

CITY OF TORONTO

BY-LAW 548-2022

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 all or part of the 2022 taxation year, as noted in the Attachments to this By-law, 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) 143,762 sq. ft. of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (b) 42,622 sq. ft. of space at 55 Mill Street, as further described in Attachment 2 to this By-law;
 - (c) 12,183 sq. ft. of space at 601 Christie Street, as further described in Attachment 3 to this By-law;
 - (d) 26,310 sq. ft. of space at 585 Dundas Street East, as further described in Attachment 4 to this By-law; and
 - (e) 13,129 sq. ft. of space at 180 Shaw Street, as further described in Attachment 5 to this By-law.

- (2) Under the Membership-based Model:
- (a) 11,157 sq. ft. of space at 1731 Lawrence Avenue East, as further described in Attachment 6 of this By-law;
 - (b) 31,482 sq. ft. of space at 130 Queens Quay East (4th Floor), as further described in Attachment 7 of this By-law;
 - (c) 6,373 sq. ft. of space at 130 Queen Quay East (5th Floor), as further described in Attachment 8 of this By-law;
 - (d) 6,501 sq. ft. at 285 Manitoba Drive, as further described in Attachment 9 of this By-law;
 - (e) 6,441 sq. ft. at 1137 Dupont Street, as further described in Attachment 10 of this By-law;
 - (f) 9,484 sq. ft. at 2221 – 2231 St Clair Ave West, as further described in Attachment 11 of this By-law;
 - (g) 5,000 sq. ft. at 200 Queens Quay East, Unit 302, as further described in Attachment 12 of this By-law; and
 - (h) 10,800 sq. ft. at 468 Queen Street, as further described in Attachment 13 of this By-law.
- (3) Under the Live Music Venue Model:
- (a) 8,214 sq. ft. at 3030 Dundas Street West, as further described as Assessment Roll Number 1904-01-4-090-06500-0000-04;
 - (b) 5,030 sq. ft. at 250 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-500-01500-0000-00;
 - (c) 2,896 sq. ft. at 1032 Queen Street West, as further described as Assessment Roll Number 1904-04-2-230-06400-0000-01;
 - (d) 3,489 sq. ft. at 1608 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-260-04100-0000-05;
 - (e) 5,000 sq. ft. at 54 The Esplanade, as further described as Assessment Roll Number 1904-06-4-190-02300-0000-01;
 - (f) 3,800 sq. ft. at 154 Danforth Avenue, as further described as Assessment Roll Number 1904-07-5-370-01300-0000-03;

- (g) 2,111 sq. ft. at 542 Queen Street West, as further described as Assessment Roll Number 1904-06-5-300-03400-0000-01;
- (h) 1,155 sq. ft. at 254 Lansdowne Avenue, as further described as Assessment Roll Number 1904-02-4-320-01401-0000-01;
- (i) 1,100 sq. ft. at 1184 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-130-08200-0000-00;
- (j) 2,200 sq. ft. at 408 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-03100-0000-00;
- (k) 3,420 sq. ft. at 67 Front Street East, as further described as Assessment Roll Number 1904-06-4-170-00200-0000-05;
- (l) 8,100 sq. ft. at 794 Bathurst Street, as further described as Assessment Roll Number 1904-05-1-080-02100-0000-06;
- (m) 1,500 sq. ft. at 876 Dundas Street West, as further described as Assessment Roll Number 1904-04-3-040-04300-0000-00;
- (n) 2,400 sq. ft. at 249 Ossington Avenue, as further described as Assessment Roll Number 1904-04-3-230-00100-0000-04;
- (o) 2,160 sq. ft. at 141 Danforth Avenue, as further described in Assessment Roll Number 1904-07-5-300-02000-0000-03;
- (p) 6,450 sq. ft. at 1150 Queen Street West, as further described as Assessment Roll Number 1904-04-2-270-09300-0000-03;
- (q) 2,387 sq. ft. at 458 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-06850-0000-04;
- (r) 2,500 sq. ft. at 1238 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-140-14100-0000-00;
- (s) 1,935 sq. ft. at 831 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-020-06000-0000-03;
- (t) 4,700 sq. ft. at 663 King Street West, as further described as Assessment Roll Number 1904-06-2-190-00103-0000-00;
- (u) 8,000 sq. ft. at 710 Danforth Avenue, as further described as Assessment Roll Number 1904-08-4-440-10500-0000-05;
- (v) 500 sq. ft. at 320 College Street, as further described as Assessment Roll Number 1904-06-7-110-19700-0000-02;

- (w) 4,283 sq. ft. at 1197 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-450-02000-0000-00;
- (x) 5,773 sq. ft. at 377 Spadina Avenue, as further described as Assessment Roll Number 1904-06-5-760-01600-0000-02;
- (y) 1,500 sq. ft. at 2050 Danforth Avenue, as further described as Assessment Roll Number 1904-09-4-510-01300-0000-04;
- (z) 5,356 sq. ft. at 370 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-03050-0000-02;
- (aa) 3,800 sq. ft. at 818 College Street, as further described as Assessment Roll Number 1904-04-4-170-09800-0000-02;
- (bb) 4,609 sq. ft. at 251 Victoria Street, as further described as Assessment Roll Number 1904-06-6-240-00900-0000-04;
- (cc) 9,231 sq. ft. at 529 Bloor Street West, as further described as Assessment Roll Number 1904-06-7-360-01700-0000-00;
- (dd) 5,452 sq. ft. at 1298 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-340-02900-0000-03;
- (ee) 2,726 sq. ft. at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (ff) 7,265 sq. ft. at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (gg) 1,912 sq. ft. at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;
- (hh) 8,489 sq. ft. at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (ii) 2,000 sq. ft. at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;
- (jj) 1,300 sq. ft. at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;
- (kk) 1,965 sq. ft. at 178 Bathurst Street, as further described as Assessment Roll Number 1904-06-2-620-03301-0000-00;
- (ll) 2,100 sq. ft. at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;

- (mm) 17,481 sq. ft. at 410 Sherbourne Street, as further described as Assessment Roll Number 1904-06-8-010-05000-0000-04;
- (nn) 2,100 sq. ft. at 937 Bloor Street West, as further described as Assessment Roll Number 1904-04-4-350-03000-0000-00;
- (oo) 1,012 sq. ft. at 224 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-650-02100-0000-04;
- (pp) 33,588 sq. ft. at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-04-1-040-00110-0000-02;
- (qq) 13,500 sq. ft. at 255 Bremner Boulevard, as further described as Assessment Roll Number 1904-06-2-069-00000-0000-02;
- (rr) 1,504 sq. ft. at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-390-01000-0000-03;
- (ss) 3,000 sq. ft. at 44 Wellington Street East, as further described as Assessment Roll Number 1904-06-4-260-01300-0000-06;
- (tt) 7808 sq. ft. at 783 College Street, as further described as Assessment Roll Number 1904-04-3-180-04800-0000-01;
- (uu) 6,963 sq. ft. at 194 Queen Street West, as further described as Assessment Roll Number 1904-06-5-020-00700-0000-04;
- (vv) 2,864 sq. ft. at 332 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-01900-0000-05;
- (ww) 885 sq. ft. at 1376 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-330-04500-0000-04;
- (xx) 3,337 sq. ft. at 3653 Lakeshore Boulevard West, as further described as Assessment Roll Number 1919-05-3-310-00600-0000-02;
- (yy) 4,000 sq. ft. at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-710-02000-0000-03;
- (zz) 592 sq. ft. at 1704 Queen Street West, as further described as Assessment Roll Number 1904-02-3-230-03700-0000-03;
- (aaa) 2,081 sq. ft. at 669 College Street, as further described as Assessment Roll Number 1904-04-3-140-10300-0000-06;
- (bbb) 16,000 sq. ft. at 473 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-360-02700-0000-01;

- (ccc) 3,993 sq. ft. at 508 Queen Street West, as further described as Assessment Roll Number 1904-06-5-290-03100-0000-01;
- (ddd) 3,333 sq. ft. at 1096 Queen Street West, as further described as Assessment Roll Number 1904-04-2-260-09020-0000-05; and
- (eee) 2,900 sq. ft. at 667 King Street West, as further described as Assessment Roll Number 1904-06-2-180-00700-0000-05.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Attachment 1

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
401 Richmond Street West	1904-06-2-460-00700-0000-05	B001 / B003	2,888	-	-
		B020	887	-	-
		B099	-	-	400
		B101	-	-	570
		B104	2,338	-	-
		B106	877	-	-
		B106A	-	-	922
		B107	177	-	-
		B108	-	-	2,028
		B110	-	-	3,171
		B112	757	-	-
		B120	2,673	-	-
		S01	80	-	-
		S02	88	-	-
		S04	160	-	-
		S05	176	-	-
		S06	-	-	182
		S07	176	-	-
		S08	208	-	-
		S09	178	-	-
S10	88	-	-		
S12	358	-	-		
S15	198	-	-		
S17	539	-	-		

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
		S19	110	-	-
		S20	88	-	-
		S24	119	-	-
		S25	120	-	-
		S27	281	-	-
		S28	262	-	-
		S29	460	-	-
		S30	569	-	-
		104	7,440	-	-
		109	1,210	-	-
		110	2,387	-	-
		111	-	-	3,775
		115	1,100	-	-
		120	2,084	-	-
		121	1,860	-	-
		122	1,036	-	-
		124	2,528	-	-
		128	3,896	-	-
		129	-	-	190
		140	2,385	-	-
		206	1,166	-	-
		210	517	-	-
		216	524	-	-
		218	469	-	-
		219	1,351	-	-
		220	422	-	-
		224	477	-	-

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
		230	1,499	-	-
		235	715	-	-
		240	1,384	-	-
		242	541	-	-
		244	240	-	-
		250	574	-	-
		252	306	-	-
		253	832	-	-
		254	261	-	-
		255	475	-	-
		256	958	-	-
		263A	181	-	-
		263B	-	-	1,184
		264	400	-	-
		276	159	-	-
		277	756	-	-
		278	495	-	-
		281	1,237	-	-
		282	500	-	-
		301	214	-	-
		303	-	611	-
		309	649	-	-
		345	532	-	-
		348	399	-	-
		350	4,222	-	-
		352	-	-	1,210
		353	598	-	-

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
		355	602	-	-
		356	561	-	-
		357	361	-	-
		358	544	-	-
		359	399	-	-
		362	479	-	-
		363	469	-	-
		366	484	-	-
		368	-	-	623
		369	1,342	-	-
		370	444	-	-
		372	725	-	-
		376	3,229	-	-
		380	1,150	-	-
		381	250	-	-
		382	150	-	-
		383	279	-	-
		387	444	-	-
		389	692	-	-
		391	479	-	-
		393	643	-	-
		394	475	-	-
		395	470	-	-
		396	1,110	-	-
		397	1,266	-	-
		406	242	-	-
		410	1,049	-	-

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Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
		413	606	-	-
		417	683	-	-
		420	1,171	-	-
		423	454	-	-
		427	198	-	-
		433	1,021	-	-
		434	457	-	-
		450	7,946	-	-
		Woodshop	-	719	-
		Building Service Area	-	13,447	-
		Floor service amenity	-	37,381	-
		Office Storage	-	-	309
		Urbanspace Gallery	-	-	1,430
			Eligible leased space:	Eligible common space:	Eligible owner-occupied space:
			94,708	33,060	15,994

Total Eligible Square Footage – 143,762 sq. ft.

Attachment 2

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)	Expiry date
55 Mill Street	1904-07-1-350-00307-0000-00	100	269	-	-	All tenant leases expired March 31 2022, unless noted
		101	-	-	577	
		102	-	-	505	
		104	576	-	-	
		105	509	-	-	
		106	631	-	-	
		107	379	-	-	
		108	374	-	-	
		109	330	-	-	
		110	434	-	-	
		111	343	-	-	
		112	453	-	-	
		200	384	-	-	
		201	1,500	-	-	
		202	801	-	-	
		203	464	-	-	
		205	260	-	-	
		206	-	-	600	
		208	279	-	-	
		209	252	-	-	
211	426	-	-			
213	364	-	-			
214	311	-	-			

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)	Expiry date
		215	170	-	-	
		300	372	-	-	
		302B	190	-	-	
		302C	194	-	-	
		302D	191	-	-	
		303C	240	-	-	
		304	483	-	-	
		305	511	-	-	
		306	1,001	-	-	
		308	270	-	-	
		309	193	-	-	
		310	598	-	-	
		311	501	-	-	
		313	3,623	-	-	Lease expires August 31 2022
		314	1,184	-	-	Lease expires August 31 2022
		315	1,600	-	-	Lease expires August 31 2022
		316	941	-	-	Lease expires August 31 2022
		317	1,050	-	-	Lease expires August 31 2022
		400	425	-	-	
		401	370	-	-	
		402	654	-	-	
		403	467	-	-	
		405	359	-	-	
		406	323	-	-	
		407	421	-	-	
		408	477	-	-	

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)	Expiry date
		409	-	-	460	
		410	308	-	-	
		411	543	-	-	
		415	568	-	-	
		416	656	-	-	
			Eligible leased space:	Eligible common space:	Eligible owner-occupied space:	
			28,222	12,258	2,142	

Total Eligible Square Footage – 42,622 sq. ft.

Attachment 3

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
601 Christie Street	1904-05-3-530-00750-0000-04	150	250	-	-
		151	250	-	-
		152	250	-	-
		153	-	-	250
		154	250	-	-
		155	250	-	-
		156	250	-	-
		157	250	-	-
		158	250	-	-
		159	206	-	-
		160	316	-	-
		161	316	-	-
		162	316	-	-
		163	316	-	-
		164	316	-	-
		171	-	-	766
		172	-	-	321
		173	321	-	-
		174	545	-	-
		175	174	-	-
		176	2,064	-	-
177	-	-	858		
251	661	-	-		
252	661	-	-		

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
		253	661	-	-
		254	277	-	-
		255	268	-	-
			Eligible leased space: 9,418	Eligible common space: 570	Eligible owner-occupied space: 2,195

Total Eligible Square Footage – 12,183 sq. ft.

Attachment 4

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
585 Dundas Street East	1904-07-2-190-00261-0000-01	120	3,490	-	-
		130	4,694	-	-
		210	1,783		
		220	3,053		
		240	1,700		
		250	1,400		
		260	782		
					Eligible leased space: 16,902

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

Attachment 5

Municipal Address	Assessment Roll Number	Units	Eligible Leased Space (sq. ft.)	Common Space (sq. ft.)	Owner Occupied (sq. ft.)
180 Shaw Street	Unit 101: 1904-04-2-170-01508-0000-04	101	911	-	-
	Unit 102: 1904-04-2-170-01509-0000-02	102	951	-	-
	Unit 103: 1904-04-2-170-01510-0000-00	103	927	-	-
	Unit 104: 1904-04-2-170-01511-0000-05	104 / 105	4,185	-	-
	Unit 105: 1904-04-2-170-01512-0000-03	-	-	-	-
	Unit 110: 1904-04-2-170-01517-0000-00	-	-	-	200
	Unit 205: 1904-04-2-170-01522-0000-04	205	533	-	-
	Unit 208: 1904-04-2-170-01525-0000-05	208 / 209	3,437	-	-
	Unit 209: 1904-04-2-170-01526-0000-03	-	-	-	-
	Unit 301: 1904-04-2-170-01533-0000-03	301	1,429	-	-
	Unit 305: 1904-04-2-170-01537-0000-02	305	556	-	-
			Eligible leased space: 12,929	Eligible common space: -	Eligible owner-occupied space: 200

Total Eligible Square Footage – 13,129 sq. ft.

Attachment 6

Municipal Address	Assessment Roll Number	Work and Common Space (sq. ft.)	Owner Occupied (sq. ft.)
1731 Lawrence Avenue East	1901-03-1-310-00700-0000-00	10,707	450
		Eligible work and common space: 10,707	Eligible owner-occupied space: 450

Total Eligible Square Footage – 11,157 sq. ft.

Attachment 7

Municipal Address	Assessment Roll Number	Work and Common Space (sq. ft.)	Owner Occupied (sq. ft.)	
130 Queens Quay East (4th floor)	1904-06-4-050-00310-0000-05	28,260	3,222	
	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			
	Eligible work and common space: 28,260			Eligible owner-occupied space: 3,222

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

Attachment 9

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

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

Attachment 10

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

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

Attachment 11

Municipal Address	Assessment Roll Number	Work and Common Space (sq. ft.)	Owner Occupied (sq. ft.)
2221 – 2231 St Clair Ave West	1904-01-4-180-00880-0000-0 5	8,652	832
		Eligible work and common space: 8,652	Eligible owner- occupied space: 832

Total Eligible Square Footage – 9,484 sq. ft.

Attachment 12

Municipal Address	Assessment Roll Number	Work and Common Space (sq. ft.)	Owner Occupied (sq. ft.)
200 Queens Quay East, Unit 302	1904-07-1-100-00500-0000-0 0	5,000 Eligible work and common space: 5,000	 Eligible owner- occupied space: nil

Total Eligible Square Footage – 5,000 sq. ft.

Attachment 13

Municipal Address	Assessment Roll Number	Work and Common Space (sq. ft.)	Owner Occupied (sq. ft.)
468 Queen Street West	1904-06-5-280-01600-0000-00	9,800	1,000
		Eligible work and common space: 9,800	Eligible owner- occupied space: 1,000

Total Eligible Square Footage – 10,800 sq. ft.