

Authority: Economic Development Committee Item 18.7, as adopted by City of Toronto Council on November 27, 28 and 29, 2012; Economic Development Committee Item 19.6, as adopted by City of Toronto Council on February 20 and 21, 2013; and Economic Development Committee Item 20.7, as adopted by City of Toronto Council on April 3 and 4, 2013

## **CITY OF TORONTO**

### **BY-LAW No. 471-2013**

#### **To provide for the levy and collection of special charges for the year 2013 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 enacts:

1. There shall be levied and collected in 2013 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	67,727,695	0.2933131%	\$	198,654
	Industrial	123,000	0.2933131%	\$	361
	Total	67,850,695		\$	199,015
Baby Point Gates	Commercial	27,564,838	0.1451124%	\$	40,000
	Total	27,564,838		\$	40,000
Bloor Annex	Commercial	160,179,568	0.0743909%	\$	119,159
	Total	160,179,568		\$	119,159
Bloor by the Park	Commercial	60,073,259	0.1357825%	\$	81,569
	Total	60,073,259		\$	81,569

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	2,303,942,388	0.0716164%	\$ 1,650,000
	Total	2,303,942,388		\$ 1,650,000
Bloor West Village	Commercial	279,823,506	0.1280007%	\$ 358,176
	- Vacant Land	2,972,000	0.0896005%	\$ 2,663
	Total	282,795,506		\$ 360,839
Bloorcourt Village	Commercial	119,689,366	0.1679865%	\$ 201,062
	Total	119,689,366		\$ 201,062
Bloordale Village	Commercial	38,537,418	0.2209411%	\$ 85,145
	Total	38,537,418		\$ 85,145
Bloor-Yorkville	Commercial	3,054,209,580	0.0724271%	\$ 2,212,075
	- Vacant Land	6,170,750	0.0506990%	\$ 3,129
	Total	3,060,380,330		\$ 2,215,204
Cabbagetown	Commercial	107,474,036	0.1672906%	\$ 179,794
	Total	107,474,036		\$ 179,794
Chinatown	Commercial	322,645,174	0.0745657%	\$ 240,582
	- Vacant Land	2,107,062	0.0521960%	\$ 1,100
	Industrial	3,144,426	0.0745657%	\$ 2,345
	Total	327,896,662		\$ 244,027
Church-Wellesley Village	Commercial	85,040,561	0.2832754%	\$ 240,899
	Total	85,040,561		\$ 240,899
College Promenade	Commercial	56,127,845	0.2157342%	\$ 121,087
	- Vacant Land	2,086,250	0.1510139%	\$ 3,151
	Industrial	340,000	0.2157342%	\$ 733
	Total	58,554,095		\$ 124,971
Corso Italia	Commercial	99,622,496	0.1840899%	\$ 183,395
	Total	99,622,496		\$ 183,395
Crossroads of the Danforth	Commercial	49,846,086	0.1967425%	\$ 98,068
	- Vacant Land	1,502,000	0.1377198%	\$ 2,069
	Total	51,348,086		\$ 100,137

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	207,144,879	0.1389448%	\$ 287,818
	- Vacant Land	1,410,750	0.0972614%	\$ 1,372
	Industrial	820,000	0.1389448%	\$ 1,139
	- Vacant Land	749,000	0.0903141%	\$ 676
	Total	210,124,629		\$ 291,005
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	94,135,231	0.3364173%	\$ 316,687
	Industrial	588,750	0.3364173%	\$ 1,981
	<u>Based on Maximum Charge</u>			
	Commercial	89,586,863		\$ 167,848
	Total	184,310,844		\$ 486,516
Dovercourt Village	Commercial	7,224,250	0.0918609%	\$ 6,636
	- Vacant Land	335,500	0.0643026%	\$ 216
	Total	7,559,750		\$ 6,852
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	2,724,257,734	0.0603845%	\$ 1,645,028
	- Vacant Land	20,842,000	0.0422692%	\$ 8,810
	Industrial	1,888,955	0.0603845%	\$ 1,141
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	1,866,239,479		738,032
	Total	4,613,228,168		\$ 2,393,011
Dundas West	Commercial	76,153,709	0.1798512%	\$ 136,964
	- Vacant Land	2,531,750	0.1258958%	\$ 3,187
	Industrial	346,000	0.1798512%	\$ 622
	Total	79,031,459		\$ 140,773
Eglinton Hill	Commercial	21,370,560	0.1073018%	\$ 22,931
	Total	21,370,560		\$ 22,931

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	1,113,028,182	0.1249460%	\$ 1,390,685
	- Excess Land	3,735,751	0.0874622%	\$ 3,267
	- Vacant Land	22,499,500	0.0874622%	\$ 19,679
	Industrial	834,170,128	0.1249460%	\$ 1,042,262
	- Excess Land	3,842,750	0.0812149%	\$ 3,121
	- Vacant Land	8,831,375	0.0812149%	\$ 7,172
	Total	1,986,107,686		\$ 2,466,186
Fairbank Village	Commercial	49,709,251	0.4448106%	\$ 221,112
	Total	49,709,251		\$ 221,112
Financial District	Commercial	13,139,948,257	0.0116688%	\$ 1,533,275
	- Vacant Land	105,520,250	0.0081682%	\$ 8,619
	Industrial	3,458,750	0.0116688%	\$ 404
	Total	13,248,927,257		\$ 1,542,298
Forest Hill Village	Commercial	58,286,606	0.3384139%	\$ 197,250
	Total	58,286,606		\$ 197,250
Gerrard India Bazaar	Commercial	54,714,311	0.4086700%	\$ 223,601
	Total	54,714,311		\$ 223,601
Greektown on the Danforth	Commercial	207,669,460	0.2057476%	\$ 427,275
	Total	207,669,460		\$ 427,275
Harbord Street	Commercial	27,438,635	0.0646096%	\$ 17,728
	Total	27,438,635		\$ 17,728
Hillcrest Village	Commercial	39,392,961	0.2204251%	\$ 86,832
	- Vacant Land	785,500	0.1542976%	\$ 1,212
	Total	40,178,461		\$ 88,044
Junction Gardens	Commercial	73,944,312	0.3335793%	\$ 246,663
	- Vacant Land	2,835,500	0.2335055%	\$ 6,621
	Total	76,779,812		\$ 253,284

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)
Kennedy Road	Commercial	374,593,348	0.0641004%	\$ 240,117
	- Vacant Land	2,281,000	0.0448703%	\$ 1,023
	Industrial	6,815,078	0.0641004%	\$ 4,368
	Total	383,689,426		\$ 245,508
Kensington Market	Commercial	124,950,251	0.0840655%	\$ 105,040
	- Vacant Land	1,829,000	0.0588459%	\$ 1,076
	Industrial	482,500	0.0840655%	\$ 406
	Total	127,261,751		\$ 106,522
Korea Town	Commercial	97,017,326	0.1098196%	\$ 106,544
	Total	97,017,326		\$ 106,544
Lakeshore Village	Commercial	57,658,900	0.1114584%	\$ 64,266
	- Excess Land	33,750	0.0780209%	\$ 26
	Industrial	359,750	0.1114584%	\$ 401
	Total	58,052,400		\$ 64,693
Leslieville	Commercial	97,685,085	0.1053628%	\$ 102,924
	- Vacant Land	1,573,000	0.0737540%	\$ 1,160
	Industrial	5,615,000	0.1053628%	\$ 5,916
	Total	104,873,085		\$ 110,000
Liberty Village	Commercial	495,260,255	0.0520794%	\$ 257,928
	- Excess Land	819,000	0.0364556%	\$ 299
	- Vacant Land	1,353,500	0.0364556%	\$ 493
	Industrial	6,204,000	0.0520794%	\$ 3,231
	- Vacant Land	3,821,200	0.0338516%	\$ 1,294
	Total	507,457,955		\$ 263,245
Little Italy	Commercial	168,641,337	0.2244057%	\$ 378,441
	Industrial	816,500	0.2244057%	\$ 1,832
	Total	169,457,837		\$ 380,273
Little Portugal	Commercial	55,926,725	0.0915269%	\$ 51,188
	Total	55,926,725		\$ 51,188

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Long Branch	Commercial	34,247,860	0.1705160%	\$ 58,398
	- Vacant Land	1,124,250	0.1193612%	\$ 1,342
	Total	35,372,110		\$ 59,740
Mimico by the Lake	Commercial	30,436,850	0.1447883%	\$ 44,069
	Total	30,436,850		\$ 44,069
Mimico Village	Commercial	12,092,535	0.1481016%	\$ 17,909
	- Vacant Land	2,084,250	0.1036711%	\$ 2,161
	Total	14,176,785		\$ 20,070
Mount Dennis	Commercial	26,511,010	0.0425521%	\$ 11,281
	Total	26,511,010		\$ 11,281
Mount Pleasant	Commercial	131,710,536	0.1131633%	\$ 149,048
	Total	131,710,536		\$ 149,048
Pape Village	Commercial	44,631,613	0.1638682%	\$ 73,137
	Total	44,631,613		\$ 73,137
Parkdale Village	Commercial	104,468,542	0.2367659%	\$ 247,346
	- Vacant Land	753,500	0.1657361%	\$ 1,249
	Industrial	719,000	0.2367659%	\$ 1,702
	Total	105,941,042		\$ 250,297
Queen Street West	Commercial	640,401,107	0.0405577%	\$ 259,732
	- Vacant Land	9,277,500	0.0283904%	\$ 2,634
	Total	649,678,607		\$ 262,366
Regal Heights Village	Commercial	49,178,363	0.1480712%	\$ 72,819
	Total	49,178,363		\$ 72,819
Riverside District	Commercial	73,663,355	0.1925193%	\$ 141,816
	- Vacant Land	2,932,000	0.1347635%	\$ 3,951
	Industrial			
	- Vacant Land	249,750	0.1251375%	\$ 313
	Total	76,845,105		\$ 146,080

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)
Roncesvalles Village	Commercial	110,511,263	0.1568483%	\$ 173,335
	Total	110,511,263		\$ 173,335
Rosedale Main Street	Commercial	158,736,425	0.1642394%	\$ 260,708
	- Vacant Land	1,819,000	0.1149676%	\$ 2,091
	Total	160,555,425		\$ 262,799
Sheppard East Village	Commercial	255,620,252	0.0448670%	\$ 114,689
	- Excess Land	765,633	0.0314069%	\$ 240
	- Vacant Land	2,383,500	0.0314069%	\$ 749
	Industrial	9,753,670	0.0448670%	\$ 4,376
	- Excess Land	641,750	0.0291636%	\$ 187
	- Vacant Land	2,601,000	0.0291636%	\$ 759
	Total	271,765,805		\$ 121,000
St. Clair Gardens	Commercial	48,552,725	0.1269590%	\$ 61,642
	- Vacant Land	3,851,750	0.0888713%	\$ 3,423
	Industrial	206,250	0.1269590%	\$ 262
	Total	52,610,725		\$ 65,327
St. Lawrence Market Neighbourhood	Commercial	1,968,391,980	0.0347746%	\$ 684,501
	- Vacant Land	34,327,000	0.0243422%	\$ 8,356
	Industrial	46,320,000	0.0347746%	\$ 16,108
	Total	2,049,038,980		\$ 708,965
The Beach	Commercial	209,093,327	0.1099690%	\$ 229,938
	- Vacant Land	627,000	0.0769783%	\$ 483
	Industrial	235,000	0.1099690%	\$ 258
	Total	209,955,327		\$ 230,679
The Danforth	Commercial	136,630,887	0.2039650%	\$ 278,679
	- Vacant Land	6,529,000	0.1427755%	\$ 9,322
	Total	143,159,887		\$ 288,001
The Dupont Strip	Commercial	40,791,250	0.0874943%	\$ 35,690
	Total	40,791,250		\$ 35,690

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)
The Eglinton Way	Commercial	140,693,218	0.2080510%	\$ 292,714
	- Vacant Land	3,025	0.1456357%	\$ 4
	Total	140,696,243		\$ 292,718
The Kingsway	Commercial	108,082,750	0.3087690%	\$ 333,726
	Total	108,082,750		\$ 333,726
The Queensway	Commercial	176,489,759	0.0553804%	\$ 97,741
	- Excess Land	32,000	0.0387663%	\$ 12
	- Vacant Land	4,034,750	0.0387663%	\$ 1,564
	Industrial	503,250	0.0553804%	\$ 279
	Total	181,059,759		\$ 99,596
The Waterfront	Commercial	720,892,116	0.0951120%	\$ 685,655
	- Vacant Land	3,528,000	0.0665784%	\$ 2,349
	Total	724,420,116		\$ 688,004
Toronto Entertainment District	Commercial	5,439,516,150	0.0339895%	\$ 1,848,865
	- Excess Land	17,252,750	0.0237927%	\$ 4,105
	- Vacant Land	161,318,250	0.0237927%	\$ 38,382
	Industrial	24,495,743	0.0339895%	\$ 8,326
	- Vacant Land	1,688,250	0.0220932%	\$ 373
	Total	5,644,271,143		\$ 1,900,051
Trinity Bellwoods	Commercial	56,615,681	0.0868002%	\$ 49,143
	- Vacant Land	1,008,000	0.0607601%	\$ 612
	Total	57,623,681		\$ 49,755
Upper Village	Commercial	78,611,258	0.1050155%	\$ 82,554
	Total	78,611,258		\$ 82,554
Uptown Yonge	Commercial	353,862,661	0.0341588%	\$ 120,875
	- Vacant Land	4,265,750	0.0239112%	\$ 1,020
	Industrial	801,000	0.0341588%	\$ 274
	Total	358,929,411		\$ 122,169
Village of Islington	Commercial	67,134,375	0.1382754%	\$ 92,830
	Industrial	276,750	0.1382754%	\$ 383
	Total	67,411,125		\$ 93,213



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)
West Queen West	Commercial	227,594,299	0.0910925%	\$ 207,321
	Industrial	1,948,250	0.0910925%	\$ 1,775
	Total	229,542,549		\$ 209,096
Weston Village	Commercial	55,360,736	0.1897984%	\$ 105,074
	- Vacant Land	4,178,275	0.1328589%	\$ 5,551
	Total	59,539,011		\$ 110,625
Wexford Heights	Commercial	137,493,048	0.1341048%	\$ 184,385
	- Excess Land	112,250	0.0938734%	\$ 105
	- Vacant Land	693,000	0.0938734%	\$ 651
	Industrial	2,649,625	0.1341048%	\$ 3,553
	Total	140,947,923		\$ 188,694
Wychwood Heights	Commercial	85,770,575	0.0799401%	\$ 68,565
	- Excess Land	12,175,000	0.0559581%	\$ 6,813
	Total	97,945,575		\$ 75,378
Yonge-Lawrence Village	Commercial	245,572,746	0.0777700%	\$ 190,982
	Total	245,572,746		\$ 190,982

2. Sections 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23 and 24 respectively of By-law No. 2-2013 apply to the special charges levied by section 1.

Enacted and passed on April 4, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)