

Authority: Economic Development Committee Item 27.12, as adopted by City of Toronto Council on December 16, 17 and 18, 2013, Economic Development Committee Item 28.8, as adopted by City of Toronto Council on February 19 and 20, 2014 and Economic Development Committee Item 29.9, as adopted by City of Toronto Council on April 1, 2 and 3, 2014

CITY OF TORONTO

BY-LAW No. 359-2014

To provide for the levy and collection of special charges for the year 2014 in respect of certain business improvement areas.

Whereas § 19-33 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 § 19-34 of the Code provides that Council may raise the amount referred to in § 19-33 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 2014 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	72,493,518	0.2740310%	\$ 198,655
	Industrial	126,000	0.2740310%	\$ 345
	Total	72,619,518		\$ 199,000
Baby Point Gates	Commercial	29,491,725	0.1525852%	\$ 45,000
	Total	29,491,725		\$ 45,000
Bloor Annex	Commercial	175,342,770	0.1140121%	\$ 199,912
	Total	175,342,770		\$ 199,912
Bloor by the Park	Commercial	66,742,693	0.1225482%	\$ 81,792
	Total	66,742,693		\$ 81,792

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	2,338,519,449	0.0705575%	\$ 1,650,000
	Total	2,338,519,449		\$ 1,650,000
Bloor West Village	Commercial	300,402,868	0.1236237%	\$ 371,369
	- Vacant Land	3,062,000	0.0865366%	\$ 2,650
	Total	303,464,868		\$ 374,019
Bloorcourt Village	Commercial	129,025,717	0.1559309%	\$ 201,191
	Total	129,025,717		\$ 201,191
Bloordale Village	Commercial	43,571,166	0.1954113%	\$ 85,143
	Total	43,571,166		\$ 85,143
Bloor-Yorkville	Commercial	3,145,029,974	0.0791888%	\$ 2,490,512
	- Vacant Land	7,908,735	0.0554322%	\$ 4,384
	Total	3,152,938,709		\$ 2,494,896
Cabbagetown	Commercial	116,648,758	0.1592602%	\$ 185,775
	Total	116,648,758		\$ 185,775
Chinatown	Commercial	358,528,053	0.0999922%	\$ 358,500
	- Vacant Land	2,265,011	0.0699945%	\$ 1,585
	Industrial	3,287,950	0.0999922%	\$ 3,288
	Total	364,081,014		\$ 363,373
Church-Wellesley Village	Commercial	89,702,220	0.2689621%	\$ 241,265
	Total	89,702,220		\$ 241,265
College Dufferin	Commercial	21,898,519	0.0907824%	\$ 19,880
	Total	21,898,519		\$ 19,880
College Promenade	Commercial	60,705,047	0.1986904%	\$ 120,615
	- Vacant Land	2,609,500	0.1390833%	\$ 3,629
	Industrial	340,000	0.1986904%	\$ 676
	Total	63,654,547		\$ 124,920
Corso Italia	Commercial	104,664,769	0.2107204%	\$ 220,550
	Total	104,664,769		\$ 220,550

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	52,183,802	0.2969772%	\$ 154,974
	- Vacant Land	1,598,000	0.2078840%	\$ 3,322
	Total	53,781,802		\$ 158,296
Danforth Mosaic	Commercial	220,129,882	0.1301953%	\$ 286,599
	- Vacant Land	1,518,500	0.0911367%	\$ 1,384
	Industrial	823,000	0.1301953%	\$ 1,071
	- Vacant Land	2,300,500	0.0846269%	\$ 1,947
	Total	224,771,882		\$ 291,001
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	99,306,437	0.3492853%	\$ 346,863
	Industrial	637,500	0.3492853%	\$ 2,227
	<u>Based on Maximum Charge</u>			
	Commercial	105,962,964		\$ 183,871
	Total	205,906,901		\$ 532,961
Dovercourt Village	Commercial	7,655,900	0.0866502%	\$ 6,634
	- Vacant Land	358,000	0.0606551%	\$ 217
	Total	8,013,900		\$ 6,851
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	2,873,659,255	0.0592337%	\$ 1,702,175
	- Vacant Land	25,043,064	0.0414635%	\$ 10,384
	Industrial	1,996,970	0.0592337%	\$ 1,183
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	1,934,877,279		745,457
	Total	4,835,576,568		2,459,199
Dufferin-Finch	Commercial	1,341,007,840	0.0417669%	\$ 560,097
	- Excess Land	24,423,995	0.0292368%	\$ 7,141
	- Vacant Land	5,980,000	0.0292368%	\$ 1,748
	Industrial	550,605,700	0.0417669%	\$ 229,971
	- Excess Land	969,500	0.0271485%	\$ 263
	- Vacant Land	4,309,000	0.0271485%	\$ 1,170
	Total	1,927,296,035		\$ 800,390

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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)
Dundas West	Commercial	81,774,356	0.2003760%	\$ 163,856
	- Vacant Land	3,151,500	0.1402632%	\$ 4,420
	Industrial	376,000	0.2003760%	\$ 754
	Total	85,301,856		\$ 169,030
Eglinton Hill	Commercial	22,461,128	0.1053687%	\$ 23,667
	Total	22,461,128		\$ 23,667
Emery Village	Commercial	1,162,121,741	0.1310628%	\$ 1,523,109
	- Excess Land	3,927,500	0.0917440%	\$ 3,603
	- Vacant Land	6,206,000	0.0917440%	\$ 5,694
	Industrial	863,275,574	0.1310628%	\$ 1,131,433
	- Excess Land	4,118,500	0.0851908%	\$ 3,509
	- Vacant Land	9,144,750	0.0851908%	\$ 7,790
	Total	2,048,794,065		\$ 2,675,138
Fairbank Village	Commercial	52,386,619	0.4013239%	\$ 210,240
	Total	52,386,619		\$ 210,240
Financial District	Commercial	13,288,069,207	0.0114836%	\$ 1,525,955
	- Vacant Land	215,978,149	0.0080385%	\$ 17,361
	Industrial	3,462,500	0.0114836%	\$ 398
	Total	13,507,509,856		\$ 1,543,714
Forest Hill Village	Commercial	60,718,570	0.3256664%	\$ 197,740
	Total	60,718,570		\$ 197,740
Gerrard India Bazaar	Commercial	55,154,658	0.3833928%	\$ 211,459
	Total	55,154,658		\$ 211,459
Greektown on the Danforth	Commercial	217,365,296	0.1956580%	\$ 425,293
	- Vacant Land	813,000	0.1369606%	\$ 1,113
	Total	218,178,296		\$ 426,406
Harbord Street	Commercial	29,686,500	0.0868206%	\$ 25,774
	Total	29,686,500		\$ 25,774
Hillcrest Village	Commercial	41,081,640	0.2253743%	\$ 92,587
	- Vacant Land	870,000	0.1577620%	\$ 1,373
	Total	41,951,640		\$ 93,960

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	79,733,231	0.3076583%	\$ 245,306
	- Vacant Land	3,718,000	0.2153608%	\$ 8,007
	Total	83,451,231		\$ 253,313
Kennedy Road	Commercial	393,079,725	0.0608263%	\$ 239,096
	- Vacant Land	2,350,000	0.0425784%	\$ 1,001
	Industrial	6,915,385	0.0608263%	\$ 4,206
	Total	402,345,110		\$ 244,303
Kensington Market	Commercial	144,228,526	0.0803639%	\$ 115,908
	- Vacant Land	2,228,000	0.0562547%	\$ 1,253
	Total	146,456,526		\$ 117,161
Korea Town	Commercial	103,133,289	0.0900999%	\$ 92,923
	Total	103,133,289		\$ 92,923
Lakeshore Village	Commercial	61,359,100	0.1149211%	\$ 70,515
	- Excess Land	36,500	0.0804448%	\$ 29
	Industrial	392,500	0.1149211%	\$ 451
	Total	61,788,100		\$ 70,995
Leslieville	Commercial	109,759,907	0.0935174%	\$ 102,645
	- Vacant Land	2,607,500	0.0654622%	\$ 1,707
	Industrial	6,040,000	0.0935174%	\$ 5,648
	Total	118,407,407		\$ 110,000
Liberty Village	Commercial	549,821,116	0.0477672%	\$ 262,634
	- Excess Land	855,000	0.0334370%	\$ 286
	- Vacant Land	1,101,000	0.0334370%	\$ 368
	Industrial	6,343,000	0.0477672%	\$ 3,030
	- Vacant Land	3,974,200	0.0310487%	\$ 1,234
	Total	562,094,316		\$ 267,552
Little Italy	Commercial	184,462,418	0.2061499%	\$ 380,269
	Total	184,462,418		\$ 380,269
Little Portugal	Commercial	59,898,950	0.0861067%	\$ 51,577
	Total	59,898,950		\$ 51,577

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)
Long Branch	Commercial	36,329,775	0.1620190%	\$ 58,861
	- Vacant Land	1,210,500	0.1134133%	\$ 1,373
	Total	37,540,275		\$ 60,234
Mimico by the Lake	Commercial	30,210,550	0.1682525%	\$ 50,830
	Total	30,210,550		\$ 50,830
Mimico Village	Commercial	13,004,267	0.2365490%	\$ 30,761
	- Vacant Land	2,183,500	0.1655843%	\$ 3,616
	Total	15,187,767		\$ 34,377
Mount Dennis	Commercial	28,289,540	0.0578306%	\$ 16,360
	Total	28,289,540		\$ 16,360
Mount Pleasant	Commercial	142,418,321	0.1046424%	\$ 149,030
	Total	142,418,321		\$ 149,030
Pape Village	Commercial	46,305,318	0.1605539%	\$ 74,345
	Total	46,305,318		\$ 74,345
Parkdale Village	Commercial	117,098,046	0.2119796%	\$ 248,224
	- Vacant Land	781,000	0.1483857%	\$ 1,159
	Industrial	719,000	0.2119796%	\$ 1,524
	Total	118,598,046		\$ 250,907
Queen Street West	Commercial	690,340,197	0.0376335%	\$ 259,799
	- Vacant Land	9,742,682	0.0263435%	\$ 2,567
	Total	700,082,879		\$ 262,366
Riverside District	Commercial	85,395,770	0.1972660%	\$ 168,457
	Industrial			
	- Vacant Land	349,500	0.1282229%	\$ 448
	Total	85,745,270		\$ 168,905
Roncesvalles Village	Commercial	118,609,448	0.1501044%	\$ 178,038
	Total	118,609,448		\$ 178,038
Rosedale Main Street	Commercial	191,575,115	0.1362394%	\$ 261,001
	- Vacant Land	1,505,000	0.0953676%	\$ 1,435
	Total	193,080,115		\$ 262,436

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)
Sheppard East Village	Commercial	264,064,765	0.0434136%	\$ 114,640
	- Excess Land	826,755	0.0303895%	\$ 251
	- Vacant Land	2,619,000	0.0303895%	\$ 796
	Industrial	10,018,780	0.0434136%	\$ 4,350
	- Excess Land	659,500	0.0282188%	\$ 186
	- Vacant Land	2,754,000	0.0282188%	\$ 777
	Total	280,942,800		\$ 121,000
St. Clair Gardens	Commercial	52,032,650	0.1182978%	\$ 61,554
	- Vacant Land	3,980,500	0.0828085%	\$ 3,296
	Industrial	228,500	0.1182978%	\$ 270
	Total	56,241,650		\$ 65,120
St. Lawrence Market Neighbourhood	Commercial	2,154,151,291	0.0353510%	\$ 761,515
	- Excess Land	7,403,315	0.0247457%	\$ 1,832
	- Vacant Land	62,544,709	0.0247457%	\$ 15,477
	Industrial	4,942,000	0.0353510%	\$ 1,747
	Total	2,229,041,315		\$ 780,571
The Beach	Commercial	225,505,709	0.1017070%	\$ 229,355
	- Vacant Land	726,000	0.0711949%	\$ 517
	Industrial	235,000	0.1017070%	\$ 239
	Total	226,466,709		\$ 230,111
The Danforth	Commercial	144,658,470	0.2044353%	\$ 295,733
	- Vacant Land	3,126,366	0.1431047%	\$ 4,474
	Total	147,784,836		\$ 300,207
The Dupont Strip	Commercial	45,925,729	0.0777124%	\$ 35,690
	Total	45,925,729		\$ 35,690
The Eglinton Way	Commercial	149,023,310	0.2003497%	\$ 298,568
	- Vacant Land	3,050	0.1402448%	\$ 4
	Total	149,026,360		\$ 298,572
The Kingsway	Commercial	111,565,017	0.3050454%	\$ 340,324
	Total	111,565,017		\$ 340,324

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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)
The Waterfront	Commercial	657,465,910	0.0991508%	\$ 651,883
	- Vacant Land	51,338,000	0.0694056%	\$ 35,631
	Total	708,803,910		\$ 687,514
Toronto Entertainment District	Commercial	5,721,093,257	0.0335704%	\$ 1,920,594
	- Excess Land	20,349,500	0.0234993%	\$ 4,782
	- Vacant Land	104,188,545	0.0234993%	\$ 24,483
	Industrial	26,318,495	0.0335704%	\$ 8,835
	- Vacant Land	1,740,500	0.0218208%	\$ 379
	Total	5,873,690,297		\$ 1,959,073
Trinity Bellwoods	Commercial	61,814,617	0.0797219%	\$ 49,280
	- Vacant Land	615,000	0.0558053%	\$ 343
	Total	62,429,617		\$ 49,623
Upper Village	Commercial	86,558,003	0.0896416%	\$ 77,592
	Total	86,558,003		\$ 77,592
Uptown Yonge	Commercial	386,703,605	0.0323261%	\$ 125,006
	- Vacant Land	4,511,500	0.0226283%	\$ 1,021
	Industrial	807,000	0.0323261%	\$ 261
	Total	392,022,105		\$ 126,288
Village of Islington	Commercial	70,848,970	0.1310414%	\$ 92,841
	Industrial	283,500	0.1310414%	\$ 372
	Total	71,132,470		\$ 93,213
West Queen West	Commercial	247,991,082	0.0994914%	\$ 246,730
	Industrial	2,197,500	0.0994914%	\$ 2,186
	Total	250,188,582		\$ 248,916
Weston Village	Commercial	59,248,490	0.1695787%	\$ 100,473
	- Vacant Land	4,465,850	0.1187051%	\$ 5,301
	Total	63,714,340		\$ 105,774
Wexford Heights	Commercial	144,824,685	0.1272956%	\$ 184,355
	- Excess Land	124,500	0.0891069%	\$ 111
	- Vacant Land	701,000	0.0891069%	\$ 625
	Industrial	2,726,750	0.1272956%	\$ 3,471
	Total	148,376,935		\$ 188,562

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)
Wilson-Keele	Commercial	223,256,796	0.0996185%	\$ 222,405
	- Vacant Land	3,379,000	0.0697330%	\$ 2,356
	Industrial	31,672,455	0.0996185%	\$ 31,552
	- Vacant Land	29,755,000	0.0647520%	\$ 19,267
	Total	288,063,251		\$ 275,580
Wychwood Heights	Commercial	91,850,134	0.0745218%	\$ 68,448
	- Excess Land	13,282,000	0.0521653%	\$ 6,929
	Total	105,132,134		\$ 75,377
Yonge-Lawrence Village	Commercial	264,212,978	0.0706820%	\$ 186,751
	Total	264,212,978		\$ 186,751
York-Eglinton	Commercial	68,419,303	0.3786926%	\$ 259,099
	- Vacant Land	16,500	0.2650848%	\$ 44
	Industrial	314,085	0.3786926%	\$ 1,189
	Total	68,749,888		\$ 260,332

2. Sections 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23 and 24 of By-law No. 82-2014 apply respectively to the special charges levied by section 1.

Enacted and passed on May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)