

Authority: Item CC36.5, as adopted by City of Toronto Council on February 4, 2026; and Economic and Community Development Committee Item EC27.8, as adopted by City of Toronto Council on April 22, 23 and 24 2026

**CITY OF TORONTO**

**Bill 356**

**BY-LAW -2026**

**To provide for the levy and collection of special charges for the year 2026 in respect of certain business improvement areas.**

Whereas § 19-5.1A 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 § 19-5.2 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:

1. There shall be levied and collected in 2026 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 Square	Commercial	47,954,300	0.2418546%	\$ 115,980
	- Vacant Land	1,036,000	0.1692982%	\$ 1,754
	- Small Business	33,908,100	0.2055764%	\$ 69,707
	Industrial	128,300	0.2418546%	\$ 310
	Total	83,026,700		\$ 187,751

## City of Toronto By-law -2026

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)
Baby Point Gates	Commercial	16,756,800	0.1567289%	\$ 26,263
	- Small Business	31,460,295	0.1332196%	\$ 41,911
	Total	48,217,095		\$ 68,174
Bayview Leaside	Commercial	58,029,700	0.1159110%	\$ 67,263
	- Small Business	148,748,124	0.0985244%	\$ 146,553
	Total	206,777,824		\$ 213,816
Bloor Annex	Commercial	85,576,000	0.1369404%	\$ 117,188
	- Co-location	4,728,400	0.0684702%	\$ 3,238
	- Small Business	166,104,254	0.1163993%	\$ 193,344
	Total	256,408,654		\$ 313,770
Bloor By The Park	Commercial	23,220,757	0.1080070%	\$ 25,080
	- Small Business	62,757,339	0.0918060%	\$ 57,615
	Total	85,978,096		\$ 82,695
Bloor West Village	Commercial	96,333,597	0.1322179%	\$ 127,370
	- Vacant Land	77,000	0.0925525%	\$ 71
	- Small Business	301,112,166	0.1123852%	\$ 338,406
	Total	397,522,763		\$ 465,847

## City of Toronto By-law -2026

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)
Bloorcourt Village	Commercial	19,379,900	0.1353955%	\$ 26,240
	- Vacant Land	1,283,000	0.0947769%	\$ 1,216
	- Co-location	815,100	0.0676978%	\$ 552
	- Small Business	190,095,574	0.1150862%	\$ 218,773
	Total	211,573,574		\$ 246,781
Bloordale Village	Commercial	30,216,100	0.1703800%	\$ 51,482
	- Co-location	1,042,000	0.0851900%	\$ 888
	- Small Business	86,248,811	0.1448230%	\$ 124,908
	Total	117,506,911		\$ 177,278
Bloor-Yorkville	Commercial	5,207,963,340	0.0802276%	\$ 4,178,224
	- Vacant Land	74,128,000	0.0561593%	\$ 41,630
	- Co-location	7,503,700	0.0401138%	\$ 3,010
	- Small Business	683,782,200	0.0681935%	\$ 466,295
	Total	5,973,377,240		\$ 4,689,159
Broadview Danforth	Commercial	67,187,701	0.1852609%	\$ 124,473
	- Co-location	2,146,000	0.0926305%	\$ 1,988
	- Small Business	138,183,873	0.1574718%	\$ 217,600
	Total	207,517,574		\$ 344,061
Cabbagetown	Commercial	50,521,600	0.2569714%	\$ 129,826
	- Vacant Land	784,000	0.1798800%	\$ 1,410
	- Small Business	144,922,855	0.2184257%	\$ 316,549
	Total	196,228,455		\$ 447,785

## City of Toronto By-law -2026

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)
Cedarbrae Markham Lawrence	Commercial	240,678,000	0.0596412%	\$ 143,543
	- Vacant Land	3,197,000	0.0417488%	\$ 1,335
	- Small Business	11,312,800	0.0506950%	\$ 5,735
	Total	255,187,800		\$ 150,613
Chinatown	Commercial	174,520,203	0.1224337%	\$ 213,672
	- Vacant Land	5,072,000	0.0857036%	\$ 4,347
	- Co-location	7,874,500	0.0612169%	\$ 4,821
	- Small Business	354,935,692	0.1040686%	\$ 369,376
	Industrial	5,600,800	0.1224337%	\$ 6,857
Total	548,003,195		\$ 599,073	
Church-Wellesley Village	Commercial	108,386,000	0.1847627%	\$ 200,257
	- Small Business	74,042,900	0.1570483%	\$ 116,283
	Total	182,428,900		\$ 316,540
CityPlace and Fort York	Commercial	187,394,600	0.2117755%	\$ 396,856
	- Vacant Land	323,000	0.1482429%	\$ 479
	- Small Business	27,756,600	0.1800092%	\$ 49,964
	Total	215,474,200		\$ 447,299
College Promenade	Commercial	12,124,100	0.1840824%	\$ 22,318
	- Vacant Land	2,094,000	0.1288577%	\$ 2,698

## City of Toronto By-law -2026

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)
	- Co-location	902,900	0.0920412%	\$ 831
	- Small Business	110,733,861	0.1564700%	\$ 173,266
	Total	125,854,861		\$ 199,113
College West	Commercial	8,791,800	0.0687598%	\$ 6,045
	- Co-location	38,600	0.0343799%	\$ 13
	- Small Business	31,053,564	0.0584458%	\$ 18,150
	Total	39,883,964		\$ 24,208
Corso Italia	Commercial	15,064,000	0.2103941%	\$ 31,694
	- Small Business	132,170,031	0.1788350%	\$ 236,366
	Total	147,234,031		\$ 268,060
Crossroads of the Danforth	Commercial	31,665,600	0.4125355%	\$ 130,632
	- Small Business	39,431,385	0.3506552%	\$ 138,268
	Total	71,096,985		\$ 268,900
Danforth Mosaic	Commercial	76,022,100	0.1204355%	\$ 91,558
	- Vacant Land	1,106,000	0.0843049%	\$ 932
	- Co-location	2,311,553	0.0602178%	\$ 1,392
	- Small Business	282,381,022	0.1023702%	\$ 289,074
	Industrial	1,013,000	0.1204355%	\$ 1,220
	Total	362,833,675		\$ 384,176
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	47,534,000	0.0738368%	\$ 35,098
	- Small Business	99,487,947	0.0627613%	\$ 62,439

## City of Toronto By-law -2026

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)
	Industrial	953,000	0.0738368%	\$ 704
	<u>Based on Maximum Charge</u>			
	Commercial	117,554,000		\$ 51,096
	Total	265,528,947		\$ 149,337
Dovercourt Village	Commercial	3,729,600	0.0646089%	\$ 2,410
	- Vacant Land	86,000	0.0452262%	\$ 39
	- Small Business	11,283,199	0.0549176%	\$ 6,196
	Total	15,098,799		\$ 8,645
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,820,033,461	0.0523890%	\$ 2,001,278
	- Vacant Land	1,330,000	0.0366722%	\$ 488
	- Co-location	2,814,000	0.0261945%	\$ 737
	- Small Business	264,523,100	0.0445307%	\$ 117,794
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	3,089,500,600		\$ 996,255
	- Small Business	17,470,000		\$ 15,518
	Total	7,195,671,161		\$ 3,132,070
DuKe Heights	Commercial	1,565,620,235	0.1288378%	\$ 2,017,112
	- Excess Land	37,473,751	0.0901865%	\$ 33,796
	- Vacant Land	6,728,500	0.0901865%	\$ 6,068

## City of Toronto By-law -2026

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	- Small Business	223,897,462	0.1095121%	\$ 245,195
	Industrial	642,077,877	0.1288378%	\$ 827,239
	- Vacant Land	7,055,000	0.0837446%	\$ 5,908
	Total	2,482,852,825		\$ 3,135,318
Dupont by the Castle	Commercial	127,976,000	0.0773106%	\$ 98,939
	- Vacant Land	6,697,000	0.0541174%	\$ 3,624
	- Co-location - Small Business	1,943,000	0.0386553%	\$ 751
	Industrial	67,477,200	0.0657140%	\$ 44,342
	Industrial	3,104,000	0.0773106%	\$ 2,400
	Total	207,197,200		\$ 150,056
Eglinton Hill	Commercial - Small Business	7,989,000	0.2886494%	\$ 23,060
	Business	28,419,498	0.2453520%	\$ 69,728
	Total	36,408,498		\$ 92,788
Emery Village	Commercial	1,286,260,470	0.0867501%	\$ 1,115,830
	- Excess Land	2,891,300	0.0607251%	\$ 1,756
	- Vacant Land - Small Business	2,743,000	0.0607251%	\$ 1,666
	Business	193,454,398	0.0737376%	\$ 142,649
	Industrial	1,029,547,830	0.0867501%	\$ 893,134
	- Vacant Land	10,865,300	0.0563876%	\$ 6,127
	Total	2,525,762,298		\$ 2,161,162

## City of Toronto By-law -2026

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)
Fairbank Village	Commercial	26,135,000	0.6963326%	\$ 181,987
	- Small Business	45,796,824	0.5918827%	\$ 271,063
	Total	71,931,824		\$ 453,050
Financial District	Commercial	18,631,408,241	0.0100665%	\$ 1,875,527
	- Vacant Land	95,854,000	0.0070466%	\$ 6,754
	- Small Business	236,405,300	0.0085565%	\$ 20,228
	Industrial	3,591,500	0.0100665%	\$ 362
	Total	18,967,259,041		\$ 1,902,871
Forest Hill Village	Commercial	89,843,200	0.2169083%	\$ 194,877
	- Small Business	1,073,700	0.1843721%	\$ 1,980
	Total	90,916,900		\$ 196,857
Gerrard India Bazaar	Commercial	10,752,200	0.2870394%	\$ 30,863
	- Small Business	55,232,007	0.2439835%	\$ 134,757
	Total	65,984,207		\$ 165,620
Greektown on the Danforth	Commercial	57,199,600	0.2128126%	\$ 121,728
	- Small Business	267,982,844	0.1808907%	\$ 484,756
	Total	325,182,444		\$ 606,484
Harbord Street	Commercial	525,000	0.0514805%	\$ 270
	- Small Business	49,934,866	0.0437584%	\$ 21,851
	Total	50,459,866		\$ 22,121

## City of Toronto By-law -2026

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Hillcrest Village	Commercial	9,554,000	0.4791078%	\$ 45,774
	- Small Business	58,956,170	0.4072416%	\$ 240,094
	Total	68,510,170		\$ 285,868
Kennedy Road	Commercial	466,309,367	0.0535837%	\$ 249,866
	- Small Business	23,769,800	0.0455461%	\$ 10,826
	Industrial	4,844,633	0.0535837%	\$ 2,596
	Total	494,923,800		\$ 263,288
Kensington Market	Commercial	39,189,900	0.1462353%	\$ 57,309
	- Vacant Land	4,288,000	0.1023647%	\$ 4,389
	- Co-location	2,453,700	0.0731177%	\$ 1,794
	- Small Business	172,922,563	0.1243000%	\$ 214,944
	Industrial	1,523,800	0.1462353%	\$ 2,228
Total	220,377,963		\$ 280,664	
Korea Town	Commercial	15,482,000	0.0901133%	\$ 13,951
	- Small Business	134,054,321	0.0765963%	\$ 102,681
	Total	149,536,321		\$ 116,632
Lakeshore Village	Commercial	16,060,000	0.1298334%	\$ 20,851
	- Small Business	88,773,282	0.1103584%	\$ 97,969
	Total	104,833,282		\$ 118,820

## City of Toronto By-law -2026

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Lawrence Ingram Keele	Commercial	253,366,113	0.0488961%	\$ 123,886
	- Excess Land	299,987	0.0342273%	\$ 103
	- Vacant Land	4,870,000	0.0342273%	\$ 1,667
	- Small Business	21,423,100	0.0415617%	\$ 8,904
	Industrial	113,016,000	0.0488961%	\$ 55,260
	- Vacant Land	683,000	0.0317825%	\$ 217
	Total	393,658,200		\$ 190,037
Leslieville	Commercial	52,314,500	0.1232925%	\$ 64,500
	- Vacant Land	204,000	0.0863048%	\$ 176
	- Small Business	152,420,522	0.1047986%	\$ 159,735
	Industrial	4,398,000	0.1232925%	\$ 5,422
	Total	209,337,022		\$ 229,833
Liberty Village	Commercial	958,885,700	0.0468095%	\$ 448,850
	- Vacant Land	2,000	0.0327667%	\$ 1
	- Small Business	26,456,200	0.0397881%	\$ 10,526
	Industrial	1,726,500	0.0468095%	\$ 808
	- Vacant Land	14,100	0.0304262%	\$ 4
	Total	987,084,500		\$ 460,189
Little Italy	Commercial	133,295,900	0.1416164%	\$ 188,769
	- Co-location	5,703,300	0.0708082%	\$ 4,038

## City of Toronto By-law -2026

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	- Small Business	173,984,186	0.1203739%	\$ 209,432
	Total	312,983,386		\$ 402,239
Little Jamaica	Commercial	29,714,200	0.3041594%	\$ 90,379
	- Vacant Land	21,000	0.2129116%	\$ 45
	- Small Business	63,298,739	0.2585355%	\$ 163,649
	Industrial	547,100	0.3041594%	\$ 1,664
	Total	93,581,039		\$ 255,737
Little Portugal Toronto	Commercial	52,646,400	0.1928989%	\$ 101,554
	- Co-location	6,637,200	0.0964495%	\$ 6,402
	- Small Business	195,926,582	0.1639641%	\$ 321,249
	Total	255,210,182		\$ 429,205
Long Branch	Commercial	7,967,300	0.3521633%	\$ 28,058
	- Vacant Land	946,000	0.2465143%	\$ 2,332
	- Small Business	49,283,978	0.2993388%	\$ 147,526
	Total	58,197,278		\$ 177,916
MarkeTo District	Commercial	72,882,000	0.1117221%	\$ 81,425
	- Small Business	27,441,600	0.0949638%	\$ 26,060
	Industrial	5,026,000	0.1117221%	\$ 5,615
	Total	105,349,600		\$ 113,100

## City of Toronto By-law -2026

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Midtown Yonge	Commercial - Small Business	335,234,901	0.0464598%	\$ 155,750
		123,374,256	0.0394908%	\$ 48,721
	Total	458,609,157		\$ 204,471
Mimico By The Lake	Commercial - Small Business	24,113,140	0.1289776%	\$ 31,101
		24,037,401	0.1096310%	\$ 26,352
	Total	48,150,541		\$ 57,453
Mimico Village	Commercial - Small Business	5,535,200	0.2405739%	\$ 13,316
		13,667,200	0.2044878%	\$ 27,948
	Total	19,202,400		\$ 41,264
Mirvish Village	Commercial	101,089,700	0.1801994%	\$ 182,163
	- Co-location - Small Business	3,084,900	0.0900997%	\$ 2,779
		39,682,520	0.1531695%	\$ 60,782
	Total	143,857,120		\$ 245,724
Mount Dennis	Commercial - Small Business	12,080,000	0.1243275%	\$ 15,019
		25,009,140	0.1056784%	\$ 26,429
	Total	37,089,140		\$ 41,448
Mount Pleasant Village	Commercial	94,237,800	0.1373600%	\$ 129,445
	- Co-location - Small Business	3,196,500	0.0686800%	\$ 2,195
		114,454,531	0.1167560%	\$ 133,633

## City of Toronto By-law -2026

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	Total	211,888,831		\$ 265,273
Oakwood Village	Commercial	8,857,500	0.1353610%	\$ 11,990
	- Small Business	33,794,950	0.1150569%	\$ 38,883
	Total	42,652,450		\$ 50,873
Old Town Toronto	Commercial	3,123,201,141	0.0469750%	\$ 1,467,124
	- Vacant Land	1,470,000	0.0328825%	\$ 483
	- Co-location	4,670,300	0.0234875%	\$ 1,097
	- Small Business	388,893,504	0.0399288%	\$ 155,281
	Industrial	10,486,100	0.0469750%	\$ 4,926
	Total	3,528,721,045		\$ 1,628,911
Ossington Avenue	Commercial	107,647,300	0.0606926%	\$ 65,334
	- Co-location	1,591,900	0.0303463%	\$ 483
	- Small Business	42,987,208	0.0515887%	\$ 22,177
	Industrial	1,065,000	0.0606926%	\$ 646
	Total	153,291,408		\$ 88,640
Pape Village	Commercial	17,832,500	0.1978358%	\$ 35,279
	- Vacant Land	2,136,000	0.1384851%	\$ 2,958
	- Small Business	38,852,706	0.1681604%	\$ 65,335
	Total	58,821,206		\$ 103,572
Parkdale Village	Commercial	45,304,943	0.1335779%	\$ 60,517
	- Vacant Land	2,209,000	0.0935045%	\$ 2,066

## City of Toronto By-law -2026

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	- Co-location - Small Business	2,315,900	0.0667890%	\$ 1,547
	- Small Business	163,766,444	0.1135412%	\$ 185,942
	Total	213,596,287		\$ 250,072
Queen Street West	Commercial	516,538,000	0.0378231%	\$ 195,371
	- Vacant Land	11,696,600	0.0264762%	\$ 3,097
	- Co-location - Small Business	30,134,700	0.0189116%	\$ 5,699
	- Small Business	521,560,345	0.0321496%	\$ 167,680
	Industrial	379,000	0.0378231%	\$ 143
	Total	1,080,308,645		\$ 371,990
Regal Heights Village	Commercial - Small Business	14,064,162	0.0725341%	\$ 10,201
	- Small Business	66,995,961	0.0616540%	\$ 41,306
	Total	81,060,123		\$ 51,507
Riverside District	Commercial	120,386,100	0.1369689%	\$ 164,891
	- Vacant Land - Small Business	561,000	0.0958782%	\$ 538
	- Small Business	91,476,920	0.1164236%	\$ 106,501
	Total	212,424,020		\$ 271,930
Rogers Road	Commercial	37,623,600	0.0713971%	\$ 26,862
	- Vacant Land - Small Business	1,356,000	0.0499780%	\$ 678
	- Small Business	34,936,621	0.0606875%	\$ 21,202
	Industrial	970,600	0.0713971%	\$ 693
	Total	74,886,821		\$ 49,435

## City of Toronto By-law -2026

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Roncesvalles Village	Commercial	16,588,000	0.2283038%	\$ 37,871
	- Co-location	582,818	0.1141519%	\$ 665
	- Small Business	172,113,614	0.1940582%	\$ 334,001
	Total	189,284,432		\$ 372,537
Rosedale Main Street	Commercial	178,539,700	0.0800920%	\$ 142,996
	- Vacant Land	178,000	0.0560644%	\$ 100
	- Small Business	152,504,200	0.0680782%	\$ 103,822
	Total	331,221,900		\$ 246,918
Sheppard East Village	Commercial	262,880,105	0.0669924%	\$ 176,110
	- Excess Land	539,000	0.0468947%	\$ 253
	- Small Business	44,054,500	0.0569435%	\$ 25,086
	Industrial	7,270,100	0.0669924%	\$ 4,870
	- Vacant Land	3,357,000	0.0435451%	\$ 1,462
	Total	318,100,705		\$ 207,781
Shop the Queensway	Commercial	236,327,400	0.0465763%	\$ 110,073
	- Excess Land	8,966,300	0.0326034%	\$ 2,923
	- Vacant Land	11,299,000	0.0326034%	\$ 3,684
	- Small Business	107,191,369	0.0395899%	\$ 42,437
	Industrial	674,000	0.0465763%	\$ 314
	- Vacant Land	288,500	0.0302746%	\$ 87

## City of Toronto By-law -2026

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	Total	364,746,569		\$ 159,518
St. Clair Gardens	Commercial	23,932,000	0.1689169%	\$ 40,425
	- Vacant Land	1,498,000	0.1182418%	\$ 1,771
	- Small Business	54,306,519	0.1435794%	\$ 77,973
	Industrial	321,800	0.1689169%	\$ 544
	Total	80,058,319		\$ 120,713
The Beach	Commercial	95,325,000	0.1332483%	\$ 127,019
	- Vacant Land	1,744,000	0.0932738%	\$ 1,627
	- Small Business	302,052,908	0.1132611%	\$ 342,108
	Total	399,121,908		\$ 470,754
The Eglinton Way	Commercial	68,564,100	0.1546373%	\$ 106,026
	- Small Business	158,972,570	0.1314417%	\$ 208,956
	Total	227,536,670		\$ 314,982
The Junction	Commercial	35,001,600	0.3068861%	\$ 107,415
	- Co-location	1,134,400	0.1534431%	\$ 1,741
	- Small Business	111,230,858	0.2608532%	\$ 290,149
	Industrial	1,574,200	0.3068861%	\$ 4,831
	Total	148,941,058		\$ 404,136
The Kingsway	Commercial	71,410,700	0.1811590%	\$ 129,367
	- Vacant Land	2,049,000	0.1268113%	\$ 2,598

## City of Toronto By-law -2026

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)
	- Co-location - Small Business	472,100	0.0905795%	\$ 428
	Business	102,256,706	0.1539852%	\$ 157,460
	Total	176,188,506		\$ 289,853
The Waterfront	Commercial	3,576,503,467	0.0602832%	\$ 2,156,031
	- Vacant Land	3,000	0.0421982%	\$ 1
	- Co-location - Small Business	3,735,000	0.0301416%	\$ 1,126
	Business	153,881,300	0.0512407%	\$ 78,850
	Industrial	44,622,200	0.0602832%	\$ 26,900
	- Vacant Land	1,171,000	0.0391841%	\$ 459
	Total	3,779,915,967		\$ 2,263,367
Toronto Downtown West	Commercial	11,186,283,871	0.0408340%	\$ 4,567,803
	- Excess Land	50,080,000	0.0285838%	\$ 14,315
	- Vacant Land	92,198,400	0.0285838%	\$ 26,354
	- Co-location - Small Business	41,554,500	0.0204170%	\$ 8,484
	Business	610,757,832	0.0347089%	\$ 211,987
	Industrial	39,374,296	0.0408340%	\$ 16,078
	Total	12,020,248,899		\$ 4,845,021
Trinity Bellwoods	Commercial - Small Business	27,986,200	0.0632934%	\$ 17,713
	Business	74,091,103	0.0537994%	\$ 39,861
	Total	102,077,303		\$ 57,574

## City of Toronto By-law -2026

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)
Upper Avenue	Commercial	178,463,300	0.0484096%	\$ 86,393
	- Co-location	1,612,100	0.0242048%	\$ 390
	- Small Business	244,274,000	0.0411482%	\$ 100,515
	Total	424,349,400		\$ 187,298
Upper Village	Commercial	15,689,100	0.1305515%	\$ 20,482
	- Small Business	123,012,695	0.1109688%	\$ 136,506
	Total	138,701,795		\$ 156,988
Uptown Yonge	Commercial	297,221,500	0.0505098%	\$ 150,126
	- Small Business	299,228,500	0.0429333%	\$ 128,469
	Industrial	1,036,000	0.0505098%	\$ 523
	Total	597,486,000		\$ 279,118
Village of Islington	Commercial	41,116,800	0.2018815%	\$ 83,007
	- Vacant Land	11,413,000	0.1413171%	\$ 16,129
	- Small Business	48,260,856	0.1715993%	\$ 82,815
	Total	100,790,656		\$ 181,951
West Queen West	Commercial	120,694,407	0.0900539%	\$ 108,690
	- Vacant Land	3,946,000	0.0630377%	\$ 2,487
	- Co-location	7,150,000	0.0450270%	\$ 3,219
	- Small Business	354,267,558	0.0765458%	\$ 271,178
	Total	486,057,965		\$ 385,574

## City of Toronto By-law -2026

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)
Weston Village	Commercial	71,913,927	0.1286367%	\$ 92,508
	- Small Business	49,176,662	0.1093412%	\$ 53,770
	Total	121,090,589		\$ 146,278
Wexford Heights	Commercial	139,407,500	0.1639727%	\$ 228,590
	- Vacant Land	1,257,000	0.1147809%	\$ 1,443
	- Small Business	33,682,765	0.1393768%	\$ 46,946
	Industrial	2,165,000	0.1639727%	\$ 3,550
	Total	176,512,265		\$ 280,529
Wilson Village	Commercial	231,380,776	0.0737340%	\$ 170,606
	- Vacant Land	6,074,000	0.0516138%	\$ 3,135
	- Small Business	81,366,300	0.0626739%	\$ 50,995
	Industrial	209,248,800	0.0737340%	\$ 154,288
	- Excess Land	4,391,700	0.0479271%	\$ 2,105
	Total	532,461,576		\$ 381,129
Wychwood Heights	Commercial	93,799,000	0.0129491%	\$ 12,146
	- Vacant Land	5,128,000	0.0090644%	\$ 465
	- Small Business	68,995,244	0.0110067%	\$ 7,594
	Total	167,922,244		\$ 20,205
Yonge & St. Clair	Commercial	1,092,367,910	0.0625099%	\$ 682,838
	- Vacant Land	6,000	0.0437569%	\$ 3

## City of Toronto By-law -2026

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)
	- Small Business	126,461,100	0.0531334%	\$ 67,193
	Total	1,218,835,010		\$ 750,034
Yonge Lawrence Village	Commercial	147,871,500	0.0638880%	\$ 94,472
	- Vacant Land - Small Business	1,277,000	0.0447216%	\$ 571
	Business	292,031,200	0.0543048%	\$ 158,587
	Total	441,179,700		\$ 253,630
Yonge North York	Commercial	2,387,550,551	0.0368466%	\$ 879,732
	- Vacant Land - Small Business	29,552,200	0.0257926%	\$ 7,622
	Business	531,604,800	0.0313196%	\$ 166,497
	Total	2,948,707,551		\$ 1,053,851

2. Sections 6, 7, 8 and 9 respectively of By-law 133-2026 apply to the special charges levied by section.

Enacted and passed on April , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)