

Authority: City of Toronto Municipal Code Chapter 767,
Taxation, Property Tax, Article XI, Creative Co-location
Facilities Subclasses, and Executive Committee Item
EX2.1, as adopted by City Council on March 7, 2019

CITY OF TORONTO

BY-LAW 1162-2019

To designate properties in the Creative Co-location Facilities subclasses for the Commercial, Commercial Residual and the Industrial property tax classes for 2019.

Whereas the City has opted to have the optional creative co-location facilities subclasses apply within the city for the commercial, commercial residual and industrial property tax classes; and

Whereas City Council delegated authority to the General Manager Economic Development and Culture to evaluate and approve applicant properties for eligibility in the subclasses; and

Whereas City Council must enact a by-law defining the subclasses by identifying the properties that have successfully met the eligibility criteria for inclusion in the subclass; and

Whereas the City Solicitor has been delegated authority to submit bills to City Council to give effect to the General Manager's determination;

The Council of the City of Toronto enacts:

1. For the 2019 taxation year, the creative colocation subclass for the commercial, residual commercial and industrial property classes consists of the following properties:
 - (1) 120,133 square feet of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (2) 17,793 square feet of space at 888 Dupont Street, as further described in Attachment 2 to this By-law;
 - (3) 45,236 square feet of space at 55 Mill Street, as further described in Attachment 3 to this By-law;
 - (4) 9,837 square feet of space at 601 Christie Street, as further described in Attachment 4 to this By-law;
 - (5) 26,310 square feet of space at 585 Dundas Street East, as further described in Attachment 5 to this By-law;
 - (6) 20,258 square feet of space at 180 Shaw Street, as further described in Attachment 6 to this By-law;
 - (7) 10,507 square feet of space at 1731 Lawrence Avenue East, as further described in Attachment 7 of this By-law; and

- (8) 31,482 square feet of space at 130 Queens Quay East, as further described in Attachment 8 of this By-law.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Attachment 1

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
401 Richmond Street West	19-04-06-2- 460-00700- 0000-05	B099	-	-	400 sq. ft.
		B104	2,338 sq. ft.	-	-
		B110	-	-	3,171 sq. ft.
		B112	757 sq. ft.	-	-
		B120	2,673 sq. ft.	-	-
		S01	80 sq. ft.	-	-
		S04	160 sq. ft.	-	-
		S05	176 sq. ft.	-	-
		S06	-	-	182 sq. ft.
		S07	176 sq. ft.	-	-
		S08	208 sq. ft.	-	-
		S10	88 sq. ft.	-	-
		S12	358 sq. ft.	-	-
		S15	198 sq. ft.	-	-
		S17	539 sq. ft.	-	-
		S20	88 sq. ft.	-	-
		S24	119 sq. ft.	-	-
		S25	120 sq. ft.	-	-
		S26	488 sq. ft.	-	-
		S27	281 sq. ft.	-	-
		S28	262 sq. ft.	-	-
		S29	460 sq. ft.	-	-
		S30	569 sq. ft.	-	-
		104	7,440 sq. ft.	-	-
		109	1,210 sq. ft.	-	-
		110	2,387 sq. ft.	-	-
		111	-	-	3,775 sq. ft.
		115	1,100 sq. ft.	-	-
		120	2,084 sq. ft.	-	-
		121	1,860 sq. ft.	-	-
		122	1,036 sq. ft.	-	-
		124	2,528 sq. ft.	-	-
		128	3,896 sq. ft.	-	-
140	2,385 sq. ft.	-	-		
203	502 sq. ft.	-	-		
205	896 sq. ft.	-	-		
210	517 sq. ft.	-	-		
215	697 sq. ft.	-	-		
216	524 sq. ft.	-	-		
218	469 sq. ft.	-	-		
219	1,351 sq. ft.	-	-		
224	477 sq. ft.	-	-		
228	721 sq. ft.	-	-		

		230	1,499 sq. ft.	-	-
		242	541 sq. ft.	-	-
		250	574 sq. ft.	-	-
		252	306 sq. ft.	-	-
		253	832 sq. ft.	-	-
		254	261 sq. ft.	-	-
		255	475 sq. ft.	-	-
		262	976 sq. ft.	-	-
		263A	181 sq. ft.	-	-
		263B	-	-	1,184 sq. ft.
		264	400 sq. ft.	-	-
		276	159 sq. ft.	-	-
		277	756 sq. ft.	-	-
		278	495 sq. ft.	-	-
		281	1,237 sq. ft.	-	-
		282	500 sq. ft.	-	-
		301	214 sq. ft.	-	-
		303	-	611 sq. ft.	-
		309	649 sq. ft.	-	-
		348	399 sq. ft.	-	-
		350	4,222 sq. ft.	-	-
		352	-	-	1,210 sq. ft.
		355	602 sq. ft.	-	-
		356	561 sq. ft.	-	-
		357	361 sq. ft.	-	-
		358	544 sq. ft.	-	-
		359	399 sq. ft.	-	-
		362	479 sq. ft.	-	-
		363	469 sq. ft.	-	-
		366	484 sq. ft.	-	-
		368	-	-	623 sq. ft.
		376	3,229 sq. ft.	-	-
		381	250 sq. ft.	-	-
		382	150 sq. ft.	-	-
		383	279 sq. ft.	-	-
		387	444 sq. ft.	-	-
		389	692 sq. ft.	-	-
		391	479 sq. ft.	-	-
		393	643 sq. ft.	-	-
		394	475 sq. ft.	-	-
		395	470 sq. ft.	-	-
		397	1,266 sq. ft.	-	-
		413	606 sq. ft.	-	-
		417	683 sq. ft.	-	-
		420	1,171 sq. ft.	-	-
		423	454 sq. ft.	-	-
		427	198 sq. ft.	-	-
		433	1,021 sq. ft.	-	-
		450	7,946 sq. ft.	-	-

		Woodshop	-	719 sq. ft.	-
		Building Service Area	-	13,447 sq. ft.	-
		Floor service amenity	-	37,380 sq. ft.	-
		Office Storage	-	-	309 sq. ft.
		Urbanspace Gallery	-	-	1430 sq. ft.
			Eligible leased space: 81,249 sq. ft.	Eligible common space: 26,600 sq. ft.	Eligible owner- occupied space: 12,284 sq. ft.

Total Eligible Square Footage – 120,133 sq. ft.

Attachment 2

Municipal Address	Assessment Roll Number	Units	Leased Space (square feet)	Common Space	Owner-Occupied
888 Dupont Street	19-04-05-1-740-00800-0000-03	107	1,380 sq. ft.	-	-
		110	920 sq. ft.	-	-
		200	230 sq. ft.	-	-
		218	1,035 sq. ft.	-	-
		302	748 sq. ft.	-	-
		305	1,518 sq. ft.	-	-
		306	1,720 sq. ft.	-	-
		400	748 sq. ft.	-	-
		401	1,012 sq. ft.	-	-
		409	650 sq. ft.	-	-
					Eligible leased space: 9,961 sq. ft.

Total Eligible Square Footage – 17,793 sq. ft.

Attachment 3

Municipal Address	Assessment Roll Number	Units	Leased Space (square feet)	Common Space	Owner-Occupied
Artscape Distillery Studio 55 Mill Street	1904-07-1- 350-00307	100	269 sq. ft.	-	-
		101	577 sq. ft.	-	-
		102	505 sq. ft.	-	-
		103	476 sq. ft.	-	-
		104	576 sq. ft.	-	-
		105	509 sq. ft.	-	-
		107	379 sq. ft.	-	-
		108	374 sq. ft.	-	-
		109	330 sq. ft.	-	-
		110	434 sq. ft.	-	-
		111	343 sq. ft.	-	-
		112	453 sq. ft.	-	-
		200	384 sq. ft.	-	-
		201	1,500 sq. ft.	-	-
		202	801 sq. ft.	-	-
		203	464 sq. ft.	-	-
		204	351 sq. ft.	-	-
		205	260 sq. ft.	-	-
		206	600 sq. ft.	-	-
		208	279 sq. ft.	-	-
		209	252 sq. ft.	-	-
		210	241 sq. ft.	-	-
		211	426 sq. ft.	-	-
		212	-	-	469 sq. ft.
		213	364 sq. ft.	-	-
		214	311 sq. ft.	-	-
		215	170 sq. ft.	-	-
		300	372 sq. ft.	-	-
		301	700 sq. ft.	-	-
		302A	-	-	270 sq. ft.
		302B	190 sq. ft.	-	-
		302C	194 sq. ft.	-	-
		302D	191 sq. ft.	-	-
		303A	174 sq. ft.	-	-
		303B	290 sq. ft.	-	-
		303C	240 sq. ft.	-	-
		303D	250 sq. ft.	-	-
304	483 sq. ft.	-	-		
305	511 sq. ft.	-	-		
306	1,001 sq. ft.	-	-		
307A	300 sq. ft.	-	-		

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	307B	300 sq. ft.	-	-
	308	270 sq. ft.	-	-
	309	193 sq. ft.	-	-
	310	598 sq. ft.	-	-
	311	501 sq. ft.	-	-
	312	568 sq. ft.	-	-
	313	3,623 sq. ft.	-	-
	314	1,184 sq. ft.	-	-
	315	1,600 sq. ft.	-	-
	316	941 sq. ft.	-	-
	317	-	-	1,050 sq. ft.
	400	425 sq. ft.	-	-
	401	370 sq. ft.	-	-
	402	654 sq. ft.	-	-
	403	467 sq. ft.	-	-
	404	1,005 sq. ft.	-	-
	406	323 sq. ft.	-	-
	407	421 sq. ft.	-	-
	408	477 sq. ft.	-	-
	409	460 sq. ft.	-	-
	410	308 sq. ft.	-	-
	411	543 sq. ft.	-	-
	412	255 sq. ft.	-	-
	413	587 sq. ft.	-	-
	414	329 sq. ft.	-	-
	415	568 sq. ft.	-	-
	416	656 sq. ft.	-	-
		Eligible leased space: 34,150 sq. ft.	Eligible common space: 9,297 sq. ft.	Eligible owner- occupied space: 1,789 sq. ft.

Total Eligible Square Footage – 45,236 sq. ft.

Attachment 4

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
601 Christie Street	19-04-05-3-530-00750-0000	150	250 sq. ft.	-	-
		151	250 sq. ft.	-	-
		152	250 sq. ft.	-	-
		153	-	-	250 sq. ft.
		154	250 sq. ft.	-	-
		155	250 sq. ft.	-	-
		156	250 sq. ft.	-	-
		157	250 sq. ft.	-	-
		158	250 sq. ft.	-	-
		159	206 sq. ft.	-	-
		160	316 sq. ft.	-	-
		161	316 sq. ft.	-	-
		162	316 sq. ft.	-	-
		163	316 sq. ft.	-	-
		164	316 sq. ft.	-	-
		171	-	-	766 sq. ft.
		172	-	-	321 sq. ft.
		173	321 sq. ft.	-	-
		175	174 sq. ft.	-	-
		176	2,064 sq. ft.	-	-
		177	-	-	858 sq. ft.
		251	661 sq. ft.	-	-
		252	661 sq. ft.	-	-
		254	277 sq. ft.	-	-
					Eligible leased space: 7,943 sq. ft.

Total Eligible Square Footage – 9,837 sq. ft.

Attachment 5

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
585 Dundas Street East	190407219000 261000001	120	3,490 sq. ft.	-	-
		130	4,694 sq. ft.	-	-
		210	1,783 sq. ft.	-	-
		220	3,053 sq. ft.	-	-
		240	1,700 sq. ft.	-	-
		250	1,400 sq. ft.	-	-
				Eligible leased space: 16,120 sq. ft.	Eligible common space: 7,316 sq. ft.

Total Eligible Square Footage – 26,310 sq. ft.

Attachment 6

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied	
180 Shaw Street	Unit LL1: 19-04-04-2-170-01505-0000-03	LL1 101	7,257 sq. ft. 911 sq. ft.	-	-	
	Unit 101: 19-04-04-2-170-01508-0000-04	102 103	951 sq. ft. 927 sq. ft.	-	-	
	Unit 102: 19-04-04-2-170-01509-000-01	104/105 -	4,185 sq. ft. -	-	-	
	Unit 103: 19-04-04-2-170-01510-0000-00	- -	- -	-	-	
	Unit 104: 19-04-04-2-170-01511-0000-05	110 201	- 1,301 sq. ft.	-	200 sq. ft. -	
	Unit 105: 19-04-04-2-170-01512-0000-03	205 208/209	533 sq. ft. 3,437 sq. ft.	-	-	
	Unit 106: 19-04-04-2-170-01513-0000-01	- 305	- 556 sq. ft.	-	-	
	Unit 107: 19-04-04-2-170-01514-0000-06					
	Unit 109: 19-04-04-2-170-01516-0000 02			Eligible leased space: 20,058 sq. ft.	Eligible common space: 0 sq. ft.	Eligible owner-occupied space: 200 sq. ft.
	Unit 110: 19-04-04-2-170-01517-0000-00					
	Unit 201: 19-04-04-2-170-01518-0000-05					
	Unit 205: 19-04-04-2-170-01522-0000-04					
	Unit 208: 19-04-04-2-170-01525-0000-05					
	Unit 209: 19-04-04-2-170-01526-0000-03					
	Unit 305: 19-04-04-2-170-01537-0000-02					

Total Eligible Square Footage – 20,258 sq. ft.

Attachment 7

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
1731 Lawrence Avenue East	1901-03-1-310-00700	9,328.9 sq. ft. Eligible leased work and common space: 9,328.9 sq. ft.	1,178 sq. ft. Eligible owner-occupied space: 1,178 sq. ft.

Total Eligible Square Footage – 10,507 sq. ft.

Attachment 8

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
130 Queens Quay East	Not yet assigned.	28,260 sq. ft. Eligible leased work and common space: 28,260 sq. ft.	3,222 sq. ft. Eligible owner-occupied space: 3,222 sq. ft.

Total Eligible Square Footage – 31,482 sq. ft.