

Authority: City of Toronto Municipal Code Chapter 767,
Taxation, Property Tax, Article XI, Creative Co-location
Facilities Subclasses
City Council voted in favour of this by-law on July 20,
2023
Written approval of this by-law was given by Mayoral
Decision 8-2023 dated July 20, 2023

CITY OF TORONTO

BY-LAW 704-2023

Creative Co-location Facilities subclass for the Commercial 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 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 all or part of the 2023 taxation year, as noted below and in the Attachments to this By-law, the creative colocation subclass for the commercial and industrial property classes consists of the following properties:
 - (1) Under the Tenant-based Model:
 - (a) 145,630 square feet of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
 - (b) 13,117 square feet of space at 601 Christie Street, as further described in Attachment 2 to this By-law;
 - (c) 32,707 square feet of space at 585 Dundas Street East, as further described in Attachment 3 to this By-law; and
 - (d) 13,129 square feet of space at 180 Shaw Street, as further described in Attachment 4 to this By-law.

- (2) Under the Membership-based Model:
- (a) 10,567 square feet of space at 1731 Lawrence Avenue East, as further described in Attachment 5 of this By-law;
 - (b) 32,215 square feet of space at 130 Queens Quay East (4th Floor), as further described in Attachment 6 of this By-law;
 - (c) 6,373 square feet of space at 130 Queen Quay East (5th Floor), as further described in Attachment 7 of this By-law;
 - (d) 6,501 square feet at 285 Manitoba Drive, as further described in Attachment 8 of this By-law;
 - (e) 6,441 square feet at 1137 Dupont Street, as further described in Attachment 9 of this By-law;
 - (f) 9,484 square feet at 2221-2231 St. Clair Avenue West, as further described in Attachment 10 of this By-law; and
 - (g) 10,800 square feet at 468 Queen Street, as further described in Attachment 11 of this By-law.
- (3) Under the Live Music Venue Model:
- (a) 8,214 square feet at 3030 Dundas Street West, as further described as Assessment Roll Number 1904-01-4-090-06500-0000-04;
 - (b) 5,030 square feet at 250 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-500-01500-0000-00;
 - (c) 2,896 square feet at 1032 Queen Street West, as further described as Assessment Roll Number 1904-04-2-230-06400-0000-01
 - (d) 3,489 square feet at 1608 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-260-04100-0000-05;
 - (e) 5,000 square feet at 54 The Esplanade, as further described as Assessment Roll Number 1904-06-4-190-02300-0000-01;
 - (f) 6,568 square feet at 14 Duncan Street, as further described as Assessment Roll Number 1904-06-2-280-00700-0000
 - (g) 3,800 square feet at 154 Danforth Avenue, as further described as Assessment Roll Number 1904-07-5-370-01300-0000-03;
 - (h) 2,111 square feet at 542 Queen Street West, as further described as Assessment Roll Number 1904-06-5-300-03400-0000-01;

- (i) 1,155 square feet at 254 Lansdowne Avenue, as further described as Assessment Roll Number 1904-02-4-320-01401-0000-01;
- (j) 2,420 square feet at 408 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-03100-0000-00;
- (k) 3,420 square feet at 67 Front Street East, as further described as Assessment Roll Number 1904-06-4-170-00200-0000-05;
- (l) 8,100 square feet at 794 Bathurst Street, as further described as Assessment Roll Number 1904-05-1-080-02100-0000-06;
- (m) 2,788 square feet at 249 Ossington Avenue, as further described as Assessment Roll Number 1904-04-3-230-00100-0000-04;
- (n) 2,160 square feet at 141 Danforth Avenue, as further described in Assessment Roll Number 1904-07-5-300-02000-0000-03;
- (o) 6,450 square feet at 1150 Queen Street West, as further described as Assessment Roll Number 1904-04-2-270-09300-0000-03;
- (p) 2,387 square feet at 458 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-06850-0000-04;
- (q) 2,500 square feet at 1238 Bloor Street West, as further described as Assessment Roll Number 1904-03-1-140-14100-0000-00;
- (r) 1,935 square feet at 831 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-020-06000-0000-03;
- (s) 13,106 square feet at 462 - 464 Spadina Avenue, as further described as Assessment Roll Number 1904-06-5-740-03800-0000-02;
- (t) 8,000 square feet at 710 Danforth Avenue, as further described as Assessment Roll Number 1904-08-4-440-10500-0000-05, eligible until July 31, 2023;
- (u) 500 square feet at 320 College Street, as further described as Assessment Roll Number 1904-06-7-110-19700-0000-02;
- (v) 4,443 square feet at 1197 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-450-02000-0000-00;
- (w) 5,773 square feet at 377 Spadina Avenue, as further described as Assessment Roll Number 1904-06-5-760-01600-0000-02;
- (x) 2,828 square feet at 2050 Danforth Avenue, as further described as Assessment Roll Number 1904-09-4-510-01300-0000-04;

- (y) 7,381 square feet at 370 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-03050-0000-02;
- (z) 3,950 square feet at 818 College Street, as further described as Assessment Roll Number 1904-04-4-170-09800-0000-02;
- (aa) 5,306 square feet at 251 Victoria Street, as further described as Assessment Roll Number 1904-06-6-240-00900-0000-04;
- (bb) 231 square feet at 529 Bloor Street West, as further described as Assessment Roll Number 1904-06-7-360-01700-0000-00;
- (cc) 5,452 square feet at 1298 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-340-02900-0000-03;
- (dd) 1,587 square feet at 396 Roncesvalles Ave, as further described as Assessment Roll Number 1904-02-2-390-01800-0000-02;
- (ee) 2,726 square feet at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (ff) 7,265 square feet at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (gg) 1,912 square feet at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;
- (hh) 8,489 square feet at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (ii) 2,136 square feet at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;
- (jj) 1,300 square feet at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;
- (kk) 810 square feet at 962 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-370-03700-0000-00;
- (ll) 1,037 square feet at 966 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-370-03600-0000-04;
- (mm) 1,965 square feet at 178 Bathurst Street, as further described as Assessment Roll Number 1904-06-2-620-03301-0000-00;
- (nn) 2,112 square feet at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;

- (oo) 17,481 square feet at 410 Sherbourne Street, as further described as Assessment Roll Number 1904-06-8-010-05000-0000-04;
- (pp) 2,920 square feet at 937 Bloor Street West, as further described as Assessment Roll Number 1904-04-4-350-03000-0000-00;
- (qq) 3,300 square feet at 1078 Queen Street West, as further described as Assessment Roll Number 1904-04-2-240-06100-0000-04;
- (rr) 33,588 square feet at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-04-1-040-00110-0000-02;
- (ss) 1,504 square feet at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-390-01000-0000-03;
- (tt) 3,000 square feet at 44 Wellington Street East, as further described as Assessment Roll Number 1904-06-4-260-01300-0000-06;
- (uu) 7,808 square feet at 783 College Street, as further described as Assessment Roll Number 1904-04-3-180-04800-0000-01;
- (vv) 6,963 square feet at 194 Queen Street West, as further described as Assessment Roll Number 1904-06-5-020-00700-0000-04;
- (ww) 2,864 square feet at 332 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-01900-0000-05;
- (xx) 885 square feet at 1376 Danforth Avenue, as further described as Assessment Roll Number 1904-08-5-330-04500-0000-04;
- (yy) 4,400 square feet at 758 Mount Pleasant Road, as further described as Assessment Roll Number 1904-10-3-680-01000-0000-02;
- (zz) 3,337 square feet at 3653 Lake Shore Boulevard West, as further described as Assessment Roll Number 1919-05-3-310-00600-0000-02;
- (aaa) 4,828 square feet at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-710-02000-0000-03;
- (bbb) 1,184 square feet at 1704 Queen Street West, as further described as Assessment Roll Number 1904-02-3-230-03700-0000-03;
- (ccc) 2,081 square feet at 669 College Street, as further described as Assessment Roll Number 1904-04-3-140-10300-0000-06;
- (ddd) 16,000 square feet at 473 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-360-02700-0000-01;

- (eee) 3,993 square feet at 508 Queen Street West, as further described as Assessment Roll Number 1904-06-5-290-03100-0000-01;
- (fff) 3,333 square feet at 1096 Queen Street West, as further described as Assessment Roll Number 1904-04-2-260-09020-0000-05; and
- (ggg) 5,772 square feet at 667 King Street West, as further described as Assessment Roll Number 1904-06-2-180-00700-0000-05.

Enacted and passed on July 20, 2023.

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
		B103	460	-	-
		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	-	-		

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S17	539	-	-
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
133	1,128	-	-
140	2,385	-	-
206	1,166	-	-
210	517	-	-
216	524	-	-
218	469	-	-
219	1,351	-	-
220	422	-	-
224	477	-	-
230	1,499	-	-

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	235	715	-	-
	242	541	-	-
	244	240	-	-
	250	574	-	-
	252	306	-	-
	253	832	-	-
	254	261	-	-
	255	475	-	-
	256	958	-	-
	257	982	-	-
	262	976	-	-
	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	-	-
	355	602	-	-
	356	561	-	-
	357	361	-	-

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		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	-	-
		397	1,266	-	-
		406	242	-	-
		410	1,049	-	-
		413	606	-	-
		417	683	-	-
		420	1,171	-	-
		423	454	-	-
		427	198	-	-
		433	1,021	-	-
		434	457	-	-

		450	7,946	-	-
		Woodshop	-	719	-
		Building Service	-	13,447	-
		Area	-	37,381	-
		Floor service	-	-	309
		amenity	-	-	1,430
		Office Storage	-	-	
		Urbanspace Gallery	-	-	
			Eligible leased	Eligible common	Eligible owner-
			space:	space:	occupied space:
			97,788	33,876	13,966

Total Eligible Square Footage – 145,630 sq. ft.

Attachment 2

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	-	-		
250	678	-	-		
251	661	-	-		

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		252	661	-	-
		253	661	-	-
		254	277	-	-
		255	268	-	-
			Eligible leased space: 10,954	Eligible common space: 826	Eligible owner- occupied space: 1,337

Total Eligible Square Footage – 13,117 sq. ft.

Attachment 3

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	-	-	
		300-3	560	-	-	
		300-6	492	-	-	
		300-7	567	-	-	
		300-8	890	-	-	
		300-12	478	-	-	
		300-14	474	-	-	
		300-15	474	-	-	
		300-16	345	-	-	
		Common Space - 1st Floor			5,028	
		Common Space - 2nd Floor			4,309	
Common Space - 3rd Floor			770			

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		Owner Occupied space - 3rd floor			1,418
			Eligible leased space: 21,182	Eligible common space: 10,107	Eligible owner- occupied space: 1,418

Total Eligible Square Footage – 32,707 sq. ft.

Attachment 4

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	926	-	-
	Unit 105: 1904-04-2-170-01512-0000-03	105	3,259	-	-
	Unit 110: 1904-04-2-170-01517-0000-00	110	-	-	200
	Unit 205: 1904-04-2-170-01522-0000-04	205	533	-	-
	Unit 208: 1904-04-2-170-01525-0000-05	208	465	-	-
	Unit 209: 1904-04-2-170-01526-0000-03	209	2,972	-	-
	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 5

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	10,567	-
		Eligible work and common space: 10,707	Eligible owner-occupied space: nil

Total Eligible Square Footage – 10,567 sq. ft.

Attachment 6

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	29,100	3,115
	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: 29,100	Eligible owner-occupied space: 3,115

Total Eligible Square Footage – 32,215 sq. ft.

Attachment 8

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 9

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 10

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

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

Attachment 11

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 Eligible work and common space: 9,800	1,000 Eligible owner- occupied space: 1,000

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