

Authority: Economic Development Committee Item ED1.5, as adopted by City of Toronto Council on February 10 and 11, 2015; Economic Development Committee Item ED2.5, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015; and Economic Development Committee Item ED3.8, as adopted by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

BY-LAW No. 504-2015

To provide for the levy and collection of special charges for the year 2015 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 2015 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	73,754,760	0.2675608%	197,339
	Industrial	129,000	0.2675608%	345
	Total	73,883,760		197,684
Baby Point Gates	Commercial	31,256,295	0.1417785%	44,315
	- Vacant Land	690,500	0.0992450%	685
	Total	31,946,795		45,000
Bayview Leaside	Commercial	113,830,206	0.1660084%	188,968
	- Vacant Land	916,750	0.1162059%	1,065
	Total	114,746,956		190,033

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 Annex	Commercial	190,173,342	0.1051562%	\$ 199,979
	Total	190,173,342		\$ 199,979
Bloor by the Park	Commercial	73,798,324	0.1090987%	\$ 80,513
	Total	73,798,324		\$ 80,513
Bloor Street	Commercial	2,411,335,368	0.0684268%	\$ 1,650,000
	Total	2,411,335,368		\$ 1,650,000
Bloor West Village	Commercial	320,414,852	0.1170248%	\$ 374,965
	- Vacant Land	3,152,000	0.0819174%	\$ 2,582
	Total	323,566,852		\$ 377,547
Bloorcourt Village	Commercial	138,289,072	0.1265574%	\$ 175,015
	Total	138,289,072		\$ 175,015
Bloordale Village	Commercial	48,462,410	0.1845472%	\$ 89,436
	Total	48,462,410		\$ 89,436
Bloor-Yorkville	Commercial	3,311,570,963	0.0918619%	\$ 3,042,073
	- Vacant Land	7,103,250	0.0643033%	\$ 4,568
	Total	3,318,674,213		\$ 3,046,641
Cabbagetown	Commercial	125,104,636	0.1532805%	\$ 191,761
	Total	125,104,636		\$ 191,761
Chinatown	Commercial	386,195,482	0.1072684%	\$ 414,266
	- Vacant Land	2,380,506	0.0750879%	\$ 1,787
	Industrial	3,431,476	0.1072684%	\$ 3,681
	Total	392,007,464		\$ 419,734
Church-Wellesley Village	Commercial	94,379,729	0.2576454%	\$ 243,165
	Total	94,379,729		\$ 243,165
College Promenade	Commercial	67,222,581	0.1980467%	\$ 133,132
	- Vacant Land	2,601,500	0.1386327%	\$ 3,607
	Industrial	340,000	0.1980467%	\$ 673
	Total	70,164,081		\$ 137,412

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) \$
College West	Commercial	24,017,563	0.0827728%	\$ 19,880
	Total	24,017,563		\$ 19,880
Corso Italia	Commercial	110,467,099	0.1824905%	\$ 201,592
	Total	110,467,099		\$ 201,592
Crossroads of the Danforth	Commercial	53,615,478	0.3006353%	\$ 161,187
	- Vacant Land	1,694,000	0.2104447%	\$ 3,565
	Total	55,309,478		\$ 164,752
Danforth Mosaic	Commercial	238,284,388	0.1364172%	\$ 325,061
	- Vacant Land	1,028,750	0.0954920%	\$ 982
	Industrial	826,000	0.1364172%	\$ 1,127
	Total	240,139,138		\$ 327,170
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	107,384,114	0.3045785%	\$ 327,069
	Industrial	686,250	0.3045785%	\$ 2,090
	<u>Based on Maximum Charge</u>			
	Commercial	111,954,688		\$ 173,374
	Total	220,025,052		\$ 502,533
Dovercourt Village	Commercial	9,474,377	0.0711374%	\$ 6,740
	- Vacant Land	223,250	0.0497962%	\$ 111
	Total	9,697,627		\$ 6,851
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,009,720,952	0.0575794%	\$ 1,732,980
	- Vacant Land	28,444,032	0.0403056%	\$ 11,465
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	2,045,150,549		\$ 764,315
	Total	5,083,315,533		\$ 2,508,760

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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) \$
Dufferin-Finch	Commercial	1,405,335,449	0.0344202%	\$ 483,718
	- Excess Land	26,852,561	0.0240941%	\$ 6,470
	- Vacant Land	6,540,750	0.0240941%	\$ 1,576
	Industrial	564,837,637	0.0344202%	\$ 194,418
	- Excess Land	995,750	0.0223731%	\$ 223
	- Vacant Land	4,446,100	0.0223731%	\$ 995
	Total	2,009,008,247		\$ 687,400
Dufferin-Wingold	Commercial	60,644,546	0.1544329%	\$ 93,655
	Industrial	4,108,500	0.1544329%	\$ 6,345
	Total	64,753,046		\$ 100,000
Dundas West	Commercial	87,628,378	0.2209962%	\$ 193,656
	- Vacant Land	3,478,000	0.1546973%	\$ 5,380
	Industrial	406,000	0.2209962%	\$ 897
	Total	91,512,378		\$ 199,933
Dupont by the Castle	Commercial	51,800,598	0.0722026%	\$ 37,401
	- Vacant Land	964,803	0.0505418%	\$ 488
	Total	52,765,401		\$ 37,889
Eglinton Hill	Commercial	23,206,650	0.0915643%	\$ 21,249
	Total	23,206,650		\$ 21,249
Emery Village	Commercial	1,225,000,448	0.1189457%	\$ 1,457,086
	- Excess Land	4,119,251	0.0832620%	\$ 3,430
	- Vacant Land	6,102,000	0.0832620%	\$ 5,081
	Industrial	866,449,967	0.1189457%	\$ 1,030,605
	- Excess Land	4,394,250	0.0773147%	\$ 3,397
	- Vacant Land	6,999,125	0.0773147%	\$ 5,411
	Total	2,113,065,041		\$ 2,505,010
Fairbank Village	Commercial	55,281,335	0.3852946%	\$ 212,996
	Total	55,281,335		\$ 212,996

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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) \$
Financial District	Commercial	13,721,560,462	0.0110684%	\$ 1,518,756
	- Vacant Land	317,175,423	0.0077479%	\$ 24,574
	Industrial	3,466,250	0.0110684%	\$ 384
	Total	14,042,202,135		\$ 1,543,714
Forest Hill Village	Commercial	63,232,786	0.3123728%	\$ 197,522
	Total	63,232,786		\$ 197,522
Gerrard India Bazaar	Commercial	54,432,670	0.2423545%	\$ 131,920
	Total	54,432,670		\$ 131,920
Greektown on the Danforth	Commercial	234,351,780	0.1818450%	\$ 426,157
	Total	234,351,780		\$ 426,157
Harbord Street	Commercial	31,521,294	0.0903960%	\$ 28,494
	Total	31,521,294		\$ 28,494
Hillcrest Village	Commercial	45,566,857	0.1957024%	\$ 89,175
	- Vacant Land	954,500	0.1369917%	\$ 1,308
	Total	46,521,357		\$ 90,483
Junction Gardens	Commercial	86,120,797	0.3003498%	\$ 258,664
	- Vacant Land	4,600,500	0.2102449%	\$ 9,672
	Total	90,721,297		\$ 268,336
Kennedy Road	Commercial	397,827,627	0.0609103%	\$ 242,318
	- Excess Land	1,915,639	0.0426372%	\$ 817
	Industrial	6,150,398	0.0609103%	\$ 3,746
	Total	405,893,664		\$ 246,881
Kensington Market	Commercial	162,190,216	0.0621966%	\$ 100,877
	- Vacant Land	2,474,250	0.0435376%	\$ 1,077
	Total	164,664,466		\$ 101,954
Korea Town	Commercial	108,749,684	0.0949189%	\$ 103,224
	Total	108,749,684		\$ 103,224

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Lakeshore Village	Commercial	65,290,262	0.1071521%	\$ 69,960
	- Excess Land	39,250	0.0750065%	\$ 29
	Industrial	425,250	0.1071521%	\$ 456
	Total	65,754,762		\$ 70,445
Leslieville	Commercial	123,901,008	0.0835985%	\$ 103,579
	- Vacant Land	2,180,500	0.0585190%	\$ 1,276
	Industrial	6,465,000	0.0835985%	\$ 5,405
	Total	132,546,508		\$ 110,260
Liberty Village	Commercial	610,855,610	0.0430807%	\$ 263,161
	- Excess Land	891,000	0.0301565%	\$ 269
	- Vacant Land	576,750	0.0301565%	\$ 174
	Industrial	6,482,000	0.0430807%	\$ 2,792
	- Vacant Land	4,127,200	0.0280025%	\$ 1,156
	Total	622,932,560		\$ 267,552
Little Italy	Commercial	200,307,528	0.1896449%	\$ 379,873
	Total	200,307,528		\$ 379,873
Little Portugal	Commercial	63,455,350	0.0849085%	\$ 53,879
	Total	63,455,350		\$ 53,879
Long Branch	Commercial	41,019,345	0.1433656%	\$ 58,808
	- Vacant Land	1,296,750	0.1003559%	\$ 1,301
	Total	42,316,095		\$ 60,109
Midtown Yonge	Commercial	327,291,487	0.0476166%	\$ 155,845
	Total	327,291,487		\$ 155,845
Mimico by the Lake	Commercial	32,359,058	0.1663862%	\$ 53,841
	Total	32,359,058		\$ 53,841
Mimico Village	Commercial	13,846,897	0.2341319%	\$ 32,420
	Total	13,846,897		\$ 32,420
Mount Dennis	Commercial	29,168,500	0.0498620%	\$ 14,544
	Total	29,168,500		\$ 14,544

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Mount Pleasant	Commercial	151,582,749	0.1031707%	\$ 156,389
	Total	151,582,749		\$ 156,389
Ossington Avenue	Commercial	64,899,859	0.0815948%	\$ 52,955
	Industrial	1,295,500	0.0815948%	\$ 1,057
	Total	66,195,359		\$ 54,012
Pape Village	Commercial	48,282,510	0.1672945%	\$ 80,774
	Total	48,282,510		\$ 80,774
Parkdale Village	Commercial	130,113,201	0.1805155%	\$ 234,874
	- Vacant Land	808,500	0.1263609%	\$ 1,022
	Industrial	719,000	0.1805155%	\$ 1,298
	Total	131,640,701		\$ 237,194
Queen Street West	Commercial	750,403,074	0.0346098%	\$ 259,713
	- Vacant Land	10,774,140	0.0242269%	\$ 2,610
	Total	761,177,214		\$ 262,323
Regal Heights Village	Commercial	57,106,816	0.1266959%	\$ 72,352
	Total	57,106,816		\$ 72,352
Riverside District	Commercial	98,460,615	0.1786454%	\$ 175,895
	Industrial			
	- Vacant Land	449,250	0.1161195%	\$ 522
	Total	98,909,865		\$ 176,417
Roncesvalles Village	Commercial	128,498,508	0.1433075%	\$ 184,148
	Total	128,498,508		\$ 184,148
Rosedale Main Street	Commercial	220,350,311	0.1186876%	\$ 261,529
	- Vacant Land	1,528,000	0.0830813%	\$ 1,269
	Total	221,878,311		\$ 262,798

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	274,632,115	0.0435568%	\$ 119,621
	- Excess Land	887,878	0.0304898%	\$ 271
	- Vacant Land	2,854,500	0.0304898%	\$ 870
	Industrial	10,283,890	0.0435568%	\$ 4,479
	- Excess Land	677,250	0.0283119%	\$ 192
	- Vacant Land	2,907,000	0.0283119%	\$ 823
	Total	292,242,633		\$ 126,256
shoptheQueensway.com	Commercial	242,387,791	0.0498973%	\$ 120,945
	- Excess Land	35,000	0.0349281%	\$ 12
	- Vacant Land	10,185,526	0.0349281%	\$ 3,558
	Industrial	732,250	0.0498973%	\$ 365
	- Vacant Land	369,750	0.0324332%	\$ 120
	Total	253,710,317		\$ 125,000
St. Clair Gardens	Commercial	56,545,460	0.1090030%	\$ 61,637
	- Vacant Land	4,109,250	0.0763021%	\$ 3,135
	Industrial	250,750	0.1090030%	\$ 273
	Total	60,905,460		\$ 65,045
St. Lawrence Market Neighbourhood	Commercial	2,254,002,624	0.0410915%	\$ 926,204
	- Excess Land	31,521,842	0.0287641%	\$ 9,067
	- Vacant Land	66,343,066	0.0287641%	\$ 19,083
	Industrial	5,075,000	0.0410915%	\$ 2,085
	Total	2,356,942,532		\$ 956,439
The Beach	Commercial	236,299,687	0.0966044%	\$ 228,276
	- Vacant Land	4,469,000	0.0676231%	\$ 3,022
	Industrial	235,000	0.0966044%	\$ 227
	Total	241,003,687		\$ 231,525
The Danforth	Commercial	152,728,015	0.2057191%	\$ 314,191
	- Vacant Land	3,275,183	0.1440034%	\$ 4,716
	Total	156,003,198		\$ 318,907
The Eglinton Way	Commercial	158,647,748	0.1955696%	\$ 310,267
	- Vacant Land	3,075	0.1368987%	\$ 4
	Total	158,650,823		\$ 310,271

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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 Kingsway	Commercial	116,707,465	0.2966254%	\$ 346,184
	Total	116,707,465		\$ 346,184
The Waterfront	Commercial	677,438,240	0.0958664%	\$ 649,435
	- Vacant Land	56,388,833	0.0671065%	\$ 37,841
	Total	733,827,073		\$ 687,276
Toronto Entertainment District	Commercial	5,876,853,125	0.0336083%	\$ 1,975,109
	- Excess Land	23,446,250	0.0235258%	\$ 5,516
	- Vacant Land	127,809,046	0.0235258%	\$ 30,068
	Industrial	20,346,122	0.0336083%	\$ 6,838
	- Vacant Land	1,792,750	0.0218454%	\$ 392
	Total	6,050,247,293		\$ 2,017,923
Trinity Bellwoods	Commercial	64,630,777	0.0778097%	\$ 50,289
	- Vacant Land	2,412,412	0.0544668%	\$ 1,314
	Total	67,043,189		\$ 51,603
Upper Village	Commercial	94,779,485	0.1023681%	\$ 97,024
	Total	94,779,485		\$ 97,024
Uptown Yonge	Commercial	419,339,786	0.0485040%	\$ 203,397
	- Vacant Land	4,757,250	0.0339528%	\$ 1,615
	Industrial	813,000	0.0485040%	\$ 394
	Total	424,910,036		\$ 205,406
Village of Islington	Commercial	75,567,942	0.1253602%	\$ 94,732
	Industrial	290,250	0.1253602%	\$ 364
	Total	75,858,192		\$ 95,096
West Queen West	Commercial	277,555,550	0.1011217%	\$ 280,669
	Industrial	2,446,750	0.1011217%	\$ 2,474
	Total	280,002,300		\$ 283,143
Weston Village	Commercial	63,268,449	0.1601687%	\$ 101,336
	- Vacant Land	3,421,175	0.1121181%	\$ 3,836
	Total	66,689,624		\$ 105,172

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Wexford Heights	Commercial	147,928,464	0.1248649%	\$ 184,710
	- Excess Land	136,750	0.0874054%	\$ 120
	- Vacant Land	709,000	0.0874054%	\$ 620
	Industrial	2,803,875	0.1248649%	\$ 3,501
	Total	151,578,089		\$ 188,951
Wilson-Keele	Commercial	235,469,986	0.0943021%	\$ 222,054
	- Vacant Land	4,286,075	0.0660115%	\$ 2,829
	Industrial	33,210,728	0.0943021%	\$ 31,318
	- Vacant Land	31,615,500	0.0612964%	\$ 19,379
	Total	304,582,289		\$ 275,580
Wychwood Heights	Commercial	93,448,587	0.0680596%	\$ 63,601
	- Vacant Land	24,718,326	0.0476417%	\$ 11,776
	Total	118,166,913		\$ 75,377
Yonge-Lawrence Village	Commercial	284,344,990	0.0673453%	\$ 191,493
	Total	284,344,990		\$ 191,493
York-Eglinton	Commercial	70,055,572	0.3060623%	\$ 214,414
	- Vacant Land	17,250	0.2142436%	\$ 37
	Industrial	325,543	0.3060623%	\$ 996
	Total	70,398,365		\$ 215,447

2. Sections 8, 9, 10 and 11 of By-law No. 344 -2015 apply to the special charges levied by Section 1.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)