

Authority: Economic and Community Development Committee Item EC18.11, as adopted by City of Toronto Council on December 16, 17 and 18, 2020; Economic and Community Development Committee Item EC19.2, as adopted by City of Toronto Council on February 2, 3 and 5, 2021; and Economic and Community Development Committee Item EC20.2, as adopted by City of Toronto Council on April 7 and 8, 2021

CITY OF TORONTO

BY-LAW 343-2021

To provide for the levy and collection of special charges for the year 2021 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 2021 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	0.2332410%	\$ 188,047
	- Excess Land	764,000	0.1632687%	\$ 1,247
	Industrial	128,300	0.2332410%	\$ 299
	Total	81,515,500		\$ 189,593

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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	49,854,498	0.1143327%	\$ 57,000
	Total	49,854,498		\$ 57,000
Bayview Leaside	Commercial	198,783,624	0.0967650%	\$ 192,353
	- Vacant Land	1,810,000	0.0677355%	\$ 1,226
	Total	200,593,624		\$ 193,579
Bloor Annex	Commercial	265,308,754	0.1034648%	\$ 274,501
	- Co-location	3,919,700	0.0517324%	\$ 2,028
	Total	269,228,454		\$ 276,529
Bloor By The Park	Commercial	102,947,839	0.0716606%	\$ 73,773
	Total	102,947,839		\$ 73,773
Bloor Street	Commercial	4,574,217,520	0.0356869%	\$ 1,632,395
	- Vacant Land	70,475,000	0.0249808%	\$ 17,605
	Total	4,644,692,520		\$ 1,650,000
Bloor West Village	Commercial	434,755,651	0.0948556%	\$ 412,390
	- Vacant Land	77,000	0.0663989%	\$ 51
	Total	434,832,651		\$ 412,441
Bloorcourt Village	Commercial	217,657,174	0.0933231%	\$ 203,125
	- Co-location	781,100	0.0466616%	\$ 364
	Total	218,438,274		\$ 203,489

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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	114,867,091	0.1279096%	\$ 146,926
	- Co-location	1,138,200	0.0639548%	\$ 728
	Total	116,005,291		\$ 147,654
Bloor-Yorkville	Commercial	5,952,322,320	0.0561797%	\$ 3,343,996
	- Vacant Land	95,033,000	0.0393258%	\$ 37,372
	Total	6,047,355,320		\$ 3,381,368
Broadview Danforth	Commercial	201,526,337	0.1507882%	\$ 303,878
	- Co-location	835,800	0.0753941%	\$ 630
	Total	202,362,137		\$ 304,508
Cabbagetown	Commercial	198,284,432	0.1544801%	\$ 306,310
	Total	198,284,432		\$ 306,310
Chinatown	Commercial	549,362,764	0.0819091%	\$ 449,977
	- Vacant Land	3,927,000	0.0573364%	\$ 2,252
	- Co-location	3,007,086	0.0409546%	\$ 1,232
	Industrial	6,958,800	0.0819091%	\$ 5,700
	Total	563,255,650		\$ 459,161
Church-Wellesley Village	Commercial	185,388,200	0.1393783%	\$ 258,391
	Total	185,388,200		\$ 258,391

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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	225,935,100	0.1977510%	\$ 446,789
	- Vacant Land	323,000	0.1384257%	\$ 447
	Total	226,258,100		\$ 447,236
College Promenade	Commercial	110,193,661	0.2071932%	\$ 228,314
	- Vacant Land	2,228,000	0.1450352%	\$ 3,231
	- Co-location	1,770,900	0.1035966%	\$ 1,835
	Industrial	421,000	0.2071932%	\$ 872
	Total	114,613,561		\$ 234,252
College West	Commercial	39,040,073	0.0573076%	\$ 22,373
	- Co-location	38,600	0.0286538%	\$ 11
	Total	39,078,673		\$ 22,384
Corso Italia	Commercial	147,558,331	0.1519318%	\$ 224,188
	Total	147,558,331		\$ 224,188
Crossroads of the Danforth	Commercial	70,177,398	0.2051943%	\$ 144,000
	Total	70,177,398		\$ 144,000
Danforth Mosaic	Commercial	354,742,921	0.1024642%	\$ 363,485
	- Vacant Land	1,106,000	0.0717249%	\$ 793
	- Co-location	1,107,500	0.0512321%	\$ 567
	Industrial	1,013,000	0.1024642%	\$ 1,038
	Total	357,969,421		\$ 365,883

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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)
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	167,833,804	0.0828066%	\$ 138,978
	Industrial	953,000	0.0828066%	\$ 789
	<u>Based on Maximum Charge</u>			
	Commercial	136,765,000		\$ 73,617
	Total	305,551,804		\$ 213,384
	Dovercourt Village	Commercial	15,089,699	0.0473631%
- Vacant Land		160,000	0.0331542%	\$ 53
Total		15,249,699		\$ 7,200
<u>Based on BIA Rate</u>				
Downtown Yonge	Commercial	4,080,985,850	0.0526380%	\$ 2,148,152
	- Vacant Land	16,278,000	0.0368466%	\$ 5,998
	- Co-location	2,814,000	0.0263190%	\$ 741
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	3,100,340,701		\$ 840,434
	Total	7,200,418,551		\$ 2,995,325
	DuKe Heights	Commercial	1,784,592,800	0.1406710%
- Excess Land		33,899,951	0.0984697%	\$ 33,381
- Vacant Land		6,674,500	0.0984697%	\$ 6,572
Industrial		660,345,074	0.1406710%	\$ 928,914
- Vacant Land		4,827,300	0.0914362%	\$ 4,414
Total		2,490,339,625		\$ 3,483,687

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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)
Dupont by the Castle	Commercial	173,194,900	0.0781857%	\$ 135,413
	- Vacant Land	1,000	0.0547300%	\$ 1
	Industrial	3,104,000	0.0781857%	\$ 2,427
	Total	176,299,900		\$ 137,841
Eglinton Hill	Commercial	37,532,098	0.0687332%	\$ 25,797
	Total	37,532,098		\$ 25,797
Emery Village	Commercial	1,479,088,270	0.1020112%	\$ 1,508,837
	- Excess Land	3,156,500	0.0714078%	\$ 2,254
	- Vacant Land	8,377,000	0.0714078%	\$ 5,982
	Industrial	994,779,230	0.1020112%	\$ 1,014,786
	- Excess Land	324,200	0.0663073%	\$ 215
	- Vacant Land	14,424,300	0.0663073%	\$ 9,564
	Total	2,500,149,500		\$ 2,541,638
Fairbank Village	Commercial	78,515,065	0.2685579%	\$ 210,858
	- Vacant Land	1,552,000	0.1879905%	\$ 2,918
	Total	80,067,065		\$ 213,776
Financial District	Commercial	17,668,906,541	0.0081464%	\$ 1,439,384
	- Vacant Land	191,803,000	0.0057025%	\$ 10,938
	Industrial	3,591,500	0.0081464%	\$ 293
	Total	17,864,301,041		\$ 1,450,615

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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)
Forest Hill Village	Commercial	89,980,100	0.2188606%	\$ 196,931
	Total	89,980,100		\$ 196,931
Gerrard India Bazaar	Commercial	66,531,634	0.2379515%	\$ 158,313
	Total	66,531,634		\$ 158,313
Greektown on the Danforth	Commercial	340,393,271	0.1244415%	\$ 423,591
	- Co-location	2,104,500	0.0622208%	\$ 1,309
	Total	342,497,771		\$ 424,900
Harbord Street	Commercial	50,147,366	0.0259715%	\$ 13,024
	Total	50,147,366		\$ 13,024
Hillcrest Village	Commercial	67,230,830	0.2363841%	\$ 158,923
	Total	67,230,830		\$ 158,923
Junction Gardens	Commercial	160,931,248	0.2096379%	\$ 337,373
	Industrial	1,574,200	0.2096379%	\$ 3,300
	Total	162,505,448		\$ 340,673
Kennedy Road	Commercial	498,058,700	0.0510448%	\$ 254,233
	Industrial	3,728,400	0.0510448%	\$ 1,903
	Total	501,787,100		\$ 256,136

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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)
Kensington Market	Commercial	218,859,183	0.0691399%	\$ 151,318
	- Vacant Land	4,938,000	0.0483979%	\$ 2,390
	- Co-location	3,232,600	0.0345700%	\$ 1,118
	Industrial	1,523,800	0.0691399%	\$ 1,054
	Total	228,553,583		\$ 155,880
Korea Town	Commercial	151,632,288	0.0508882%	\$ 77,163
	Total	151,632,288		\$ 77,163
Lakeshore Village	Commercial	98,929,943	0.1031079%	\$ 102,004
	- Excess Land	54,800	0.0721755%	\$ 40
	- Vacant Land	367,000	0.0721755%	\$ 265
	Total	99,351,743		\$ 102,309
Lawrence Ingram Keele	Commercial	278,988,813	0.0484242%	\$ 135,097
	- Excess Land	299,987	0.0338969%	\$ 102
	- Vacant Land	5,498,000	0.0338969%	\$ 1,864
	Industrial	108,849,600	0.0484242%	\$ 52,710
	- Vacant Land	683,000	0.0314757%	\$ 215
	Total	394,319,400		\$ 189,988
Leslieville	Commercial	199,290,358	0.0661411%	\$ 131,813
	- Vacant Land	5,268,000	0.0462988%	\$ 2,439
	Industrial	8,039,000	0.0661411%	\$ 5,317
	Total	212,597,358		\$ 139,569

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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)
Liberty Village	Commercial	942,637,000	0.0410570%	\$ 387,018
	- Vacant Land	2,000	0.0287399%	\$ 1
	Industrial			
	- Vacant Land	14,100	0.0266871%	\$ 4
	Total	942,653,100		\$ 387,023
Little Italy	Commercial	308,511,867	0.1231516%	\$ 379,937
	- Co-location	5,816,500	0.0615758%	\$ 3,582
	Total	314,328,367		\$ 383,519
Little Portugal on Dundas	Commercial	243,940,758	0.0663279%	\$ 161,800
	- Vacant Land	960,000	0.0464295%	\$ 446
	- Co-location	3,671,500	0.0331640%	\$ 1,218
	Total	248,572,258		\$ 163,464
Long Branch	Commercial	56,540,878	0.2802157%	\$ 158,436
	- Vacant Land	946,000	0.1961510%	\$ 1,856
	Total	57,486,878		\$ 160,292
MarkeTo District	Commercial	99,849,100	0.1006962%	\$ 100,544
	Industrial	5,418,000	0.1006962%	\$ 5,456
	Total	105,267,100		\$ 106,000
Midtown Yonge	Commercial	458,735,198	0.0357121%	\$ 163,824
	Total	458,735,198		\$ 163,824

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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)
Mimico By The Lake	Commercial	47,831,009	0.1144885%	\$ 54,761
	Total	47,831,009		\$ 54,761
Mimico Village	Commercial	19,019,700	0.0890130%	\$ 16,930
	Total	19,019,700		\$ 16,930
Mirvish Village	Commercial	56,186,420	0.1189180%	\$ 66,816
	- Co-location	3,084,900	0.0594590%	\$ 1,834
	Total	59,271,320		\$ 68,650
Mount Dennis	Commercial	36,460,040	0.0799972%	\$ 29,167
	Total	36,460,040		\$ 29,167
Mount Pleasant Village	Commercial	223,503,231	0.0971494%	\$ 217,132
	Total	223,503,231		\$ 217,132
Oakwood Village	Commercial	43,270,300	0.0735770%	\$ 31,837
	Total	43,270,300		\$ 31,837
Ossington Avenue	Commercial	136,631,235	0.0512011%	\$ 69,957
	- Co-location	1,499,900	0.0256006%	\$ 384
	Industrial	1,065,000	0.0512011%	\$ 545
	Total	139,196,135		\$ 70,886
Pape Village	Commercial	58,129,898	0.1685965%	\$ 98,005
	Total	58,129,898		\$ 98,005

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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)
Parkdale Village	Commercial	208,859,044	0.1111385%	\$ 232,123
	- Vacant Land	1,008,000	0.0777970%	\$ 784
	Total	209,867,044		\$ 232,907
Queen Street West	Commercial	1,036,643,013	0.0289110%	\$ 299,704
	- Vacant Land	22,459,600	0.0202377%	\$ 4,545
	- Co-location	17,185,500	0.0144555%	\$ 2,484
	Total	1,076,288,113		\$ 306,733
Riverside District	Commercial Industrial	155,455,972	0.1285067%	\$ 199,771
	- Vacant Land	561,000	0.0835294%	\$ 469
	Total	156,016,972		\$ 200,240
Rogers Road	Commercial	74,826,421	0.0524914%	\$ 39,278
	- Vacant Land	569,000	0.0367440%	\$ 209
	Industrial	970,600	0.0524914%	\$ 509
	Total	76,366,021		\$ 39,996
Roncesvalles Village	Commercial	185,526,003	0.1745901%	\$ 323,910
	Total	185,526,003		\$ 323,910
Rosedale Main Street	Commercial	354,601,900	0.0673238%	\$ 238,732
	- Vacant Land	10,721,000	0.0471267%	\$ 5,052
	Total	365,322,900		\$ 243,784

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Sheppard East Village	Commercial	329,703,503	0.0552298%	\$ 182,094
	- Excess Land	3,060,100	0.0386609%	\$ 1,183
	- Vacant Land	1,319,000	0.0386609%	\$ 510
	Industrial	11,877,100	0.0552298%	\$ 6,560
	- Excess Land	1,007,000	0.0358994%	\$ 362
	- Vacant Land	3,357,000	0.0358994%	\$ 1,205
	Total	350,323,703		\$ 191,914
shoptheQueensway.com	Commercial	364,265,701	0.0427779%	\$ 155,825
	- Excess Land	8,966,300	0.0299445%	\$ 2,685
	- Vacant Land	1,750,000	0.0299445%	\$ 524
	Industrial	802,100	0.0427779%	\$ 343
	- Vacant Land	445,000	0.0278056%	\$ 124
	Total	376,229,101		\$ 159,501
St. Clair Gardens	Commercial	74,498,519	0.1158243%	\$ 86,287
	- Vacant Land	5,206,000	0.0810770%	\$ 4,221
	Industrial	321,800	0.1158243%	\$ 373
	Total	80,026,319		\$ 90,881
St. Lawrence Market Neighbourhood	Commercial	3,411,041,535	0.0369537%	\$ 1,260,504
	- Vacant Land	62,603,000	0.0258676%	\$ 16,194
	- Co-location	1,158,300	0.0184769%	\$ 214
	Industrial	11,123,810	0.0369537%	\$ 4,111
	Total	3,485,926,645		\$ 1,281,023

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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 Beach	Commercial	396,213,081	0.0911987%	\$ 361,341
	- Vacant Land	7,164,000	0.0638391%	\$ 4,573
	Industrial	289,000	0.0911987%	\$ 264
	Total	403,666,081		\$ 366,178
The Eglinton Way	Commercial	228,993,421	0.1266574%	\$ 290,037
	Total	228,993,421		\$ 290,037
The Kingsway	Commercial	186,599,852	0.1639484%	\$ 305,927
	- Vacant Land	2,049,000	0.1147639%	\$ 2,352
	Total	188,648,852		\$ 308,279
The Waterfront	Commercial	3,352,601,492	0.0469202%	\$ 1,573,046
	- Vacant Land	204,039,000	0.0328441%	\$ 67,015
	- Co-location	18,466,000	0.0234601%	\$ 4,332
	Industrial	38,201,000	0.0469202%	\$ 17,924
	- Vacant Land	93,637,000	0.0304981%	\$ 28,558
	Total	3,706,944,492		\$ 1,690,875
Toronto Entertainment District	Commercial	7,939,358,309	0.0377277%	\$ 2,995,338
	- Excess Land	50,080,000	0.0264094%	\$ 13,226
	- Vacant Land	226,172,400	0.0264094%	\$ 59,731
	- Co-location	28,682,110	0.0188639%	\$ 5,411
	Industrial	31,952,596	0.0377277%	\$ 12,055
	Total	8,276,245,415		\$ 3,085,761

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Trinity Bellwoods	Commercial	99,116,411	0.0576796%	\$ 57,170
	- Co-location	1,397,400	0.0288398%	\$ 403
	Total	100,513,811		\$ 57,573
Upper Village	Commercial	139,562,995	0.0799582%	\$ 111,592
	Total	139,562,995		\$ 111,592
Uptown Yonge	Commercial	662,332,800	0.0378602%	\$ 250,761
	Industrial	1,036,000	0.0378602%	\$ 392
	Total	663,368,800		\$ 251,153
Village of Islington	Commercial	103,852,629	0.1419829%	\$ 147,453
	Total	103,852,629		\$ 147,453
West Queen West	Commercial	449,464,970	0.0754950%	\$ 339,323
	- Vacant Land	5,650,000	0.0528465%	\$ 2,986
	- Co-location	4,788,400	0.0377475%	\$ 1,808
	Total	459,903,370		\$ 344,117
Weston Village	Commercial	118,801,333	0.1207402%	\$ 143,441
	Total	118,801,333		\$ 143,441
Wexford Heights	Commercial	170,912,188	0.1387270%	\$ 237,102
	- Vacant Land	1,257,000	0.0971089%	\$ 1,221
	- Co-location	1,451,000	0.0693635%	\$ 1,006
	Industrial	2,165,000	0.1387270%	\$ 3,003
	Total	175,785,188		\$ 242,332

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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)
Willowdale	Commercial	3,019,994,776	0.0331014%	\$ 999,660
	- Vacant Land	15,278,000	0.0231710%	\$ 3,540
	Total	3,035,272,776		\$ 1,003,200
Wilson Village	Commercial	315,893,700	0.0646935%	\$ 204,363
	- Vacant Land	940,000	0.0452855%	\$ 426
	Industrial	115,585,800	0.0646935%	\$ 74,776
	Total	432,419,500		\$ 279,565
Wychwood Heights	Commercial	133,137,441	0.0217918%	\$ 29,013
	Total	133,137,441		\$ 29,013
Yonge + St. Clair	Commercial	1,220,851,600	0.0442977%	\$ 540,810
	- Vacant Land	2,904,000	0.0310084%	\$ 900
	Total	1,223,755,600		\$ 541,710
Yonge Lawrence Village	Commercial	461,227,900	0.0455237%	\$ 209,968
	Total	461,227,900		\$ 209,968
York-Eglinton	Commercial	90,772,239	0.1282019%	\$ 116,372
	- Vacant Land	21,000	0.0897413%	\$ 19
	Industrial	547,100	0.1282019%	\$ 701
	Total	91,340,339		\$ 117,092

2. Sections 8, 9, 10 and 11 respectively of By-law 78-2021 apply to the special charges levied by section 1.

Enacted and passed on May 6, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)