

Authority: Economic Development Committee Item 17.4, as adopted by City of Toronto Council on December 1, 2 and 3, 2008; Economic Development Committee Item 18.7, as adopted by City of Toronto Council on January 27 and 28, 2009; Economic Development Committee Item 19.2, as adopted by City of Toronto Council on February 23, 24 and 25, 2009 and Economic Development Committee Items 20.5 and 20.12, as adopted by City of Toronto Council on April 29 and 30, 2009

Enacted by Council: April 30, 2009

**CITY OF TORONTO**

**BY-LAW No. 499-2009**

**To provide for the levy and collection of special charges for the year 2009 in respect of certain business improvement areas.**

WHEREAS § 19-36 of The City of Toronto’s 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 § 19-37 of the Code provides that Council may raise the amount referred to in § 19-36 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 HEREBY ENACTS as follows:

1. There shall be levied and collected in 2009 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	52,987,295	0.3444743%	\$ 182,528
	Industrial	107,239	0.3444743%	\$ 369
	Total	53,094,534		\$ 182,897
Bloor Annex	Commercial	114,617,979	0.0519037%	\$ 59,491
	Total	114,617,979		\$ 59,491
Bloor by the Park	Commercial	46,947,336	0.1433819%	\$ 67,314
	Total	46,947,336		\$ 67,314

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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	1,747,069,355	0.0944439%	\$ 1,650,000
	Total	1,747,069,355		\$ 1,650,000
Bloor West Village	Commercial	212,671,243	0.1582864%	\$ 336,630
	- Vacant Land	2,004,725	0.1108005%	\$ 2,221
	Total	214,675,968		\$ 338,851
Bloor-Yorkville	Commercial	2,188,982,764	0.0752806%	\$ 1,647,879
	- Vacant Land	648,250	0.0526964%	\$ 341
	Total	2,189,631,014		\$ 1,648,220
Bloorcourt Village	Commercial	90,898,047	0.1396389%	\$ 126,929
	Total	90,898,047		\$ 126,929
Bloordale Village	Commercial	28,675,320	0.2753971%	\$ 78,971
	Total	28,675,320		\$ 78,971
Chinatown	Commercial	251,872,359	0.0832824%	\$ 209,765
	- Vacant Land	3,037,000	0.0582977%	\$ 1,771
	Industrial	2,636,948	0.0832824%	\$ 2,196
	Total	257,546,307		\$ 213,732
Church-Wellesley Village	Commercial	66,318,102	0.3371764%	\$ 223,609
	Total	66,318,102		\$ 223,609
College Promenade	Commercial	41,867,343	0.3007025%	\$ 125,897
	- Vacant Land	733,250	0.2104918%	\$ 1,543
	Industrial	308,750	0.3007025%	\$ 928
	Total	42,909,343		\$ 128,368
Corso Italia	Commercial	78,588,568	0.2725554%	\$ 214,197
	- Vacant Land	395,000	0.1907888%	\$ 754
	Total	78,983,568		\$ 214,951
Crossroads of the Danforth	Commercial	38,962,114	0.1755917%	\$ 68,414
	- Vacant Land	1,151,000	0.1229142%	\$ 1,415
	Total	40,113,114		\$ 69,829

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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)	
Danforth Mosaic	Commercial	158,170,545	0.1623512%	\$ 256,791	
	- Vacant Land	2,927,250	0.1136458%	\$ 3,327	
	Industrial	745,000	0.1623512%	\$ 1,210	
	Total	161,842,795		\$ 261,328	
Danforth Village	<u>Based on BIA Rate</u>				
	Commercial	72,238,323	0.4149411%	\$ 299,746	
	- Vacant Land	445,500	0.2904587%	\$ 1,294	
	Industrial	472,500	0.4149411%	\$ 1,961	
	<u>Based on Maximum Charge</u>				
	Commercial	64,649,151		\$ 159,596	
	Total	137,805,474		\$ 462,597	
	Dovercourt Village	Commercial	6,402,022	0.0943486%	\$ 6,040
		- Vacant Land	302,500	0.0660440%	\$ 200
		Total	6,704,522		\$ 6,240
Downtown Yonge	<u>Based on BIA Rate</u>				
	Commercial	2,112,258,461	0.0687639%	\$ 1,452,469	
	- Vacant Land	25,151,750	0.0481347%	\$ 12,107	
	Industrial	1,379,263	0.0687639%	\$ 948	
	<u>Based on Minimum/Maximum Charge</u>				
	Commercial	1,413,753,560		\$ 686,865	
	- Vacant Land	260,250		\$ 382	
	Total	3,552,803,284		\$ 2,152,771	
	Dundas West	Commercial	59,421,050	0.1866216%	\$ 110,892
		- Vacant Land	185,250	0.1306351%	\$ 242
Industrial		259,615	0.1866216%	\$ 485	
Total		59,865,915		\$ 111,619	
Dundas-Bathurst	Commercial	41,170,453	0.1254914%	\$ 51,665	
	- Vacant Land	239,750	0.0878440%	\$ 211	
	Total	41,410,203		\$ 51,876	

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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)
Eglinton Hill	Commercial	17,129,095	0.0937636%	\$ 16,061
	- Vacant Land	12,400	0.0656345%	\$ 8
	Total	17,141,495		\$ 16,069
Emery Village	Commercial	819,586,287	0.1177778%	\$ 965,291
	- Excess Land	2,526,947	0.0824445%	\$ 2,083
	- Vacant Land	18,591,500	0.0824445%	\$ 15,328
	Industrial	679,878,723	0.1177778%	\$ 800,746
	- Excess Land	3,540,599	0.0765556%	\$ 2,711
	- Vacant Land	10,536,083	0.0765556%	\$ 8,066
	Total	1,534,660,139		\$ 1,794,225
Forest Hill Village	Commercial	40,878,451	0.4177825%	\$ 170,783
	Total	40,878,451		\$ 170,783
Gerrard India Bazaar	Commercial	26,873,342	0.5174719%	\$ 139,062
	Total	26,873,342		\$ 139,062
Greektown on the Danforth	Commercial	163,821,978	0.2598845%	\$ 425,748
	Total	163,821,978		\$ 425,748
Harbord Street	Commercial	22,616,927	0.0685327%	\$ 15,500
	Total	22,616,927		\$ 15,500
Hillcrest Village	Commercial	29,412,674	0.1803066%	\$ 53,033
	Total	29,412,674		\$ 53,033
Junction Gardens	Commercial	53,162,225	0.4819633%	\$ 256,222
	- Vacant Land	1,091,250	0.3373743%	\$ 3,682
	Total	54,253,475		\$ 259,904
Kennedy Road	Commercial	312,665,030	0.0768973%	\$ 240,431
	- Excess Land	906,750	0.0538281%	\$ 488
	- Vacant Land	421,250	0.0538281%	\$ 227
	Industrial	5,643,598	0.0768973%	\$ 4,340
	- Vacant Land	43,000	0.0499832%	\$ 21
	Total	319,679,628		\$ 245,507

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)
Korea Town	Commercial	77,653,606	0.0585974%	\$ 45,503
	Total	77,653,606		\$ 45,503
Lakeshore Village	Commercial	43,431,864	0.1431030%	\$ 62,153
	- Excess Land	25,173	0.1001721%	\$ 25
	Industrial	275,651	0.1431030%	\$ 394
	Total	43,732,688		\$ 62,572
Liberty Village	Commercial	245,110,767	0.0723605%	\$ 177,363
	- Vacant Land	4,753,250	0.0506524%	\$ 2,408
	Industrial	25,432,111	0.0723605%	\$ 18,403
	- Vacant Land	3,874,050	0.0470343%	\$ 1,822
Total	279,170,178		\$ 199,996	
Little Italy	Commercial	124,402,437	0.2338913%	\$ 290,966
	Industrial	601,789	0.2338913%	\$ 1,408
	Total	125,004,226		\$ 292,374
Little Portugal	Commercial	41,556,867	0.1196673%	\$ 49,730
	Total	41,556,867		\$ 49,730
Long Branch	Commercial	27,758,653	0.1751376%	\$ 48,616
	- Vacant Land	1,153,500	0.1225963%	\$ 1,414
	Total	28,912,153		\$ 50,030
Mimico by the Lake	Commercial	23,663,287	0.1530641%	\$ 36,220
	Total	23,663,287		\$ 36,220
Mimico Village	Commercial	9,212,062	0.1717965%	\$ 15,826
	Total	9,212,062		\$ 15,826
Mirvish Village	Commercial	61,435,283	0.0667255%	\$ 40,993
	Total	61,435,283		\$ 40,993
Mount Dennis	Commercial	11,093,014	0.1566572%	\$ 17,378
	Total	11,093,014		\$ 17,378

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Mount Pleasant	Commercial	99,223,458	0.1545905%	\$ 153,390
	Total	99,223,458		\$ 153,390
Old Cabbagetown	Commercial	82,549,652	0.2457721%	\$ 202,884
	Total	82,549,652		\$ 202,884
Pape Village	Commercial	34,300,817	0.1728414%	\$ 59,286
	Total	34,300,817		\$ 59,286
Parkdale Village	Commercial	73,302,139	0.2812251%	\$ 206,144
	- Vacant Land	832,000	0.1968576%	\$ 1,638
	Industrial	554,750	0.2812251%	\$ 1,560
	Total	74,688,889		\$ 209,342
Queen Street West	Commercial	405,535,095	0.0401874%	\$ 162,974
	- Vacant Land	8,822,000	0.0281312%	\$ 2,482
	Industrial	207,500	0.0401874%	\$ 83
	Total	414,564,595		\$ 165,539
Queens Quay Harbourfront	Commercial	544,247,827	0.0759727%	\$ 413,480
	- Vacant Land	2,157,250	0.0531809%	\$ 1,147
	Total	546,405,077		\$ 414,627
Regal Heights Village	Commercial	14,051,662	0.1956850%	\$ 27,497
	Total	14,051,662		\$ 27,497
Riverside District	Commercial	47,575,211	0.2875966%	\$ 136,825
	- Vacant Land	100,000	0.2013176%	\$ 201
	Total	47,675,211		\$ 137,026
Roncesvalles Village	Commercial	78,729,379	0.2123718%	\$ 167,199
	Total	78,729,379		\$ 167,199
Rosedale Main Street	Commercial	99,697,402	0.2689229%	\$ 268,109
	- Vacant Land	1,294,000	0.1882460%	\$ 2,436
	Total	100,991,402		\$ 270,545

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Sheppard East Village	Commercial	190,330,387	0.0281923%	\$ 53,659
	- Excess Land	620,293	0.0197346%	\$ 122
	- Vacant Land	4,356,750	0.0197346%	\$ 860
	Industrial	7,590,498	0.0281923%	\$ 2,140
	- Excess Land	273,510	0.0183250%	\$ 50
	- Vacant Land	1,452,750	0.0183250%	\$ 266
	Total	204,624,188		\$ 57,097
St. Clair Gardens	Commercial	29,487,066	0.1792320%	\$ 52,850
	- Vacant Land	1,844,500	0.1254624%	\$ 2,314
	Industrial	144,825	0.1792320%	\$ 260
	Total	31,476,391		\$ 55,424
St. Lawrence Market Neighbourhood	Commercial	595,215,078	0.0428418%	\$ 255,001
	Total	595,215,078		\$ 255,001
The Beach	Commercial	158,500,471	0.1106039%	\$ 175,308
	-Vacant Land	1,003,000	0.0774227%	\$ 776
	Industrial	214,000	0.1106039%	\$ 237
	Total	159,717,471		\$ 176,321
The Danforth	Commercial	92,620,827	0.2686508%	\$ 248,827
	- Vacant Land	620,250	0.1880556%	\$ 1,166
	Total	93,241,077		\$ 249,993
The Eglinton Way	Commercial	97,734,510	0.2474418%	\$ 241,836
	Total	97,734,510		\$ 241,836
The Kingsway	Commercial	89,825,625	0.3950153%	\$ 354,825
	Total	89,825,625		\$ 354,825
Toronto Entertainment District	Commercial	2,959,425,428	0.0352633%	\$ 1,043,591
	- Excess Land	10,085,341	0.0246843%	\$ 2,490
	- Vacant Land	612,093,775	0.0246843%	\$ 151,091
	Industrial	8,019,208	0.0352633%	\$ 2,828
	Total	3,589,623,752		1,200,000

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 Village	Commercial	59,023,731	0.0951312%	\$ 56,150
	Total	59,023,731		\$ 56,150
Uptown Yonge	Commercial	256,349,761	0.0446497%	\$ 114,460
	- Vacant Land	2,297,750	0.0312548%	\$ 718
	Industrial	722,250	0.0446497%	\$ 322
	Total	259,369,761		\$ 115,500
Village of Islington	Commercial	50,438,256	0.1760451%	\$ 88,794
	Industrial	253,856	0.1760451%	\$ 447
	Total	50,692,112		\$ 89,241
West Queen West	Commercial	151,382,665	0.1316962%	\$ 199,366
	- Vacant Land	1,084,000	0.0921873%	\$ 999
	Industrial	2,075,570	0.1316962%	\$ 2,733
	- Vacant Land	1,285,000	0.0856025%	\$ 1,100
	Total	155,827,235		\$ 204,198
Weston Village	Commercial	43,554,155	0.1919575%	\$ 83,605
	- Excess Land	33,897	0.1343703%	\$ 46
	- Vacant Land	1,259,925	0.1343703%	\$ 1,693
	Total	44,847,977		\$ 85,344
Wexford Heights	Commercial	106,832,693	0.1701741%	\$ 181,802
	- Excess Land	85,925	0.1191219%	\$ 102
	- Vacant Land	492,250	0.1191219%	\$ 586
	Industrial	1,174,500	0.1701741%	\$ 1,999
	Total	108,585,368		\$ 184,489
Wychwood Heights	Commercial	63,858,170	0.1043630%	\$ 66,644
	- Excess Land	4,152,633	0.0730541%	\$ 3,034
	Total	68,010,803		\$ 69,678
Yonge-Lawrence Village	Commercial	178,175,007	0.1044535%	\$ 186,110
	Total	178,175,007		\$ 186,110



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)
York-Eglinton	Commercial	48,579,950	0.3023764%	\$ 146,895
	- Vacant Land	12,000	0.2116635%	\$ 25
	Industrial	227,293	0.3023764%	\$ 687
	Total	48,819,243		\$ 147,607

2. Sections 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 and 22 respectively of By-law No. 361-2009 apply to the special charges levied by section 1.

ENACTED AND PASSED this 30th day of April, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)