

Authority: Economic and Community Development Committee Item EC10.16, as adopted by City of Toronto Council on December 17 and 18, 2019; Economic and Community Development Committee Item EC11.6, as adopted by City of Toronto Council on January 29, 2020; and Economic and Community Development Committee Item EC12.8, adopted as amended, by City of Toronto Council on April 30, 2020

CITY OF TORONTO

BY-LAW 326-2020

To provide for the levy and collection of special charges for the year 2020 in respect of certain business improvement areas.

Whereas § 19-5.1A 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 § 19-5.2 of the Code provides that Council may raise the amount referred to in § 19-5.1A 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 2020 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	80,623,200	0.2409545 percent	\$ 194,265
	- Excess Land	764,000	0.1686682 percent	\$ 1,289
	Industrial	128,300	0.2409545 percent	\$ 309
	Total	81,515,500		\$ 195,863

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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)
Baby Point Gates	Commercial	49,841,068	0.1409719 percent	\$ 70,262
	- Vacant Land	1,055,000	0.0986803 percent	\$ 1,041
	Total	50,896,068		\$ 71,303
Bayview Leaside	Commercial	199,891,124	0.0964172 percent	\$ 192,729
	- Vacant Land	1,810,000	0.0674920 percent	\$ 1,222
	Total	201,701,124		\$ 193,951
Bloor Annex	Commercial	272,518,857	0.1087583 percent	\$ 296,387
	Total	272,518,857		\$ 296,387
Bloor By The Park	Commercial	104,045,239	0.1029216 percent	\$ 107,085
	Total	104,045,239		\$ 107,085
Bloor Street	Commercial	4,715,331,520	0.0346299 percent	\$ 1,632,916
	- Vacant Land	70,475,000	0.0242409 percent	\$ 17,084
	Total	4,785,806,520		\$ 1,650,000
Bloor West Village	Commercial	440,486,666	0.0935880 percent	\$ 412,243
	- Vacant Land	77,000	0.0655116 percent	\$ 50
	Total	440,563,666		\$ 412,293
Bloorcourt Village	Commercial	217,946,834	0.0933668 percent	\$ 203,490
	Total	217,946,834		\$ 203,490

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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)
Bloordale Village	Commercial	115,425,635	0.1237299 percent	\$ 142,816
	Total	115,425,635		\$ 142,816
Bloor-Yorkville	Commercial	6,104,001,120	0.0603276 percent	\$ 3,682,398
	- Vacant Land	109,475,000	0.0422293 percent	\$ 46,231
	Total	6,213,476,120		\$ 3,728,629
Broadview Danforth	Commercial	208,578,837	0.1512915 percent	\$ 315,562
	Total	208,578,837		\$ 315,562
Cabbagetown	Commercial	204,897,638	0.1494942 percent	\$ 306,310
	Total	204,897,638		\$ 306,310
Chinatown	Commercial	554,169,474	0.0814021 percent	\$ 451,105
	- Vacant Land	4,198,000	0.0569815 percent	\$ 2,392
	Industrial	6,958,800	0.0814021 percent	\$ 5,665
	Total	565,326,274		\$ 459,162
Church-Wellesley Village	Commercial	185,428,300	0.1393482 percent	\$ 258,391
	Total	185,428,300		\$ 258,391
College Promenade	Commercial	112,942,761	0.2035233 percent	\$ 229,865
	- Vacant Land	2,478,000	0.1424663 percent	\$ 3,530
	Industrial	421,000	0.2035233 percent	\$ 857
	Total	115,841,761		\$ 234,252

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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)
College West	Commercial	38,572,673	0.0580307 percent	\$ 22,384
	Total	38,572,673		\$ 22,384
Corso Italia	Commercial	144,642,867	0.1522564 percent	\$ 220,228
	Total	144,642,867		\$ 220,228
Crossroads of the Danforth	Commercial	70,074,793	0.3020267 percent	\$ 211,645
	- Vacant Land	1,720,000	0.2114187 percent	\$ 3,636
	Total	71,794,793		\$ 215,281
Danforth Mosaic	Commercial	352,872,298	0.1031646 percent	\$ 364,039
	- Vacant Land	1,106,000	0.0722152 percent	\$ 799
	Industrial	1,013,000	0.1031646 percent	\$ 1,045
	Total	354,991,298		\$ 365,883
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	155,938,510	0.1049393 percent	\$ 163,641
	Industrial	953,000	0.1049393 percent	\$ 1,000
	<u>Based on Maximum Charge</u>			
	Commercial	140,612,000		\$ 86,719
	Total	297,503,510		\$ 251,360
Dovercourt Village	Commercial	14,939,699	0.0555353 percent	\$ 8,297
	- Vacant Land	160,000	0.0388747 percent	\$ 62

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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)
	Total	15,099,699		\$ 8,359
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	4,099,264,350	0.0525551 percent	\$ 2,154,369
	- Vacant Land	16,278,000	0.0367885 percent	\$ 5,988
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	3,084,040,500		\$ 834,969
	Total	7,199,582,850		\$ 2,995,326
Duke Heights	Commercial	1,751,567,164	0.1418839 percent	\$ 2,485,192
	- Excess Land	38,211,630	0.0993187 percent	\$ 37,951
	- Vacant Land	5,336,500	0.0993187 percent	\$ 5,300
	Industrial	667,686,822	0.1418839 percent	\$ 947,340
	- Vacant Land	8,800,300	0.0922245 percent	\$ 8,116
	Total	2,471,602,416		\$ 3,483,899
Dupont by the Castle	Commercial	179,595,400	0.0754471 percent	\$ 135,499
	- Vacant Land	1,000	0.0528130 percent	\$ 1
	Industrial	3,104,000	0.0754471 percent	\$ 2,342
	Total	182,700,400		\$ 137,842
Eglinton Hill	Commercial	37,637,660	0.0756769 percent	\$ 28,483
	Total	37,637,660		\$ 28,483

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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)
Emery Village	Commercial	1,470,112,613	0.1065167 percent	\$ 1,565,916
	- Excess Land	3,156,687	0.0745617 percent	\$ 2,354
	- Vacant Land	8,384,000	0.0745617 percent	\$ 6,251
	Industrial	1,008,698,600	0.1065167 percent	\$ 1,074,433
	- Excess Land	327,300	0.0692359 percent	\$ 227
	- Vacant Land	17,523,300	0.0692359 percent	\$ 12,132
	Total	2,508,202,500		\$ 2,661,313
Fairbank Village	Commercial	84,348,065	0.3554154 percent	\$ 299,786
	Total	84,348,065		\$ 299,786
Financial District	Commercial	17,646,828,241	0.0090634 percent	\$ 1,599,410
	- Vacant Land	190,067,000	0.0063444 percent	\$ 12,059
	Industrial	3,591,500	0.0090634 percent	\$ 326
	Total	17,840,486,741		\$ 1,611,795
Forest Hill Village	Commercial	89,950,600	0.2189324 percent	\$ 196,931
	Total	89,950,600		\$ 196,931
Gerrard India Bazaar	Commercial	66,948,320	0.2478374 percent	\$ 165,923
	Total	66,948,320		\$ 165,923
Greektown on the Danforth	Commercial	344,304,171	0.1234083 percent	\$ 424,900
	Total	344,304,171		\$ 424,900

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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)
Harbord Street	Commercial	49,083,466	0.0719142 percent	\$ 35,298
	Total	49,083,466		\$ 35,298
Hillcrest Village	Commercial	67,188,030	0.1972435 percent	\$ 132,524
	Total	67,188,030		\$ 132,524
Junction Gardens	Commercial	156,951,072	0.2140645 percent	\$ 335,976
	- Vacant Land	886,000	0.1498452 percent	\$ 1,328
	Industrial	1,574,200	0.2140645 percent	\$ 3,370
	Total	159,411,272		\$ 340,674
Kennedy Road	Commercial	507,900,700	0.0500628 percent	\$ 254,269
	Industrial	3,728,400	0.0500628 percent	\$ 1,867
	Total	511,629,100		\$ 256,136
Kensington Market	Commercial	225,101,183	0.0731645 percent	\$ 164,694
	- Vacant Land	4,938,000	0.0512152 percent	\$ 2,529
	Industrial	1,523,800	0.0731645 percent	\$ 1,115
	Total	231,562,983		\$ 168,338
Korea Town	Commercial	152,616,788	0.0505606 percent	\$ 77,164
	Total	152,616,788		\$ 77,164
Lakeshore Village	Commercial	99,090,743	0.1108564 percent	\$ 109,848
	- Excess Land	54,800	0.0775995 percent	\$ 43

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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)
	Total	99,145,543		\$ 109,891
Leslieville	Commercial	196,089,741	0.0677753 percent	\$ 132,901
	- Vacant Land	2,574,000	0.0474427 percent	\$ 1,221
	Industrial	8,039,000	0.0677753 percent	\$ 5,448
	Total	206,702,741		\$ 139,570
Liberty Village	Commercial	961,882,200	0.0402356 percent	\$ 387,018
	- Vacant Land	2,000	0.0281649 percent	\$ 1
	Industrial			
	- Vacant Land	14,100	0.0261531 percent	\$ 4
	Total	961,898,300		\$ 387,023
Little Italy	Commercial	302,316,780	0.1248900 percent	\$ 377,563
	- Vacant Land	7,119,000	0.0874230 percent	\$ 6,224
	Total	309,435,780		\$ 383,787
Little Portugal on Dundas	Commercial	247,946,431	0.1313984 percent	\$ 325,798
	- Vacant Land	1,230,000	0.0919789 percent	\$ 1,131
	Total	249,176,431		\$ 326,929
Marketo District	Commercial	99,323,300	0.1012017 percent	\$ 100,517
	Industrial	5,418,000	0.1012017 percent	\$ 5,483
	Total	104,741,300		\$ 106,000

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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)
Midtown Yonge	Commercial	408,526,653	0.0453371 percent	\$ 185,214
	Total	408,526,653		\$ 185,214
Mimico By The Lake	Commercial	48,219,009	0.1137228 percent	\$ 54,836
	Total	48,219,009		\$ 54,836
Mimico Village	Commercial	18,893,300	0.1686153 percent	\$ 31,857
	Total	18,893,300		\$ 31,857
Mirvish Village	Commercial	59,250,320	0.1158627 percent	\$ 68,649
	Total	59,250,320		\$ 68,649
Mount Dennis	Commercial	37,661,712	0.0870168 percent	\$ 32,772
	Total	37,661,712		\$ 32,772
Mount Pleasant Village	Commercial	224,224,531	0.1014331 percent	\$ 227,438
	Total	224,224,531		\$ 227,438
Oakwood Village	Commercial	43,453,100	0.0668721 percent	\$ 29,058
	Total	43,453,100		\$ 29,058
Ossington Avenue	Commercial	137,705,568	0.0500798 percent	\$ 68,963
	Industrial	1,065,000	0.0500798 percent	\$ 533
	Total	138,770,568		\$ 69,496
Pape Village	Commercial	58,206,149	0.1716880 percent	\$ 99,933

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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)
	Total	58,206,149		\$ 99,933
Parkdale Village	Commercial	208,657,671	0.1196657 percent	\$ 249,692
	- Vacant Land	1,008,000	0.0837660 percent	\$ 844
	Total	209,665,671		\$ 250,536
Queen Street West	Commercial	1,068,382,206	0.0281136 percent	\$ 300,361
	- Vacant Land	32,377,600	0.0196795 percent	\$ 6,372
	Total	1,100,759,806		\$ 306,733
Regal Heights Village	Commercial	74,638,657	0.0917515 percent	\$ 68,482
	- Vacant Land	6,505,000	0.0642261 percent	\$ 4,178
	Total	81,143,657		\$ 72,660
Riverside District	Commercial Industrial	158,056,672	0.1263965 percent	\$ 199,778
	- Vacant Land	561,000	0.0821577 percent	\$ 461
	Total	158,617,672		\$ 200,239
Rogers Road	Commercial	74,875,921	0.0522564 percent	\$ 39,128
	- Vacant Land	569,000	0.0365795 percent	\$ 208
	Industrial	1,261,800	0.0522564 percent	\$ 659
	Total	76,706,721		\$ 39,995
Roncesvalles Village	Commercial	186,398,513	0.1737728 percent	\$ 323,910

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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)
	Total	186,398,513		\$ 323,910
Rosedale Main Street	Commercial	336,944,600	0.0752756 percent	\$ 253,637
	- Vacant Land	25,787,000	0.0526929 percent	\$ 13,588
	Total	362,731,600		\$ 267,225
Sheppard East Village	Commercial	330,546,500	0.0549822 percent	\$ 181,741
	- Excess Land	3,060,100	0.0384875 percent	\$ 1,178
	- Vacant Land	1,319,000	0.0384875 percent	\$ 508
	Industrial	11,877,100	0.0549822 percent	\$ 6,530
	- Excess Land	1,007,000	0.0357384 percent	\$ 360
	- Vacant Land	3,357,000	0.0357384 percent	\$ 1,200
	Total	351,166,700		\$ 191,517
shoptheQueensway.com	Commercial	344,755,801	0.0441605 percent	\$ 152,246
	- Excess Land	8,966,300	0.0309124 percent	\$ 2,772
	- Vacant Land	12,944,000	0.0309124 percent	\$ 4,001
	Industrial	802,100	0.0441605 percent	\$ 354
	- Vacant Land	445,000	0.0287043 percent	\$ 128
	Total	367,913,201		\$ 159,501
St. Clair Gardens	Commercial	77,493,485	0.1175362 percent	\$ 91,083
	- Vacant Land	2,272,700	0.0822753 percent	\$ 1,870
	Industrial	321,800	0.1175362 percent	\$ 378

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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)
	Total	80,087,985		\$ 93,331
St. Lawrence Market Neighbourhood	Commercial	3,394,793,435	0.0417230 percent	\$ 1,416,411
	- Vacant Land	59,470,000	0.0292061 percent	\$ 17,369
	Industrial	11,123,810	0.0417230 percent	\$ 4,641
	Total	3,465,387,245		\$ 1,438,421
The Beach	Commercial	348,010,412	0.0885464 percent	\$ 308,151
	- Vacant Land	7,164,000	0.0619825 percent	\$ 4,440
	Industrial	289,000	0.0885464 percent	\$ 256
	Total	355,463,412		\$ 312,847
The Eglinton Way	Commercial	227,878,251	0.1381904 percent	\$ 314,906
	- Vacant Land	29,000	0.0967333 percent	\$ 28
	Total	227,907,251		\$ 314,934
The Kingsway	Commercial	188,372,052	0.1821541 percent	\$ 343,127
	- Vacant Land	2,049,000	0.1275079 percent	\$ 2,613
	Total	190,421,052		\$ 345,740
The Waterfront	Commercial	2,269,898,114	0.0567025 percent	\$ 1,287,089
	- Vacant Land	5,856,000	0.0396918 percent	\$ 2,324
	Total	2,275,754,114		\$ 1,289,413
Toronto Entertainment District	Commercial	8,165,170,637	0.0367445 percent	\$ 3,000,250

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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)
	- Excess Land	50,080,000	0.0257212 percent	\$ 12,881
	- Vacant Land	226,256,400	0.0257212 percent	\$ 58,196
	- Co-location	16,453,410	0.0183723 percent	\$ 3,023
	Industrial	29,560,636	0.0367445 percent	\$ 10,862
	- Vacant Land	2,298,000	0.0238839 percent	\$ 549
	Total	8,489,819,083		\$ 3,085,761
Trinity Bellwoods	Commercial	99,174,611	0.0580532 percent	\$ 57,574
	Total	99,174,611		\$ 57,574
Upper Village	Commercial	139,344,149	0.0773159 percent	\$ 107,735
	- Vacant Land	8,296,000	0.0541211 percent	\$ 4,490
	Total	147,640,149		\$ 112,225
Uptown Yonge	Commercial	661,547,200	0.0380476 percent	\$ 251,703
	Industrial	1,036,000	0.0380476 percent	\$ 394
	Total	662,583,200		\$ 252,097
Village of Islington	Commercial	104,037,629	0.1520315 percent	\$ 158,170
	Total	104,037,629		\$ 158,170
West Queen West	Commercial	464,151,870	0.0759738 percent	\$ 352,634
	- Vacant Land	2,283,000	0.0531817 percent	\$ 1,214
	Total	466,434,870		\$ 353,848

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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)
Weston Village	Commercial	121,970,233	0.1178263 percent	\$ 143,713
	Total	121,970,233		\$ 143,713
Wexford Heights	Commercial	179,536,800	0.1311573 percent	\$ 235,475
	- Vacant Land	1,257,000	0.0918101 percent	\$ 1,154
	- Co-location	1,451,000	0.0655787 percent	\$ 952
	Industrial	3,621,500	0.1311573 percent	\$ 4,750
	Total	185,866,300		\$ 242,331
Wilson Village	Commercial	315,874,600	0.0678820 percent	\$ 214,422
	- Vacant Land	940,000	0.0475174 percent	\$ 447
	Industrial	57,646,000	0.0678820 percent	\$ 39,131
	- Vacant Land	57,939,800	0.0441233 percent	\$ 25,565
	Total	432,400,400		\$ 279,565
Wychwood Heights	Commercial	131,365,541	0.0275270 percent	\$ 36,161
	Total	131,365,541		\$ 36,161
Yonge + St. Clair	Commercial	1,207,154,100	0.0446097 percent	\$ 538,508
	- Vacant Land	2,904,000	0.0312268 percent	\$ 907
	Total	1,210,058,100		\$ 539,415
Yonge Lawrence Village	Commercial	457,393,900	0.0458788 percent	\$ 209,847
	Total	457,393,900		\$ 209,847

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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)
York-Eglinton	Commercial	90,810,339	0.2599655 percent	\$ 236,076
	- Vacant Land	21,000	0.1819759 percent	\$ 38
	Industrial	547,100	0.2599655 percent	\$ 1,422
	Total	91,378,439		\$ 237,536

2. Sections 8, 9, 10 and 11 respectively of By-law 205-2020 apply to the special charges levied by section 1.

Enacted and passed on April 30, 2020

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)