

Authority: Economic Development Committee Item 1.7, as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007, Economic Development Committee Item 2.2, as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007, and Economic Development Committee Item 3.4, as adopted by City of Toronto Council on April 23 and 24, 2007
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 421-2007

To provide for the levy and collection of special charges for the year 2007 in respect of certain business improvement areas.

WHEREAS section 208 of the *Municipal Act, 2001* as amended, provides that the council of a municipality shall in each year levy a special charge upon rateable property in a business improvement area which has been designated under subsection 204(1) that is in a prescribed business property class sufficient to provide a sum equal to the sum of money provided for the purposes of the board of management for that area, together with interest on the sum at such rate as is required to repay any interest payable by the municipality on the whole or any part of such sum; and

WHEREAS section 429(2) of the *City of Toronto Act, 2006* provides that section 204 to 215 of the *Municipal Act, 2001* continue to apply to every board of management of a business improvement area that existed immediately before that section came into force;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. There shall be levied and collected 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	Commercial	48,627,015	0.2360661%	\$ 114,792
	Industrial	102,985	0.2360661%	\$ 243
	Total	48,730,000		\$ 115,035
Bloor Annex	Commercial	105,987,365	0.0485039%	\$ 51,408
	Total	105,987,365		\$ 51,408
Bloor by the Park	Commercial	43,437,103	0.1327160%	\$ 57,648
	Total	43,437,103		\$ 57,648

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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)
Bloor Street	Commercial	1,521,925,335	0.1084153%	\$ 1,650,000
	Total	1,521,925,335		\$ 1,650,000
Bloor West Village	Commercial	195,771,940	0.1645403%	\$ 322,124
	- Vacant Land	2,510,300	0.1151782%	\$ 2,891
	Total	198,282,240		\$ 325,015
Bloorcourt Village	Commercial	85,307,116	0.1400962%	\$ 119,512
	Total	85,307,116		\$ 119,512
Bloordale Village	Commercial	27,287,560	0.2724355%	\$ 74,341
	Total	27,287,560		\$ 74,341
Bloor-Yorkville	Commercial	2,029,963,410	0.0768970%	\$ 1,560,982
	- Vacant Land	6,729,000	0.0538279%	\$ 3,622
	Total	2,036,692,410		\$ 1,564,604
Chinatown	Commercial	231,206,580	0.0745047%	\$ 172,260
	- Vacant Land	1,277,000	0.0521533%	\$ 666
	Industrial	2,111,565	0.0745047%	\$ 1,573
	Total	234,595,145		\$ 174,499
Church-Wellesley	Commercial	54,638,155	0.3854943%	\$ 210,627
	Total	54,638,155		\$ 210,627
College Promenade	Commercial	39,527,705	0.3189881%	\$ 126,089
	- Vacant Land	587,000	0.2232917%	\$ 1,311
	Industrial	298,000	0.3189881%	\$ 950
	Total	40,412,705		\$ 128,350
Corso Italia	Commercial	73,787,340	0.2792037%	\$ 206,017
	Total	73,787,340		\$ 206,017
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	66,400,305	0.1984648%	\$ 131,781
	- Vacant Land	445,000	0.1389254%	\$ 618
	Industrial	450,000	0.1984648%	\$ 893

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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)
	<u>Based on Maximum Charge</u>			
	Commercial	56,872,690		\$ 70,208
	Total	124,167,995		\$ 203,500
Dovercourt Village	Commercial	6,306,325	0.0958926%	\$ 6,047
	- Vacant Land	299,000	0.0671248%	\$ 201
	Total	6,605,325		\$ 6,248
Downtown Yonge Street	<u>Based on BIA Rate</u>			
	Commercial	1,860,929,620	0.0738160%	\$ 1,373,664
	- Vacant Land	46,331,000	0.0516711%	\$ 23,940
	Industrial	183,910	0.0738160%	\$ 136
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	1,298,414,155		\$ 648,549
	- Excess Land	14,741,000		\$ 5,154
	- Vacant Land	3,160,000		\$ 1,149
	Total	3,223,731,070		\$ 2,052,592
Dundas West	Commercial	54,422,380	0.1739933%	\$ 94,691
	- Vacant Land	560,000	0.1217953%	\$ 682
	Industrial	699,820	0.1739933%	\$ 1,218
	Total	55,682,200		\$ 96,591
Eglinton Hill	Commercial	17,252,030	0.0660845%	\$ 11,401
	- Vacant Land	11,000	0.0462592%	\$ 5
	Total	17,263,030		\$ 11,406
Eglinton Way	Commercial	86,523,300	0.2833040%	\$ 245,124
	Total	86,523,300		\$ 245,124
Emery Village	Commercial	609,510,920	0.1564951%	\$ 953,855
	- Excess Land	1,972,535	0.1095466%	\$ 2,161
	- Vacant Land	12,183,000	0.1095466%	\$ 13,346
	Industrial	554,746,025	0.1564951%	\$ 868,150
	- Excess Land	3,474,965	0.1017218%	\$ 3,535
	- Vacant Land	9,042,110	0.1017218%	\$ 9,197
	Total	1,190,929,555		\$ 1,850,244

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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)
Fairbank Village	Commercial	35,634,970	0.2217008%	\$ 79,003
	Total	35,634,970		\$ 79,003
Forest Hill Village	Commercial	36,424,885	0.2112237%	\$ 76,938
	Total	36,424,885		\$ 76,938
Gerrard India Bazaar	Commercial	24,745,770	0.5470187%	\$ 135,364
	Total	24,745,770		\$ 135,364
Greektown on the Danforth	Commercial	153,518,900	0.2836426%	\$ 435,445
	Total	153,518,900		\$ 435,445
Harbord Street	Commercial	22,146,525	0.0409048%	\$ 9,059
	Total	22,146,525		\$ 9,059
Hillcrest Village	Commercial	27,291,505	0.1707235%	\$ 46,593
	Total	27,291,505		\$ 46,593
Junction Gardens	Commercial	48,989,300	0.6112892%	\$ 299,466
	Industrial	697,000	0.6112892%	\$ 4,261
	Total	49,686,300		\$ 303,727
Kennedy Road	Commercial	286,873,365	0.0855249%	\$ 245,348
	- Excess Land	737,000	0.0598674%	\$ 441
	- Vacant Land	400,000	0.0598674%	\$ 239
	Industrial	1,694,025	0.0855249%	\$ 1,449
	- Vacant Land	40,000	0.0555912%	\$ 23
	Total	289,744,390		\$ 247,500
Korea Town	Commercial	73,864,905	0.0299669%	\$ 22,135
	Total	73,864,905		\$ 22,135
Lakeshore Village	Commercial	40,517,845	0.1499290%	\$ 60,748
	- Excess Land	23,230	0.1049503%	\$ 24
	Industrial	258,535	0.1499290%	\$ 388
	Total	40,799,610		\$ 61,160

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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)
Liberty Village	Commercial	186,166,870	0.0855231%	\$ 159,216
	- Vacant Land	4,072,000	0.0598662%	\$ 2,438
	Industrial	17,852,130	0.0855231%	\$ 15,268
	- Vacant Land	22,441,000	0.0555900%	\$ 12,474
	Total	230,532,000		\$ 189,396
Little Italy	Commercial	107,927,015	0.2808898%	\$ 303,156
	- Vacant Land	1,950,000	0.1966229%	\$ 3,834
	Industrial	556,385	0.2808898%	\$ 1,563
	Total	110,433,400		\$ 308,553
Long Branch	Commercial	25,089,740	0.1969949%	\$ 49,426
	- Vacant Land	1,070,000	0.1378964%	\$ 1,475
	Total	26,159,740		\$ 50,901
Mimico by the Lake	Commercial	21,367,515	0.1335903%	\$ 28,545
	Industrial	134,800	0.1335903%	\$ 180
	Total	21,502,315		\$ 28,725
Mimico Village	Commercial	8,685,165	0.1818849%	\$ 15,797
	Total	8,685,165		\$ 15,797
Mirvish Village	Commercial	56,021,710	0.0971838%	\$ 54,444
	Total	56,021,710		\$ 54,444
Mount Dennis	Commercial	10,613,710	0.1373224%	\$ 14,575
	Total	10,613,710		\$ 14,575
Old Cabbagetown	Commercial	75,379,535	0.2587546%	\$ 195,048
	Total	75,379,535		\$ 195,048
Pape Village	Commercial	31,236,020	0.1158342%	\$ 36,182
	Total	31,236,020		\$ 36,182
Parkdale Village	Commercial	66,669,180	0.2476270%	\$ 165,091
	- Vacant Land	259,000	0.1733389%	\$ 449
	Industrial	500,000	0.2476270%	\$ 1,238
	Total	67,428,180		\$ 166,778

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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)
Queens Quay Harbourfront	Commercial	506,708,150	0.0322323%	\$ 163,324
	- Vacant Land	1,995,000	0.0225626%	\$ 450
	Total	508,703,150		\$ 163,774
Riverside	Commercial	42,562,625	0.3211550%	\$ 136,692
	Total	42,562,625		\$ 136,692
Roncesvalles Village	Commercial	73,318,355	0.2116903%	\$ 155,208
	- Vacant Land	405,000	0.1481832%	\$ 600
	Total	73,723,355		\$ 155,808
Rosedale Main Street	Commercial	91,897,350	0.2913037%	\$ 267,700
	- Vacant Land	1,395,000	0.2039126%	\$ 2,845
	Total	93,292,350		\$ 270,545
Sheppard East Village	Commercial	180,030,685	0.0859957%	\$ 154,819
	- Excess Land	292,220	0.0601970%	\$ 176
	- Vacant Land	1,120,000	0.0601970%	\$ 674
	Industrial	9,966,325	0.0859957%	\$ 8,571
	- Excess Land	239,680	0.0558972%	\$ 134
	- Vacant Land	1,121,000	0.0558972%	\$ 626
	Total	192,769,910		\$ 165,000
St. Clair Avenue West	Commercial	13,192,440	0.1075616%	\$ 14,190
	Total	13,192,440		\$ 14,190
St. Clair Gardens	Commercial	28,046,825	0.1231269%	\$ 34,533
	- Vacant Land	1,658,000	0.0861888%	\$ 1,429
	Industrial	137,100	0.1231269%	\$ 169
	Total	29,841,925		\$ 36,131
St. Lawrence Market Neighbourhood	Commercial	533,422,360	0.0453650%	\$ 241,987
	- Vacant Land	35,000	0.0317555%	\$ 11
	Industrial	4,415,005	0.0453650%	\$ 2,003
	Total	537,872,365		\$ 244,001

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The Beach	Commercial	141,600,890	0.1040567%	\$ 147,345
	- Excess Land	262,640	0.0728397%	\$ 191
	- Vacant Land	1,027,000	0.0728397%	\$ 748
	Industrial	207,000	0.1040567%	\$ 216
	Total	143,097,530		\$ 148,500
The Danforth	Commercial	80,892,985	0.1980783%	\$ 160,231
	- Vacant Land	581,000	0.1386548%	\$ 806
	Total	81,473,985		\$ 161,037
The Kingsway	Commercial	84,252,660	0.4192153%	\$ 353,200
	Total	84,252,660		\$ 353,200
Uptown Yonge	Commercial	235,555,330	0.0488882%	\$ 115,159
	Industrial	698,000	0.0488882%	\$ 341
	Total	236,253,330		\$ 115,500
Village of Islington	Commercial	45,869,195	0.1619411%	\$ 74,281
	- Excess Land	43,705	0.1133588%	\$ 50
	Industrial	248,475	0.1619411%	\$ 402
	Total	46,161,375		\$ 74,733
West Queen West	Commercial	128,881,192	0.0789477%	\$ 101,749
	- Vacant Land	195,000	0.0552634%	\$ 108
	Industrial	1,882,760	0.0789477%	\$ 1,486
	- Vacant Land	1,181,000	0.0513160%	\$ 606
	Total	132,139,952		\$ 103,949
Weston Village	Commercial	41,852,671	0.1739137%	\$ 72,788
	- Excess Land	33,029	0.1217396%	\$ 40
	- Vacant Land	1,211,000	0.1217396%	\$ 1,474
	Total	43,096,700		\$ 74,302
Wexford Heights	Commercial	98,543,675	0.1831267%	\$ 180,460
	- Excess Land	80,900	0.1281887%	\$ 104
	- Vacant Land	428,000	0.1281887%	\$ 549
	Industrial	1,097,000	0.1831267%	\$ 2,008
	Total	100,149,575		\$ 183,121

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Wychwood Heights	Commercial	59,261,895	0.1003498%	\$ 59,469
	- Excess Land	1,847,510	0.0702449%	\$ 1,298
	Total	61,109,405		\$ 60,767
Yonge-Lawrence Village	Commercial	163,404,175	0.0986205%	\$ 161,150
	Total	163,404,175		\$ 161,150
York-Eglinton	Commercial	45,158,095	0.2741588%	\$ 123,805
	- Vacant Land	11,000	0.1919112%	\$ 21
	Total	45,169,095		\$ 123,826

2. Sections 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 24 respectively of By-law No. 319-2007 apply to the special charges levied by section 1.

ENACTED AND PASSED this 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)