

CITY OF TORONTO

BY-LAW 344-2021

Creative Co-location Facilities subclass for the Commercial, Commercial Residual and the Industrial property tax classes.

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 2021 taxation year, the creative colocation subclass for the commercial, residual commercial and industrial property classes consists of the following properties:
 - (1) Under the Tenant-based Model:
 - (a) 140,092 square feet of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (b) 49,512 square feet of space at 55 Mill Street, as further described in Attachment 2 to this By-law;
 - (c) 8,645 square feet of space at 601 Christie Street, as further described in Attachment 3 to this By-law;
 - (d) 26,310 square feet of space at 585 Dundas Street East, as further described in Attachment 4 to this By-law; and
 - (e) 14,472 square feet of space at 180 Shaw Street, as further described in Attachment 5 to this By-law.
 - (2) Under the Membership-based Model:
 - (a) 10,302 square feet of space at 1731 Lawrence Avenue East, as further described in Attachment 6 of this By-law;

- (b) 31,482 square feet of space at 130 Queens Quay East (4th Floor), as further described in Attachment 7 of this By-law;
 - (c) 6,373 square feet of space at 130 Queen Quay East (5th Floor), as further described in Attachment 8 of this By-law;
 - (d) 6,501 square feet at 285 Manitoba Drive, as further described in Attachment 9 of this By-law; and
 - (e) 6,441 square feet at 1137 Dupont Street, as further described in Attachment 10 of this By-law.
- (3) Under the Live Music Venue Model:
- (a) 1,828 square feet at 250 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-500-01500-0000-00;
 - (b) 1,828 square feet at 890 College Street, as further described as Assessment Roll Number 1904-04-4-190-08100-0000-03;
 - (c) 3,700 square feet at 1608 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-260-04100-0000-05;
 - (d) 2,295 square feet at 542 Queen Street West, as further described as Assessment Roll Number 1904-06-5-300-03400-0000-01;
 - (e) 1,155 square feet at 254 Lansdowne Avenue, as further described as Assessment Roll Number 1904-02-4-320-01401-0000-01;
 - (f) 1,100 square feet at 1184 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-130-08200-0000-00;
 - (g) 3,420 square feet at 67 Front Street East, as further described as Assessment Roll Number 1904-06-4-170-00200-0000-05;
 - (h) 2,200 square feet at 408 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-03100-0000-00;
 - (i) 1,280 square feet at 200 Bathurst Street, as further described as Assessment Roll Number 1904-06-5-320-00900-0000-06;
 - (j) 8,100 square feet at 794 Bathurst Street, as further described as Assessment Roll Number 1904-05-1-080-02100-0000-06;
 - (k) 2,400 square feet at 249 Ossington Avenue, as further described as Assessment Roll Number 1904-04-3-230-00100-0000-04;

- (l) 2,158 square feet at 141 Danforth Avenue, as further described in Assessment Roll Number 1904-07-5-300-02000-0000-03;
- (m) 6,450 square feet at 1150 Queen Street West, as further described as Assessment Roll Number 1904-04-2-270-09300-0000-03;
- (n) 2,387 square feet at 458 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-06850-0000-04;
- (o) 2,500 square feet at 1238 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-140-14100-0000-00;
- (p) 2,000 square feet at 831 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-020-06000-0000-03;
- (q) 4,700 square feet at 60 Stewart Street, as further described as Assessment Roll Number 1904-06-2-190-02200-0000-06;
- (r) 500 square feet at 320 College Street, as further described as Assessment Roll Number 1904-06-7-110-19700-0000-02;
- (s) 1,500 square feet at 876 Dundas Street West, as further described as Assessment Roll Number 1904-04-3-040-04300-0000-00;
- (t) 7,000 square feet at 377 Spadina Avenue, as further described as Assessment Roll Number 1904-06-5-760-01600-0000-02;
- (u) 5,356 square feet at 370 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-03050-0000-02;
- (v) 3,800 square feet at 818 College Street, as further described as Assessment Roll Number 1904-04-4-170-09800-0000-02;
- (w) 4,609 square feet at 251 Victoria Street, as further described as Assessment Roll Number 1904-06-6-240-00900-0000-04;
- (x) 9,231 square feet at 529 Bloor Street West, as further described as Assessment Roll Number 1904-06-7-360-01700-0000-00;
- (y) 7,539 square feet at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (z) 6,500 square feet at 722 College Street, as further described as Assessment Roll Number 1904-04-4-130-04500-0000-05;
- (aa) 2,000 square feet at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;

- (bb) 2,000 square feet at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;
- (cc) 17,481 square feet at 410 Sherbourne Street, as further described as Assessment Roll Number 1904-06-8-010-05000-0000-04;
- (dd) 5,000 square feet at 783 College Street, as further described as Assessment Roll Number 1904-04-3-180-04800-0000-01;
- (ee) 8,100 square feet at 194 Queen Street West, as further described as Assessment Roll Number 1904-06-5-020-00700-0000-04;
- (ff) 2,864 square feet at 332 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-01900-0000-05;
- (gg) 885 square feet at 1376 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-330-04500-0000-04;
- (hh) 3,500 square feet at 3653 Lakeshore Boulevard West, as further described as Assessment Roll Number 1919-05-3-310-00600-0000-02;
- (ii) 4,000 square feet at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-710-02000-0000-03;
- (jj) 4,283 square feet at 1197 Dundas Street West, as further described as Assessment Roll Number 19-04-04-2-450-020-00-0000-00;
- (kk) 6,504 square feet at 1298 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-340-02900-0000-03;
- (ll) 1,965 square feet at 178 Bathurst Street, as further described as Assessment Roll Number 1904-06-2-620-03301-0000-00;
- (mm) 2,100 square feet at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;
- (nn) 2,500 square feet at 937 Bloor Street West, as further described as Assessment Roll Number 1904-04-4-350-03000-0000-00;
- (oo) 13,500 square feet at 255 Bremner Boulevard, as further described as Assessment Roll Number 1904-06-2-069-00000-0000-02;
- (pp) 2,400 square feet at 669 College Street, as further described as Assessment Roll Number 1904-04-3-140-10300-0000-06;
- (qq) 16,000 sq. ft. at 473 Adelaide Street West, as further described as Assessment Roll Number 19-04-06-2-360-02700-0000-01;

- (rr) 5,440 square feet at 508 Queen Street West, as further described as Assessment Roll Number 1904-06-5-290-03100-0000-01;
- (ss) 3,315 square feet at 1096 Queen Street West, as further described as Assessment Roll Number 1904-04-2-260-09020-0000-05;
- (tt) 1,600 square feet at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-390-01000-0000-03;
- (uu) 8,214 square feet at 3030 Dundas Street West, as further described as Assessment Roll Number 1904-01-4-090-06500-0000-04;
- (vv) 3,800 square feet at 154 Danforth Avenue, as further described as Assessment Roll Number 1904-07-5-370-01300-0000-03 ;
- (ww) 8,000 square feet at 710 Danforth Avenue, as further described as Assessment Roll Number 1904-08-4-440-10500-0000-05;
- (xx) 1,500 square feet at 2050 Danforth Avenue, as further described as Assessment Roll Number 1904-09-4-510-01300-0000-04;
- (yy) 2,866 square feet at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (zz) 9,270 square feet at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (aaa) 1,200 square feet at 224 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-650-02100-0000-04;
- (bbb) 4,400 square feet at 744 Mount Pleasant Road, as further described as Assessment Roll Number 1904-10-3-680-01000-0000-02;
- (ccc) 1,300 square feet at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;
- (ddd) 700 sq. ft. at 1704 Queen Street West, as further described as Assessment Roll Number 1904-02-3-230-03700-0000-03; and
- (eee) 33,000 square feet at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-04-1-040-00110-0000-02.

Enacted and passed on May 6, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Attachment 1

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
401 Richmond Street West	1904-06-2-460-00700-0000-05	B020	887 sq. ft.	--	
		B099	-	-	400 sq. ft.
		B104	2,338 sq. ft.	-	-
		B106	877 sq. ft.	-	-
		B107	177 sq. ft.	-	-
		B110	-	-	3,171 sq. ft.
		B112	757 sq. ft.	-	-
		B120	2,673 sq. ft.	-	-
		S01	80 sq. ft.	-	-
		S02	88 sq. ft.	-	-
		S04	160 sq. ft.	-	-
		S05	176 sq. ft.	-	-
		S06	-	-	182 sq. ft.
		S07	176 sq. ft.	-	-
		S08	208 sq. ft.	-	-
		S09	178 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.	-	-

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
		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.	-	-
		205	896 sq. ft.	-	-
		206	1,166 sq. ft.	-	-
		210	517 sq. ft.	-	-
		215	697 sq. ft.	-	-
		216	524 sq. ft.	-	-
		218	469 sq. ft.	-	-
		219	1,351 sq. ft.	-	-
		220	422 sq. ft.	-	-
		224	477 sq. ft.	-	-
		228	721 sq. ft.	-	-
		230	1,499 sq. ft.	-	-
		235	715 sq. ft.	-	-
		240	1,384 sq. ft.	-	-
		242	541 sq. ft.	-	-
		244	240 sq. ft.	-	-
		250	574 sq. ft.	-	-
		252	306 sq. ft.	-	-
		253	832 sq. ft.	-	-
		254	261 sq. ft.	-	-
		255	475 sq. ft.	-	-

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
		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.	-	-
		345	532 sq. ft.	-	-
		348	399 sq. ft.	-	-
		350	4,222 sq. ft.	-	-
		352	-	-	1,210 sq. ft.
		353	598 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.
		369	1,342 sq. ft.	-	-
		370	444 sq. ft.	-	-
		376	3,229 sq. ft.	-	-
		381	250 sq. ft.	-	-
		382	150 sq. ft.	-	-

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
		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.	-	-
		406	242 sq. ft.	-	-
		410	444 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	-	13,447 sq. ft.	-
		Service	-	37,380 sq. ft.	-
		Area	-	-	309 sq. ft.
		Floor	-	-	1430 sq. ft.
		service			
		amenity	Eligible	Eligible common	Eligible owner-occupied space: 15,994
		Office	leased space:	space:	sq. ft.
		Storage	91,724 sq. ft.	32,374 sq. ft.	
		Urbanspace			
		Gallery			

Total Eligible Square Footage – 140,092 sq. ft.

Attachment 2

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
Artscape Distillery Studios 55 Mill Street	1904-07-1-350-00307-0000-00	100	269 sq. ft.	-	-
		101	-	-	577 sq. ft.
		102	-	-	505 sq. ft.
		103	476 sq. ft.	-	-
		104	576 sq. ft.	-	-
		105	509 sq. ft.	-	-
		106	631 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.	-	-
		207	325 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.	-	-		

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
		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.	-	-
		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.	-	-
		400	425 sq. ft.	-	-
		401	370 sq. ft.	-	-
		402	654 sq. ft.	-	-
		403	467 sq. ft.	-	-
		404	1,005 sq. ft.	-	-
		405	359 sq. ft.	-	-
		406	323 sq. ft.	-	-

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
		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: 34,362 sq. ft.	Eligible common space: 12,258 sq. ft.	Eligible owner-occupied space: 2,892 sq. ft.

Total Eligible Square Footage – 49,512 sq. ft.

Attachment 3

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
601 Christie Street	1904-05-3-530-00750-0000-04	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.	-	-
		177	-	-	858 sq. ft.
		251	661 sq. ft.	-	-
		252	661 sq. ft.	-	-
		254	277 sq. ft.	-	-
					Eligible leased space: 5,879 sq. ft.

Total Eligible Square Footage – 8,645 sq. ft.

Attachment 4

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
585 Dundas Street East	1904-07-2-190-00261-0000-01	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.

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

Attachment 5

Municipal Address	Assessment Roll Number	Units	Leased Space	Common Space	Owner-Occupied
180 Shaw Street	Unit 101: 1904-04-2-170-01508-0000-04	101	911 sq. ft.	-	-
	Unit 102: 1904-04-2-170-01509-0000-02	102	951 sq. ft.	-	-
	Unit 103: 1904-04-2-170-01510-0000-00	103	927 sq. ft.	-	-
	Unit 104: 1904-04-2-170-01511-0000-05	104/105	4,185 sq. ft.	-	-
	Unit 105: 1904-04-2-170-01512-0000-03	-	-	-	-
	Unit 107: 1904-04-2-170-01514-0000-06	107	926 sq. ft.	-	-
	Unit 205: 1904-04-2-170-01522-0000-04	205	533 sq. ft.	-	-
	Unit 208: 1904-04-2-170-01525-0000-05	208/209	3,437 sq. ft.	-	-
	Unit 209: 1904-04-2-170-01526-0000-03	-	-	-	-
	Unit 301: 1904-04-2-170-01533-0000-03	301	1,429 sq. ft.	-	-
	Unit 305: 1904-04-2-170-01537-0000-02	305	556 sq. ft.	-	-
	Unit 307: 1904-04-2-170-01539-0000-05	307	417 sq. ft.	-	-
			Eligible leased space: 14,272 sq. ft.	Eligible common space: 0 sq. ft.	Eligible owner-occupied space: 0 sq. ft.

Total Eligible Square Footage – 14,272 sq. ft.

Attachment 6

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
1731 Lawrence Avenue East	1901-03-1-310-00700-0000-00	9,329 sq. ft. Eligible work and common space: 9,329 sq. ft.	973 sq. ft. Eligible owner- occupied space: 973 sq. ft.

Total Eligible Square Footage – 10,302 sq. ft.

Attachment 7

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
130 Queens Quay East (4 th Floor)	1904-06-4-050-00310-0000-05 1904-06-4-050-00311-0000-03 1904-06-4-050-00312-0000-01 1904-06-4-050-00313-0000-06 1904-06-4-050-00314-0000-04 1904-06-4-050-00315-0000-02 1904-06-4-050-00316-0000-00 1904-06-4-050-00317-0000-05 1904-06-4-050-00318-0000-03 1904-06-4-050-00319-0000-01 1904-06-4-050-00320-0000-06 1904-06-4-050-00321-0000-04	28,260 sq. ft. Eligible 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.

Attachment 8

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
130 Queens Quay East (5 th Floor)	1904-06-4-050-00323-0000-00	6,373 sq. ft.	-
	TSCP 2674 LEVEL 5 Unit 2		
	130 Queens Quay E 503		
	1904-06-4-050-00324-0000-05		
	TSCP 2674 LEVEL 5 Unit 3		
	130 Queens Quay E 505		
	1904-06-4-050-00325-0000-03		
	TSCP 2674 LEVEL 5 Unit 4		
	130 Queens Quay E 507		
	1904-06-4-050-00326-0000-01		
	TSCP 2674 LEVEL 5 Unit 5		
	130 Queens Quay E 509		
	1904-06-4-050-00327-0000-06		
	TSCP 2674 LEVEL 5 Unit 6		

Attachment 9

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
285 Manitoba Drive	1904-04-1-040-00111-0000-00	6501 sq. ft. Eligible work and common space: 6,501 sq. ft.	- Eligible owner-occupied space: nil

Total Eligible Square Footage – 6,501 sq. ft.

Attachment 10

Municipal Address	Assessment Roll Number	Work and Common Space	Owner-Occupied
1137 Dupont Street	1904-03-1-480-04300-0000-02	6,441 sq. ft. Eligible work and common space: 6,441 sq. ft.	- Eligible owner-occupied space: nil

Total Eligible Square Footage – 6,441 sq. ft.