

Authority: Economic Development Committee Item 9.2, as adopted by City of Toronto Council on November 29, 30 and December 1, 2011 and Economic Development Committee Item 10.3, as adopted by City of Toronto Council on February 6 and 7, 2012

Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 506-2012

To provide for the levy and collection of special charges for the year 2012 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 2012 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	64,860,260	0.2834338%	\$ 183,836
	Industrial	120,000	0.2834338%	\$ 340
	Total	64,980,260		\$ 184,176
Baby Point Gates	Commercial	25,870,450	0.1546166%	\$ 40,000
	Total	25,870,450		\$ 40,000
Bloor Annex	Commercial	145,068,010	0.0808607%	\$ 117,303
	Total	145,068,010		\$ 117,303
Bloor by the Park	Commercial	58,149,010	0.1391460%	\$ 80,912
	Total	58,149,010		\$ 80,912

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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	2,265,973,530	0.0728164%	\$ 1,650,000
	Total	2,265,973,530		\$ 1,650,000
Bloor West Village	Commercial	257,934,970	0.1357556%	\$ 350,161
	- Vacant Land	2,882,000	0.0950289%	\$ 2,739
	Total	260,816,970		\$ 352,900
Bloorcourt Village	Commercial	109,133,020	0.1291076%	\$ 140,899
	Total	109,133,020		\$ 140,899
Bloordale Village	Commercial	33,110,790	0.2605797%	\$ 86,280
	Total	33,110,790		\$ 86,280
Bloor-Yorkville	Commercial	2,833,913,023	0.0710220%	\$ 2,012,702
	Total	2,833,913,023		\$ 2,012,702
Cabbagetown	Commercial	98,719,380	0.1994684%	\$ 196,914
	Total	98,719,380		\$ 196,914
Chinatown	Commercial	305,198,960	0.0778601%	\$ 237,628
	- Vacant Land	1,896,082	0.0545021%	\$ 1,033
	Industrial	3,000,900	0.0778601%	\$ 2,337
	Total	310,095,942		\$ 240,998
Church-Wellesley Village	Commercial	81,706,680	0.2860598%	\$ 233,730
	Total	81,706,680		\$ 233,730
College Promenade	Commercial	50,902,793	0.2387773%	\$ 121,544
	- Vacant Land	1,563,000	0.1671441%	\$ 2,613
	Industrial	341,000	0.2387773%	\$ 814
	Total	52,806,793		\$ 124,971
Corso Italia	Commercial	94,316,550	0.2640671%	\$ 249,059
	Total	94,316,550		\$ 249,059

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)
Crossroads of the Danforth	Commercial	47,634,890	0.1826916%	\$ 87,025
	- Vacant Land	1,406,000	0.1278841%	\$ 1,798
	Total	49,040,890		\$ 88,823
Danforth Mosaic	Commercial	192,257,670	0.0891943%	\$ 171,482
	- Vacant Land	1,303,000	0.0624360%	\$ 814
	Industrial	817,000	0.0891943%	\$ 729
	- Vacant Land	1,245,000	0.0579763%	\$ 722
	Total	195,622,670		\$ 173,747
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	89,119,640	0.3533704%	\$ 314,922
	Industrial	540,000	0.3533704%	\$ 1,908
	<u>Based on Maximum Charge</u>			
	Commercial	84,173,150		\$ 166,881
	Total	173,832,790		\$ 483,711
Dovercourt Village	Commercial	7,192,100	0.0924547%	\$ 6,649
	- Vacant Land	313,000	0.0647183%	\$ 203
	Total	7,505,100		\$ 6,852
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	2,755,222,950	0.0601474%	\$ 1,657,195
	- Vacant Land	17,514,000	0.0421031%	\$ 7,374
	Industrial	1,780,940	0.0601474%	\$ 1,071
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	1,725,460,212		\$ 727,883
	Total	4,499,978,102		\$ 2,393,523
Dundas West	Commercial	71,749,560	0.1903838%	\$ 136,600
	- Vacant Land	225,000	0.1332687%	\$ 299
	Industrial	316,000	0.1903838%	\$ 602
	Total	72,290,560		\$ 137,501

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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	20,351,580	0.1108563%	\$ 22,561
	Total	20,351,580		\$ 22,561
Emery Village	Commercial	1,054,593,790	0.1187256%	\$ 1,252,073
	- Excess Land	3,544,000	0.0831079%	\$ 2,945
	- Vacant Land	21,409,000	0.0831079%	\$ 17,793
	Industrial	809,266,250	0.1187256%	\$ 960,806
	- Excess Land	3,663,000	0.0771716%	\$ 2,827
	- Vacant Land	15,045,000	0.0771716%	\$ 11,610
	Total	1,907,521,040		\$ 2,248,054
Fairbank Village	Commercial	46,163,000	0.3587007%	\$ 165,587
	Total	46,163,000		\$ 165,587
Financial District BIA	Commercial	12,640,748,990	0.0074825%	\$ 945,844
	- Vacant Land	61,065,000	0.0052378%	\$ 3,198
	Industrial	3,455,000	0.0074825%	\$ 258
	Total	12,705,268,990		\$ 949,300
Forest Hill Village	Commercial	55,703,140	0.3549459%	\$ 197,716
	Total	55,703,140		\$ 197,716
Gerrard India Bazaar	Commercial	55,249,580	0.3946401%	\$ 218,037
	Total	55,249,580		\$ 218,037
Greektown on the Danforth	Commercial	196,265,890	0.2170469%	\$ 425,989
	Total	196,265,890		\$ 425,989
Harbord Street	Commercial	24,897,580	0.0868116%	\$ 21,614
	Total	24,897,580		\$ 21,614
Hillcrest Village	Commercial	33,928,280	0.2200055%	\$ 74,644
	- Vacant Land	1,409,000	0.1540039%	\$ 2,170
	Total	35,337,280		\$ 76,814

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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)
Junction Gardens	Commercial	69,170,478	0.3609817%	\$ 249,693
	- Vacant Land	1,386,000	0.2526872%	\$ 3,502
	Total	70,556,478		\$ 253,195
Kennedy Road	Commercial	356,862,490	0.0656390%	\$ 234,241
	- Vacant Land	2,212,000	0.0459473%	\$ 1,016
	Industrial	6,714,770	0.0656390%	\$ 4,408
	- Vacant Land	52,000	0.0426654%	\$ 22
	Total	365,841,260		\$ 239,687
Kensington Market	Commercial	105,314,800	0.0834474%	\$ 87,882
	- Vacant Land	2,702,000	0.0584132%	\$ 1,578
	Industrial	444,000	0.0834474%	\$ 371
	- Vacant Land	311,000	0.0542408%	\$ 169
	Total	108,771,800		\$ 90,000
Korea Town	Commercial	89,659,800	0.0687175%	\$ 61,612
	Total	89,659,800		\$ 61,612
Lakeshore Village	Commercial	53,433,530	0.1090769%	\$ 58,284
	- Excess Land	31,000	0.0763538%	\$ 24
	Industrial	327,000	0.1090769%	\$ 356
	Total	53,791,530		\$ 58,664
Liberty Village	Commercial	398,989,000	0.0619168%	\$ 247,041
	- Excess Land	783,000	0.0433418%	\$ 339
	- Vacant Land	2,689,000	0.0433418%	\$ 1,165
	Industrial	14,216,000	0.0619168%	\$ 8,802
	- Vacant Land	5,170,200	0.0402459%	\$ 2,082
	Total	421,847,200		\$ 259,429
Little Italy	Commercial	151,299,710	0.2624252%	\$ 397,049
	Industrial	704,000	0.2624252%	\$ 1,847
	Total	152,003,710		\$ 398,896
Little Portugal	Commercial	52,486,500	0.0956951%	\$ 50,227
	Total	52,486,500		\$ 50,227

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Long Branch	Commercial	32,914,080	0.1487871%	\$ 48,972
	- Vacant Land	1,038,000	0.1041510%	\$ 1,081
	Total	33,952,080		\$ 50,053
Mimico by the Lake	Commercial	28,039,800	0.1571659%	\$ 44,069
	Total	28,039,800		\$ 44,069
Mimico Village	Commercial	11,196,380	0.1594565%	\$ 17,853
	- Vacant Land	1,985,000	0.1116196%	\$ 2,216
	Total	13,181,380		\$ 20,069
Mount Dennis	Commercial	23,957,900	0.1464945%	\$ 35,097
	Total	23,957,900		\$ 35,097
Mount Pleasant	Commercial	121,704,480	0.1225025%	\$ 149,091
	Total	121,704,480		\$ 149,091
Pape Village	Commercial	43,232,250	0.1590317%	\$ 68,753
	Total	43,232,250		\$ 68,753
Parkdale Village	Commercial	92,623,720	0.2615595%	\$ 242,266
	- Vacant Land	726,000	0.1830917%	\$ 1,329
	Industrial	719,000	0.2615595%	\$ 1,881
	Total	94,068,720		\$ 245,476
Queen Street West	Commercial	555,422,639	0.0390499%	\$ 216,892
	- Vacant Land	8,659,000	0.0273349%	\$ 2,367
	Total	564,081,639		\$ 219,259
Regal Heights Village	Commercial	45,876,650	0.1587605%	\$ 72,834
	Total	45,876,650		\$ 72,834
Riverside District	Commercial	62,497,940	0.2233514%	\$ 139,590
	Total	62,497,940		\$ 139,590
Roncesvalles Village	Commercial	101,744,770	0.1643318%	\$ 167,199
	Total	101,744,770		\$ 167,199

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Rosedale Main Street	Commercial	128,059,230	0.2049762%	\$ 262,491
	- Vacant Land	260,000	0.1434833%	\$ 373
	Total	128,319,230		\$ 262,864
Sheppard East Village	Commercial	246,531,230	0.0479860%	\$ 118,300
	- Excess Land	704,510	0.0335902%	\$ 236
	- Vacant Land	2,148,000	0.0335902%	\$ 722
	Industrial	9,488,560	0.0479860%	\$ 4,553
	- Excess Land	624,000	0.0311909%	\$ 195
	- Vacant Land	2,448,000	0.0311909%	\$ 764
	Total	261,944,300		\$ 124,770
St. Clair Gardens	Commercial	44,812,800	0.1374181%	\$ 61,581
	- Vacant Land	3,723,000	0.0961927%	\$ 3,581
	Industrial	184,000	0.1374181%	\$ 253
	Total	48,719,800		\$ 65,415
St. Lawrence Market Neighbourhood	Commercial	1,869,149,275	0.0369266%	\$ 690,213
	- Vacant Land	13,860,000	0.0258486%	\$ 3,583
	Industrial	40,839,000	0.0369266%	\$ 15,080
	Total	1,923,848,275		\$ 708,876
The Beach	Commercial	193,452,900	0.1191317%	\$ 230,464
	- Vacant Land	528,000	0.0833922%	\$ 440
	Industrial	235,000	0.1191317%	\$ 280
	Total	194,215,900		\$ 231,184
The Danforth	Commercial	131,926,180	0.2129414%	\$ 280,925
	- Vacant Land	947,000	0.1490590%	\$ 1,412
	Total	132,873,180		\$ 282,337
The Dupont Strip	Commercial	34,579,800	0.0955529%	\$ 33,042
	Total	34,579,800		\$ 33,042
The Eglinton Way	Commercial	130,719,620	0.2002368%	\$ 261,749
	- Vacant Land	3,000	0.1401658%	\$ 4
	Total	130,722,620		\$ 261,753

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The Kingsway	Commercial	104,342,000	0.3177148%	\$ 331,510
	Total	104,342,000		\$ 331,510
The Waterfront	Commercial	696,849,815	0.0985596%	\$ 686,812
	- Vacant Land	2,613,000	0.0689917%	\$ 1,803
	Total	699,462,815		\$ 688,615
Toronto Entertainment District	Commercial	4,930,323,681	0.0369518%	\$ 1,821,843
	- Excess Land	14,156,000	0.0258663%	\$ 3,662
	- Vacant Land	252,138,000	0.0258663%	\$ 65,219
	Industrial	23,526,990	0.0369518%	\$ 8,695
	Total	5,220,144,671		\$ 1,899,419
Trinity Bellwoods	Commercial	51,126,240	0.0964168%	\$ 49,294
	- Vacant Land	813,000	0.0674918%	\$ 549
	Total	51,939,240		\$ 49,843
Upper Village	Commercial	70,815,010	0.1210082%	\$ 85,692
	Total	70,815,010		\$ 85,692
Uptown Yonge	Commercial	323,109,210	0.0353510%	\$ 114,222
	- Vacant Land	2,387,000	0.0247457%	\$ 591
	Industrial	795,000	0.0353510%	\$ 281
	Total	326,291,210		\$ 115,094
Village of Islington	Commercial	61,305,900	0.1514862%	\$ 92,870
	Industrial	270,000	0.1514862%	\$ 409
	Total	61,575,900		\$ 93,279
West Queen West	Commercial	191,391,230	0.1069132%	\$ 204,623
	Industrial	2,654,000	0.1069132%	\$ 2,837
	Total	194,045,230		\$ 207,460
Weston Village	Commercial	50,998,480	0.2080050%	\$ 106,079
	- Vacant Land	1,135,700	0.1456035%	\$ 1,654
	Total	52,134,180		\$ 107,733

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Wexford Heights	Commercial	131,329,730	0.1371593%	\$ 180,131
	- Excess Land	101,000	0.0960115%	\$ 97
	- Vacant Land	685,000	0.0960115%	\$ 658
	Industrial	2,572,500	0.1371593%	\$ 3,528
	Total	134,688,230		\$ 184,414
Wychwood Heights	Commercial	79,338,000	0.0865229%	\$ 68,646
	- Excess Land	11,068,000	0.0605660%	\$ 6,703
	Total	90,406,000		\$ 75,349
Yonge-Lawrence Village	Commercial	220,930,370	0.0865739%	\$ 191,268
	Total	220,930,370		\$ 191,268
York-Eglinton	Commercial	61,803,090	0.4094501%	\$ 253,053
	- Vacant Land	15,000	0.2866151%	\$ 43
	Industrial	291,170	0.4094501%	\$ 1,192
	Total	62,109,260		\$ 254,288

2. Sections 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, and 24 respectively of By-law No. 101-2012, as amended, apply to the special charges levied by section 1.

ENACTED AND PASSED this 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)