

Authority: Economic Development Committee Item 1.10, as adopted by City of Toronto Council on February 7 and 8, 2011; and Economic Development Committee Item 2.8, adopted as amended, by City of Toronto Council on April 12 and 13, 2011

Enacted by Council: April 13, 2011

CITY OF TORONTO

BY-LAW No. 534-2011

To provide for the levy and collection of special charges for the year 2011 in respect of certain business improvement areas.

WHEREAS § 19-36 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 § 19-37 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 2011 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	60,892,949	0.3023012%	\$ 184,080
	Industrial	115,746	0.3023012%	\$ 350
	Total	61,008,695		\$ 184,430
Baby Point Gates	Commercial	24,253,074	0.1649275%	\$ 40,000
	Total	24,253,074		\$ 40,000
Bloor Annex	Commercial	135,504,615	0.0816887%	\$ 110,692
	Total	135,504,615		\$ 110,692
Bloor by the Park	Commercial	54,372,317	0.1517316%	\$ 82,500
	Total	54,372,317		\$ 82,500

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	2,088,904,243	0.0789888%	\$ 1,650,000
	Total	2,088,904,243		\$ 1,650,000
Bloor West Village	Commercial	243,431,391	0.1485055%	\$ 361,509
	- Vacant Land	2,589,575	0.1039539%	\$ 2,692
	Total	246,020,966		\$ 364,201
Bloorcourt Village	Commercial	103,366,426	0.1355140%	\$ 140,076
	Total	103,366,426		\$ 140,076
Bloordale Village	Commercial	31,643,553	0.2733764%	\$ 86,506
	Total	31,643,553		\$ 86,506
Bloor-Yorkville	Commercial	2,661,069,574	0.0682035%	\$ 1,814,943
	Total	2,661,069,574		\$ 1,814,943
Cabbagetown	Commercial	92,514,836	0.2132534%	\$ 197,291
	Total	92,514,836		\$ 197,291
Chinatown	Commercial	292,395,723	0.0695676%	\$ 203,413
	- Vacant Land	1,921,803	0.0486973%	\$ 936
	Industrial	3,298,203	0.0695676%	\$ 2,294
	Total	297,615,729		\$ 206,643
Church-Wellesley Village	Commercial	77,318,511	0.2999709%	\$ 231,933
	Total	77,318,511		\$ 231,933
College Promenade	Commercial	48,050,616	0.2532095%	\$ 121,669
	- Vacant Land	1,391,297	0.1772467%	\$ 2,466
	Industrial	330,250	0.2532095%	\$ 836
	Total	49,772,163		\$ 124,971
Corso Italia	Commercial	88,929,706	0.2798345%	\$ 248,856
	Total	88,929,706		\$ 248,856
Crossroads of the Danforth	Commercial	44,370,619	0.1455448%	\$ 64,579
	- Vacant Land	1,321,000	0.1018814%	\$ 1,346
	Total	45,691,619		\$ 65,925

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	180,346,016	0.0748589%	\$ 135,005
	- Vacant Land	6,307,748	0.0524012%	\$ 3,305
	Industrial	793,000	0.0748589%	\$ 594
	- Vacant Land	1,161,072	0.0486583%	\$ 565
	Total	188,607,836		\$ 139,469
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	84,348,917	0.1871240%	\$ 157,837
	Industrial	517,500	0.1871240%	\$ 968
	<u>Based on Maximum Charge</u>			
	Commercial	77,450,651		\$ 83,646
	Total	162,317,068		\$ 242,451
Dovercourt Village	Commercial	6,888,806	0.0953915%	\$ 6,571
	- Vacant Land	309,500	0.0667741%	\$ 207
	Total	7,198,306		\$ 6,778
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	2,589,697,435	0.0650078%	\$ 1,683,505
	- Vacant Land	7,679,000	0.0455054%	\$ 3,494
	Industrial	1,647,048	0.0650078%	\$ 1,071
	<u>Based on Minimum/Maximum Charge</u>			
	Commercial	1,599,344,585		\$ 705,327
	- Vacant Land	100,750		\$ 145
	Total	4,198,468,818		\$ 2,393,542
Dundas West	Commercial	67,252,222	0.2031104%	\$ 136,596
	- Vacant Land	211,750	0.1421773%	\$ 301
	Industrial	297,205	0.2031104%	\$ 604
	Total	67,761,177		\$ 137,501
Eglinton Hill	Commercial	19,061,175	0.0837147%	\$ 15,957
	Total	19,061,175		\$ 15,957

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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)
Emery Village	Commercial	969,728,004	0.1183693%	\$ 1,147,860
	- Excess Land	3,603,972	0.0828585%	\$ 2,986
	- Vacant Land	20,129,945	0.0828585%	\$ 16,679
	Industrial	762,444,329	0.1183693%	\$ 902,500
	- Excess Land	3,477,594	0.0769400%	\$ 2,676
	- Vacant Land	17,464,800	0.0769400%	\$ 13,438
	Total	1,776,848,644		\$ 2,086,139
Fairbank Village	Commercial	43,526,665	0.3081100%	\$ 134,110
	Total	43,526,665		\$ 134,110
Forest Hill Village	Commercial	50,745,578	0.3783699%	\$ 192,006
	Total	50,745,578		\$ 192,006
Gerrard India Bazaar	Commercial	29,223,358	0.4699597%	\$ 137,338
	Total	29,223,358		\$ 137,338
Greektown on the Danforth	Commercial	185,426,527	0.2296737%	\$ 425,876
	Total	185,426,527		\$ 425,876
Harbord Street	Commercial	24,148,688	0.0835408%	\$ 20,174
	Total	24,148,688		\$ 20,174
Hillcrest Village	Commercial	32,060,744	0.2156165%	\$ 69,128
	- Vacant Land	1,328,253	0.1509316%	\$ 2,005
	Total	33,388,997		\$ 71,133
Junction Gardens	Commercial	63,320,534	0.3957245%	\$ 250,575
	- Vacant Land	1,287,750	0.2770072%	\$ 3,567
	Total	64,608,284		\$ 254,142
Kennedy Road	Commercial	344,323,118	0.0692877%	\$ 238,574
	- Vacant Land	1,922,000	0.0485014%	\$ 932
	Industrial	6,349,313	0.0692877%	\$ 4,399
	- Vacant Land	49,000	0.0450370%	\$ 22
	Total	352,643,431		\$ 243,927

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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)
Kensington Market	Commercial	96,852,502	0.0725768%	\$ 70,292
	- Vacant Land	2,534,500	0.0508038%	\$ 1,288
	Industrial	406,026	0.0725768%	\$ 295
	- Vacant Land	278,250	0.0471749%	\$ 131
	Total	100,071,278		\$ 72,006
Korea Town	Commercial	85,970,589	0.0767286%	\$ 65,964
	Total	85,970,589		\$ 65,964
Lakeshore Village	Commercial	50,724,764	0.1181491%	\$ 59,931
	- Excess Land	29,058	0.0827044%	\$ 24
	Industrial	309,884	0.1181491%	\$ 366
	Total	51,063,706		\$ 60,321
Liberty Village	Commercial	347,082,494	0.0688677%	\$ 239,028
	- Vacant Land	2,515,104	0.0482074%	\$ 1,212
	Industrial	18,144,704	0.0688677%	\$ 12,496
	- Vacant Land	4,738,150	0.0447640%	\$ 2,121
	Total	372,480,452		\$ 254,857
Little Italy	Commercial	142,472,903	0.2792139%	\$ 397,804
	Industrial	692,596	0.2792139%	\$ 1,934
	Total	143,165,499		\$ 399,738
Little Portugal	Commercial	49,142,292	0.1010698%	\$ 49,668
	Total	49,142,292		\$ 49,668
Long Branch	Commercial	31,177,884	0.1570137%	\$ 48,954
	- Vacant Land	975,750	0.1099096%	\$ 1,072
	Total	32,153,634		\$ 50,026
Mimico by the Lake	Commercial	26,654,881	0.1653693%	\$ 44,079
	Total	26,654,881		\$ 44,079
Mimico Village	Commercial	10,665,439	0.1663988%	\$ 17,747
	- Vacant Land	1,745,239	0.1164792%	\$ 2,033
	Total	12,410,678		\$ 19,780

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Mount Dennis	Commercial	22,994,930	0.1435055%	\$ 32,999
	Total	22,994,930		\$ 32,999
Mount Pleasant	Commercial	115,783,989	0.1286845%	\$ 148,996
	Total	115,783,989		\$ 148,996
Pape Village	Commercial	40,297,298	0.1664950%	\$ 67,093
	Total	40,297,298		\$ 67,093
Parkdale Village	Commercial	86,797,784	0.2933241%	\$ 254,599
	- Vacant Land	1,178,000	0.2053269%	\$ 2,419
	Industrial	664,250	0.2933241%	\$ 1,948
	Total	88,640,034		\$ 258,966
Queen Street West	Commercial	511,440,973	0.0381840%	\$ 195,289
	- Vacant Land	9,664,111	0.0267288%	\$ 2,583
	Industrial	270,500	0.0381840%	\$ 103
	Total	521,375,584		\$ 197,975
Regal Heights Village	Commercial	43,533,859	0.1592554%	\$ 69,330
	Total	43,533,859		\$ 69,330
Riverside District	Commercial	58,086,720	0.2358990%	\$ 137,026
	Total	58,086,720		\$ 137,026
Roncesvalles Village	Commercial	93,375,203	0.1790615%	\$ 167,199
	Total	93,375,203		\$ 167,199
Rosedale Main Street	Commercial	118,518,072	0.2332420%	\$ 276,434
	- Vacant Land	254,250	0.1632694%	\$ 415
	Total	118,772,322		\$ 276,849
Sheppard East Village	Commercial	234,458,595	0.0402599%	\$ 94,393
	- Excess Land	676,438	0.0281819%	\$ 191
	- Vacant Land	2,088,250	0.0281819%	\$ 589
	Industrial	9,087,965	0.0402599%	\$ 3,659
	- Excess Land	345,328	0.0261689%	\$ 89
	- Vacant Land	2,116,250	0.0261689%	\$ 554
	Total	248,772,826		\$ 99,475

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St. Clair Gardens	Commercial	42,824,991	0.1440368%	\$ 61,684
	- Vacant Land	3,449,928	0.1008258%	\$ 3,478
	Industrial	175,539	0.1440368%	\$ 253
	Total	46,450,458		\$ 65,415
St. Lawrence Market Neighbourhood	Commercial	1,673,538,845	0.0373690%	\$ 625,385
	- Vacant Land	42,872,434	0.0261583%	\$ 11,215
	Industrial	38,830,259	0.0373690%	\$ 14,510
	Total	1,755,241,538		\$ 651,110
The Beach	Commercial	183,284,355	0.1255659%	\$ 230,143
	- Vacant Land	528,000	0.0878961%	\$ 464
	Industrial	228,000	0.1255659%	\$ 286
	Total	184,040,355		\$ 230,893
The Danforth	Commercial	122,045,096	0.2229174%	\$ 272,060
	- Vacant Land	894,145	0.1560422%	\$ 1,395
	Total	122,939,241		\$ 273,455
The Dupont Strip	Commercial	32,791,616	0.1000988%	\$ 32,824
	Total	32,791,616		\$ 32,824
The Eglinton Way	Commercial	120,986,595	0.2080106%	\$ 251,665
	- Vacant Land	2,805	0.1456074%	\$ 4
	Total	120,989,400		\$ 251,669
The Kingsway	Commercial	99,531,406	0.3626293%	\$ 360,930
	Total	99,531,406		\$ 360,930
The Waterfront	Commercial	630,331,880	0.1092609%	\$ 688,706
	- Vacant Land	2,446,000	0.0764826%	\$ 1,871
	Total	632,777,880		\$ 690,577
Toronto Entertainment District	Commercial	4,381,324,508	0.0388558%	\$ 1,702,399
	- Excess Land	12,799,114	0.0271991%	\$ 3,481
	- Vacant Land	315,066,907	0.0271991%	\$ 85,694
	Industrial	9,599,550	0.0388558%	\$ 3,730
	Total	4,718,790,079		\$ 1,795,304

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Trinity Bellwoods	Commercial	47,394,417	0.1079270%	\$ 51,151
	- Vacant Land	524,970	0.0755489%	\$ 397
	Total	47,919,387		\$ 51,548
Upper Village	Commercial	66,943,128	0.1283911%	\$ 85,949
	Total	66,943,128		\$ 85,949
Uptown Yonge	Commercial	300,575,145	0.0380731%	\$ 114,438
	- Vacant Land	2,357,250	0.0266512%	\$ 628
	Industrial	770,750	0.0380731%	\$ 294
	Total	303,703,145		\$ 115,360
Village of Islington	Commercial	58,057,080	0.1639887%	\$ 95,207
	Industrial	264,619	0.1639887%	\$ 434
	Total	58,321,699		\$ 95,641
West Queen West	Commercial	177,626,854	0.1142019%	\$ 202,853
	- Vacant Land	1,894,000	0.0799413%	\$ 1,514
	Industrial	2,461,190	0.1142019%	\$ 2,811
	Total	181,982,044		\$ 207,178
Weston Village	Commercial	49,462,558	0.1736188%	\$ 85,876
	- Excess Land	35,632	0.1215332%	\$ 43
	- Vacant Land	1,093,025	0.1215332%	\$ 1,329
	Total	50,591,215		\$ 87,248
Wexford Heights	Commercial	123,853,931	0.1459027%	\$ 180,706
	- Excess Land	95,975	0.1021319%	\$ 98
	- Vacant Land	620,750	0.1021319%	\$ 634
	Industrial	2,433,680	0.1459027%	\$ 3,551
	Total	127,004,336		\$ 184,989
Wychwood Heights	Commercial	73,355,743	0.0951569%	\$ 69,803
	- Excess Land	8,762,878	0.0666098%	\$ 5,837
	Total	82,118,621		\$ 75,640

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)
Yonge-Lawrence Village	Commercial	202,377,490	0.0938163%	\$ 189,863
	- Vacant Land	2,029,672	0.0656714%	\$ 1,333
	Total	204,407,162		\$ 191,196
York-Eglinton	Commercial	58,508,818	0.3168987%	\$ 185,414
	- Vacant Land	14,000	0.2218291%	\$ 31
	Industrial	269,878	0.3168987%	\$ 855
	Total	58,792,696		\$ 186,300

2. Sections 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 22 respectively of By-law No. 334-2011 apply to the special charges levied by section 1.

ENACTED AND PASSED this 13th day of April, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)