

Authority: Economic Development Committee Item ED8.6, as adopted by City of Toronto Council on December 9 and 10, 2015; Economic Development Committee Item ED9.6, as adopted by City of Toronto Council on February 3 and 4, 2016 and Economic Development Committee Item ED10.6, as adopted by City of Toronto Council on March 31 and April 1, 2016

CITY OF TORONTO

BY-LAW No. 428-2016

To provide for the levy and collection of special charges for the year 2016 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 2016 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 Square	Commercial	74,690,602	0.2628146%	\$ 196,298
	- Excess Land	335,000	0.1839702%	\$ 616
	Industrial	132,000	0.2628146%	\$ 347
	Total	75,157,602		\$ 197,261
Baby Point Gates	Commercial	33,815,329	0.1435386%	\$ 48,538
	- Vacant Land	1,455,000	0.1004770%	\$ 1,462
	Total	35,270,329		\$ 50,000
Bayview Leaside	Commercial	121,115,500	0.1559353%	\$ 188,862
	- Vacant Land	1,073,000	0.1091547%	\$ 1,171
	Total	122,188,500		\$ 190,033

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Bloor Annex	Commercial	202,524,399	0.1184509%	\$ 239,892
	Total	202,524,399		\$ 239,892
Bloor by the Park	Commercial	77,780,934	0.1071651%	\$ 83,354
	Total	77,780,934		\$ 83,354
Bloor Street	Commercial	2,489,776,767	0.0662710%	\$ 1,650,000
	Total	2,489,776,767		\$ 1,650,000
Bloor West Village	Commercial	341,642,124	0.1127901%	\$ 385,338
	- Vacant Land	3,242,000	0.0789531%	\$ 2,560
	Total	344,884,124		\$ 387,898
Bloorcourt Village	Commercial	150,447,440	0.1229665%	\$ 185,000
	Total	150,447,440		\$ 185,000
Bloordale Village	Commercial	53,422,269	0.1727332%	\$ 92,278
	Total	53,422,269		\$ 92,278
Bloor-Yorkville	Commercial	3,457,636,232	0.0873341%	\$ 3,019,695
	- Vacant Land	1,000	0.0611339%	\$ 1
	Total	3,457,637,232		\$ 3,019,696
Cabbagetown	Commercial	135,190,606	0.1447038%	\$ 195,626
	Total	135,190,606		\$ 195,626
Chinatown	Commercial	397,015,990	0.1088213%	\$ 432,038
	- Vacant Land	2,496,000	0.0761749%	\$ 1,901
	Industrial	3,575,140	0.1088213%	\$ 3,891
	Total	403,087,130		\$ 437,830
Church-Wellesley Village	Commercial	98,916,120	0.2446598%	\$ 242,008
	Total	98,916,120		\$ 242,008

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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)	
CityPlace and Fort York	Commercial	120,814,260	0.1483380%	\$ 179,214	
	- Vacant Land	10,000	0.1038366%	\$ 10	
	Industrial	14,194,000	0.1483380%	\$ 21,055	
	Total	135,018,260		\$ 200,279	
College Promenade	Commercial	73,147,753	0.1998259%	\$ 146,168	
	- Vacant Land	3,078,000	0.1398781%	\$ 4,306	
	Industrial	340,000	0.1998259%	\$ 679	
	Total	76,565,753		\$ 151,153	
College West	Commercial	25,761,121	0.0794841%	\$ 20,476	
	Total	25,761,121		\$ 20,476	
Corso Italia	Commercial	114,949,118	0.1924017%	\$ 221,164	
	Total	114,949,118		\$ 221,164	
Crossroads of the Danforth	Commercial	54,897,950	0.3023386%	\$ 165,978	
	- Vacant Land	1,790,000	0.2116370%	\$ 3,788	
	Total	56,687,950		\$ 169,766	
Danforth Mosaic	Commercial	260,162,379	0.1271823%	\$ 330,881	
	- Vacant Land	838,000	0.0890276%	\$ 746	
	Industrial	829,000	0.1271823%	\$ 1,054	
	Total	261,829,379		\$ 332,681	
Danforth Village	<u>Based on BIA Rate</u>				
	Commercial	112,403,843	0.2470818%	\$ 277,729	
	Industrial	735,000	0.2470818%	\$ 1,816	
	<u>Based on Maximum Charge</u>				
	Commercial	103,538,410		\$ 147,242	
	Total	216,677,253		\$ 426,787	
	Dovercourt Village	Commercial	9,788,700	0.0708817%	\$ 6,938
		- Vacant Land	235,000	0.0496172%	\$ 117
		Total	10,023,700		\$ 7,055

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Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,065,587,790	0.0586528%	\$ 1,798,051
	- Vacant Land	31,845,000	0.0410569%	\$ 13,075
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	2,324,408,122		\$ 772,773
	Total	5,421,840,912		\$ 2,583,899
	Dufferin-Wingold	Commercial	62,516,000	0.1499700%
Industrial		4,164,000	0.1499700%	\$ 6,245
Total		66,680,000		\$ 100,000
Duke Heights	Commercial	1,448,955,874	0.0564814%	\$ 818,391
	- Excess Land	29,281,126	0.0395370%	\$ 11,576
	- Vacant Land	10,113,500	0.0395370%	\$ 3,999
	Industrial	572,479,500	0.0564814%	\$ 323,344
	- Excess Land	1,022,000	0.0367129%	\$ 375
	- Vacant Land	4,583,200	0.0367129%	\$ 1,683
	Total	2,066,435,200		\$ 1,159,368
Dundas West	Commercial	94,832,048	0.2179367%	\$ 206,674
	Industrial	436,000	0.2179367%	\$ 950
	Total	95,268,048		\$ 207,624
Dupont by the Castle	Commercial	123,149,376	0.0644471%	\$ 79,366
	- Vacant Land	1,141,000	0.0451130%	\$ 515
	Industrial	6,559,000	0.0644471%	\$ 4,227
	Total	130,849,376		\$ 84,108
Eglinton Hill	Commercial	24,594,300	0.1062157%	\$ 26,123
	Total	24,594,300		\$ 26,123

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Emery Village	Commercial	1,275,793,568	0.1151750%	\$ 1,469,395
	- Excess Land	4,311,000	0.0806225%	\$ 3,476
	- Vacant Land	6,399,000	0.0806225%	\$ 5,159
	Industrial	879,764,332	0.1151750%	\$ 1,013,269
	- Excess Land	4,670,000	0.0748638%	\$ 3,496
	- Vacant Land	6,998,500	0.0748638%	\$ 5,239
	Total	2,177,936,400		\$ 2,500,034
Fairbank Village	Commercial	60,280,000	0.3992734%	\$ 240,682
	Total	60,280,000		\$ 240,682
Financial District	Commercial	14,190,281,273	0.0106600%	\$ 1,512,691
	- Vacant Land	410,792,000	0.0074620%	\$ 30,653
	Industrial	3,470,000	0.0106600%	\$ 370
	Total	14,604,543,273		\$ 1,543,714
Forest Hill Village	Commercial	65,747,000	0.2978980%	\$ 195,859
	Total	65,747,000		\$ 195,859
Gerrard India Bazaar	Commercial	55,433,995	0.2406213%	\$ 133,386
	Total	55,433,995		\$ 133,386
Greektown on the Danforth	Commercial	245,130,435	0.1730903%	\$ 424,297
	Total	245,130,435		\$ 424,297
Harbord Street	Commercial	34,156,043	0.1017067%	\$ 34,739
	Total	34,156,043		\$ 34,739
Hillcrest Village	Commercial	44,137,396	0.2141729%	\$ 94,530
	- Vacant Land	1,039,000	0.1499210%	\$ 1,558
	Total	45,176,396		\$ 96,088
Junction Gardens	Commercial	94,661,728	0.2886676%	\$ 273,258
	- Vacant Land	1,077,000	0.2020673%	\$ 2,176
	Total	95,738,728		\$ 275,434

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Kennedy Road	Commercial	428,153,660	0.0587718%	\$ 251,634
	Industrial	7,116,000	0.0587718%	\$ 4,182
	Total	435,269,660		\$ 255,816
Kensington Market	Commercial	176,988,638	0.0758276%	\$ 134,206
	- Vacant Land	2,752,000	0.0530793%	\$ 1,461
	Total	179,740,638		\$ 135,667
Korea Town	Commercial	113,626,330	0.0820963%	\$ 93,283
	Total	113,626,330		\$ 93,283
Lakeshore Village	Commercial	69,463,855	0.1407351%	\$ 97,760
	- Excess Land	42,000	0.0985146%	\$ 41
	Industrial	458,000	0.1407351%	\$ 645
	Total	69,963,855		\$ 98,446
Leslieville	Commercial	133,679,784	0.0782156%	\$ 104,558
	- Vacant Land	96,000	0.0547509%	\$ 53
	Industrial	6,890,000	0.0782156%	\$ 5,389
	Total	140,665,784		\$ 110,000
Liberty Village	Commercial	668,951,700	0.0426364%	\$ 285,217
	- Excess Land	927,000	0.0298455%	\$ 277
	- Vacant Land	596,000	0.0298455%	\$ 178
	Industrial	11,258,000	0.0426364%	\$ 4,800
	- Vacant Land	4,280,200	0.0277137%	\$ 1,186
	Total	686,012,900		\$ 291,658
Little Italy	Commercial	227,964,280	0.1666612%	\$ 379,928
	Total	227,964,280		\$ 379,928
Little Portugal	Commercial	65,160,960	0.0836390%	\$ 54,500
	Total	65,160,960		\$ 54,500
Long Branch	Commercial	44,184,655	0.1412826%	\$ 62,425
	- Vacant Land	1,383,000	0.0988978%	\$ 1,368
	Total	45,567,655		\$ 63,793

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Midtown Yonge	Commercial	348,956,900	0.0426225%	\$ 148,734
	- Vacant Land	2,376,000	0.0298358%	\$ 709
	Total	351,332,900		\$ 149,443
Mimico by the Lake	Commercial	35,395,572	0.1521151%	\$ 53,842
	Total	35,395,572		\$ 53,842
Mimico Village	Commercial	14,841,569	0.2184405%	\$ 32,420
	Total	14,841,569		\$ 32,420
Mount Dennis	Commercial	30,892,000	0.0516250%	\$ 15,948
	Total	30,892,000		\$ 15,948
Mount Pleasant	Commercial	161,166,700	0.0977323%	\$ 157,512
	Total	161,166,700		\$ 157,512
Ossington Avenue	Commercial	69,528,348	0.0761200%	\$ 52,925
	Industrial	1,428,000	0.0761200%	\$ 1,087
	Total	70,956,348		\$ 54,012
Pape Village	Commercial	50,237,086	0.1765628%	\$ 88,700
	Total	50,237,086		\$ 88,700
Parkdale Village	Commercial	140,818,357	0.1646194%	\$ 231,814
	- Vacant Land	3,611,000	0.1152336%	\$ 4,161
	Industrial	719,000	0.1646194%	\$ 1,184
	Total	145,148,357		\$ 237,159
Queen Street West	Commercial	793,955,451	0.0345646%	\$ 274,427
	- Vacant Land	11,377,000	0.0241952%	\$ 2,753
	Total	805,332,451		\$ 277,180
Regal Heights Village	Commercial	60,110,236	0.1203655%	\$ 72,352
	Total	60,110,236		\$ 72,352

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Riverside District	Commercial	107,739,170	0.1702749%	\$ 183,452
	- Vacant Land	1,728,000	0.1191924%	\$ 2,060
	Industrial			
	- Vacant Land	549,000	0.1106787%	\$ 608
	Total	110,016,170		\$ 186,120
Roncesvalles Village	Commercial	136,910,084	0.1720319%	\$ 235,529
	Total	136,910,084		\$ 235,529
Rosedale Main Street	Commercial	253,261,434	0.1033218%	\$ 261,674
	- Vacant Land	1,551,000	0.0723253%	\$ 1,122
	Total	254,812,434		\$ 262,796
Sheppard East Village	Commercial	285,075,050	0.0590454%	\$ 168,324
	- Excess Land	949,000	0.0413318%	\$ 392
	- Vacant Land	3,090,000	0.0413318%	\$ 1,277
	Industrial	9,876,000	0.0590454%	\$ 5,831
	- Excess Land	602,000	0.0383795%	\$ 231
	- Vacant Land	3,060,000	0.0383795%	\$ 1,175
	Total	302,652,050		\$ 177,230
shoptheQueensway.com	Commercial	255,140,165	0.0474235%	\$ 120,996
	- Excess Land	36,500	0.0331965%	\$ 12
	- Vacant Land	10,589,000	0.0331965%	\$ 3,515
	Industrial	756,000	0.0474235%	\$ 359
	- Vacant Land	382,000	0.0308253%	\$ 118
	Total	266,903,665		\$ 125,000
St. Clair Gardens	Commercial	59,744,100	0.1076088%	\$ 64,290
	- Vacant Land	4,238,000	0.0753262%	\$ 3,192
	Industrial	273,000	0.1076088%	\$ 294
	Total	64,255,100		\$ 67,776

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St. Lawrence Market Neighbourhood	Commercial	2,364,557,485	0.0417611%	\$ 987,465
	- Excess Land	33,263,000	0.0292328%	\$ 9,724
	- Vacant Land	47,205,000	0.0292328%	\$ 13,799
	Industrial	7,500,348	0.0417611%	\$ 3,132
	Total	2,452,525,833		\$ 1,014,120
The Beach	Commercial	265,343,377	0.0875121%	\$ 232,207
	- Vacant Land	4,758,000	0.0612585%	\$ 2,915
	Industrial	235,000	0.0875121%	\$ 206
	Total	270,336,377		\$ 235,328
The Danforth	Commercial	162,132,595	0.1808425%	\$ 293,205
	- Vacant Land	3,424,000	0.1265898%	\$ 4,334
	Total	165,556,595		\$ 297,539
The Eglinton Way	Commercial	169,673,901	0.1828608%	\$ 310,267
	- Vacant Land	3,100	0.1280026%	\$ 4
	Total	169,677,001		\$ 310,271
The Kingsway	Commercial	121,054,295	0.2859791%	\$ 346,190
	Total	121,054,295		\$ 346,190
The Waterfront	Commercial	1,119,466,645	0.0626503%	\$ 701,349
	- Vacant Land	6,273,000	0.0438552%	\$ 2,751
	Total	1,125,739,645		\$ 704,100
Toronto Entertainment District	Commercial	6,498,078,601	0.0316419%	\$ 2,056,114
	- Excess Land	26,543,000	0.0221493%	\$ 5,879
	- Vacant Land	44,941,000	0.0221493%	\$ 9,954
	Industrial	21,721,000	0.0316419%	\$ 6,873
	- Vacant Land	1,845,000	0.0205672%	\$ 379
	Total	6,593,128,601		\$ 2,079,199
Trinity Bellwoods	Commercial	68,996,796	0.0734440%	\$ 50,674
	- Vacant Land	1,807,000	0.0514108%	\$ 929
	Total	70,803,796		\$ 51,603

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Upper Village	Commercial	101,940,000	0.0974966%	\$ 99,388
	Total	101,940,000		\$ 99,388
Uptown Yonge	Commercial	431,778,000	0.0486426%	\$ 210,028
	- Vacant Land	5,003,000	0.0340498%	\$ 1,704
	Industrial	819,000	0.0486426%	\$ 398
	Total	437,600,000		\$ 212,130
Village of Islington	Commercial	79,230,289	0.1265286%	\$ 100,249
	Total	79,230,289		\$ 100,249
West Queen West	Commercial	305,564,924	0.1000136%	\$ 305,607
	Industrial	2,696,000	0.1000136%	\$ 2,696
	Total	308,260,924		\$ 308,303
Weston Village	Commercial	67,587,700	0.1521189%	\$ 102,814
	- Vacant Land	2,550,000	0.1064832%	\$ 2,715
	Total	70,137,700		\$ 105,529
Wexford Heights	Commercial	158,491,906	0.1204821%	\$ 190,954
	- Excess Land	5,307,000	0.0843375%	\$ 4,476
	- Vacant Land	717,000	0.0843375%	\$ 605
	Industrial	2,881,000	0.1204821%	\$ 3,471
	Total	167,396,906		\$ 199,506
Wilson Village	Commercial	236,156,344	0.0911075%	\$ 215,156
	- Vacant Land	2,909,000	0.0637753%	\$ 1,855
	Industrial	42,074,556	0.0911075%	\$ 38,333
	- Vacant Land	33,476,000	0.0592199%	\$ 19,825
	Total	314,615,900		\$ 275,169
Wychwood Heights	Commercial	94,003,600	0.0669199%	\$ 62,907
	- Vacant Land	26,620,000	0.0468439%	\$ 12,470
	Total	120,623,600		\$ 75,377
Yonge Lawrence Village	Commercial	303,372,000	0.0665609%	\$ 201,927
	Total	303,372,000		\$ 201,927

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York-Eglinton	Commercial	72,217,085	0.3548282%	\$ 256,246
	- Vacant Land	20,000	0.2483797%	\$ 50
	Industrial	337,000	0.3548282%	\$ 1,196
	Total	72,574,085		\$ 257,492

2. Sections 8, 9, 10, and 11 of By-law No. 136-2016 apply to the special charges levied by Section 1.

Enacted and passed on May 5, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)