as Assessment Roll Number 1904-042-450-02000-0000-00;
- (w) 5,773 sq. ft. at 377 Spadina Avenue, as further described as Assessment Roll Number 1904-065-760-01600-0000-02;
- (x) 5,000 sq. ft. at 1277 Queen Street West, as further described as Assessment Roll Number 1904-021-310-01400-0000-03;
- (y) 1,240 sq. ft. at 159 Augusta Avenue, as further described as Assessment Roll Number 1904-065-500-01010-0000=02;
- (z) 2,828 sq. ft. at 2050 Danforth Avenue, as further described as Assessment Roll Number 1904-094-510-01300-0000-04;
- (aa) 2,450 sq. ft. at 142 Cumberland Street, as further described as Assessment Roll Number 1904-052-060-05000-0000-02;
- (bb) 5,356 sq. ft. at 370 Queen Street West, as further described as Assessment Roll Number 1904-065-160-03050-0000-02;

- (cc) 3,950 sq. ft. at 818 College Street, as further described as Assessment Roll Number 1904-044-170-09800-0000-02;
- (dd) 5,306 sq. ft. at 251 Victoria Street, as further described as Assessment Roll Number 1904-066-240-00900-0000-04;
- (ee) 3,200 sq. ft. at 1203 Dundas Street West, as further described as Assessment Roll Number 1904-042-450-01800-0000-01;
- (ff) 9,231 sq. ft. at 529 Bloor Street West, as further described as Assessment Roll Number 1904-067-360-01700-0000-00;
- (gg) 5,452 sq. ft. at 1298 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-340-02900-0000-03;
- (hh) 1,587 sq. ft. at 396 Roncesvalles Ave, as further described as Assessment Roll Number 1904-02-2-390-01800-0000-02;
- (ii) 2,726 sq. ft. at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (jj) 7,265 sq. ft. at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (kk) 900 sq. ft. at 14 Madison Avenue, as further described as Assessment Roll Number 1904-05-2-140-02900-0000-00;
- (ll) 2,508 sq. ft. at 75 Portland Street, Unit 112, as further described as Assessment Roll Number 1904-06-2-210-06912-0000-00;
- (mm) 2,504 sq. ft. at 431 King Street West, as further described as Assessment Roll Number 1904-062-210-04000-0000-00;
- (nn) 1,912 sq. ft. at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;
- (oo) 8,489 sq. ft. at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (pp) 2,136 sq. ft. at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;
- (qq) 4,100 sq. ft. at 2882 Dundas Street West, as further described as Assessment Roll Number 1904-014-080-00600-0000-04;
- (rr) 1,300 sq. ft. at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;

- (ss) 810 sq. ft. at 962 Danforth Ave, as further described as Assessment Roll Number 1904-08-5-370-03700-0000-00;
- (tt) 1,037 sq. ft. at 966 Danforth Ave, as further described as Assessment Roll Number 1904-08-5-370-03600-0000-04;
- (uu) 2,112 sq. ft. at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;
- (vv) 6,973 sq. ft. at 461 King Street West, as further described as Assessment Roll Number 1904-062-210-03602-0000-05;
- (ww) 600 sq. ft. at 539 Bloor Street West, as further described as Assessment Roll Number 1904-067-350-01600-0000-06;
- (xx) 6,568 sq. ft. at 14 Duncan Street, as further described as Assessment Roll Number 1904-062-280-00700-0000;
- (yy) 4,800 sq. ft. at 22 Cumberland Street, as further described as Assessment Roll Number 1904-052-020-02600-0000-01;
- (zz) 2,920 sq. ft. at 937 Bloor Street West, as further described as Assessment Roll Number 1904-044-350-03000-0000-00;
- (aaa) 3,300 sq. ft. at 1078 Queen Street West, as further described as Assessment Roll Number 1904-042-240-06100-0000-04;
- (bbb) 33,588 sq. ft. at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-041-040-00110-0000-02;
- (ccc) 2,070 sq. ft. at 647 College Street, as further described as Assessment Roll Number 1904-043-130-07600-0000-04;
- (ddd) 1,504 sq. ft. at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-042-390-01000-0000-03;
- (eee) 3,000 sq. ft. at 44 Wellington Street East, as further described as Assessment Roll Number 1904-064-260-01300-0000-06
- (fff) 7,808 sq. ft. at 783 College Street, as further described as Assessment Roll Number 1904-043-180-04800-0000-01;
- (ggg) 6,963 sq. ft. at 194 Queen Street West, as further described as Assessment Roll Number 1904-065-020-00700-0000-04;
- (hhh) 2,864 sq. ft. at 332 Queen Street West, as further described as Assessment Roll Number 1904-065-160-01900-0000-05;

- (iii) 885 sq. ft at 1376 Danforth Ave, as further described as Assessment Roll Number 1904-085-330-04500-0000-04;
- (jjj) 2,594 sq. ft. at 1369 Queen Street West, as further described as Assessment Roll Number 1904-021-280-02000-0000-03;
- (kkk) 911 sq. ft. at 180 Shaw Street, Unit 101, as further described as Assessment Roll Number 1904-042-170-01508-0000-04;
- (lll) 4,400 sq. ft. at 758 Mount Pleasant Road, as further described as Assessment Roll Number 1904-103-680-01000-0000-02;
- (mmm) 3,605 sq. ft. at 1756 Dundas Street West, as further described as Assessment Roll Number 1904-024-310-00600-0000-02;
- (nnn) 3,337 sq. ft. at 3653 Lakeshore Boulevard West, as further described as Assessment Roll Number 1919-053-310-00600-0000-02;
- (ooo) 4,828 sq. ft. at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-065-710-02000-0000-03;
- (ppp) 16,000 sq. ft. at 473 Adelaide Street West, as further described as Assessment Roll Number 1904-062-360-02700-0000-01;
- (qqq) 3,993 sq. ft. at 508 Queen Street West, as further described as Assessment Roll Number 1904-065-290-03100-0000-01;
- (rrr) 6,666 sq. ft. at 1096 Queen Street West, as further described as Assessment Roll Number 1904-042-260-09020-0000-05; and
- (sss) 5,772 sq. ft. at 667 King Street West, as further described as Assessment Roll Number 1904-062-180-00700-0000-05

Enacted and passed on July ,2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Attachment 1**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
401 Richmond Street West	1904-06-2-460-00700-0000-05	B001 / B003	2,888	-	-
		B020	887	-	-
		B099	-	-	400
		B101	-	-	570
		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	-	-
		S17	539	-	-
		S19	110	-	-
		S20	88	-	-
		S24	119	-	-
		S25	120	-	-
		S27	281	-	-
		S28	262	-	-
		S29	460	-	-
		104	7,440	-	-
		109	1,210	-	-
		110	2,387	-	-

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
		115	1,100	-	-
		120	2,084	-	-
		121	1,860	-	-
		122	1,036	-	-
		124	2,528	-	-
		128	3,896	-	-
		129	-	-	190
		133	1,305	-	-
		140	2,385	-	-
		205	896	-	-
		206	1,166	-	-
		209	686	-	-
		210	517	-	-
		215	697		
		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	479	-	-
		258	479	-	-
		257	982	-	-
		262	976	-	
		263B	181	-	-
		263	-	-	1,184
		264	400	-	-
		276	159	-	-
		277	756	-	-
		278	495	-	-
		281	1,237	-	-
		282	500	-	-



<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
		301	214	-	-
		303	-	611	-
		306	1,032	-	-
		309	649	-	-
		348	399	-	-
		352	-	-	1,210
		353	598	-	-
		354	532	-	-
		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	-	-
		403	1762	-	-
		406	242	-	-
		410	524	-	-
		412	525	-	-

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<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
		413	606	-	-
		417	683	-	-
		420	1,171	-	-
		423	454	-	-
		427	198	-	-
		433	1,021	-	-
		434	457	-	-
		450	7,946	-	-
		Carriage House	1,357	-	-
		Office	-	-	3,775
		Woodshop	-	719	-
		Building	-	13,193	-
		Service Area	-	37,635	-
		Floor service amenity	-	-	309
		Office	-	-	1,430
		Storage	-	-	-
		Urbanspace	-	-	-
		Gallery	-	-	-
			<b>Eligible leased space:</b>	<b>Eligible common space:</b>	<b>Eligible owner-occupied space:</b>
			<b>97,188</b>	<b>32,046</b>	<b>13,784</b>

**Total Eligible Square Footage – 143,018 sq. ft.**

**Attachment 2**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
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	-	-
		170	1,446	-	-
		171	-	-	766
		172	-	-	321
		173	321	-	-
		174	545	-	-
		175	174	-	-
		176	2,064	-	-
		177	858	-	-
		251	661	-	-
		252	661	-	-
		253	661	-	-
		254	277	-	-
		255	268	-	-
		Common Area	-	1,424	-
		Barn 2 and Barn 3	-	-	9,623
			<b>Eligible leased space:</b>	<b>Eligible common space:</b>	<b>Eligible owner-occupied space:</b>

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
			<b>11,721</b>	<b>1,039</b>	<b>1,889</b>

**Total Eligible Square Footage – 14,649 sq. ft.**

**Attachment 3**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
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	527	-	-
		300-3	527	-	-
		300-5	-	-	703
		300-6	463	-	-
		300-7	534	-	-
		300-8	838	-	-
		300-12	450	-	-
		300-14	446	-	-
		300-15	446	-	-
		300-16	325	-	-
		Common Space - 1st Floor	-	5,028	-
		Common Space - 2nd Floor	-	4,309	-
		Common Space - 3rd Floor	-	770	-
		Owner Occupied space - 3rd floor	-	-	1,418
		Ada Slaight Hall	-	-	17,082
			<b>Eligible leased space:</b>	<b>Eligible common space:</b>	<b>Eligible owner-occupied space:</b>
			<b>22,080</b>	<b>8,260</b>	<b>2,756</b>

**Total Eligible Square Footage – 33,096 sq. ft.**



**Attachment 5**

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

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

**Attachment 6**

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

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



**Appendix 7**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Work and Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
429 Queen Street East	1904-07-1590-01500-0000-02	6,288	-
		<b>Eligible work and common space: 6,288</b>	<b>Eligible owner-occupied space: -</b>

**Total Eligible Square Footage – 6,288 sq. ft.**

**Appendix 8**

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

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