

Authority: Economic and Community Development Committee Item EC9.2, as adopted by City of Toronto Council on February 6 and 7, 2024; Economic and Community Development Committee Item EC11.6, as adopted by City of Toronto Council on April 17 and 18, 2024
City Council voted in favour of this by-law on April 18, 2024
Written approval of this by-law was given by Mayoral Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 354-2024

To provide for the levy and collection of special charges for the year 2024 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 2024 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	47,954,300	0.2414969%	\$ 115,808
	- Vacant Land	1,036,000	0.1690478%	\$ 1,751
	- Small Business	33,879,700	0.2052724%	\$ 69,546
	Industrial	128,300	0.2414969%	\$ 310
	Total	82,998,300		\$ 187,415
Baby Point Gates	Commercial	17,777,900	0.1376841%	\$ 24,477

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)
	- Small Business	30,283,020	0.1170315%	\$ 35,441
	Total	48,060,920		\$ 59,918
Bayview Leaside	Commercial	64,324,900	0.1098420%	\$ 70,656
	- Small Business	141,020,924	0.0933657%	\$ 131,665
	Total	205,345,824		\$ 202,321
Bloor Annex	Commercial	85,888,400	0.1280505%	\$ 109,981
	- Co-location	3,919,700	0.0640253%	\$ 2,510
	- Small Business	165,767,254	0.1088429%	\$ 180,425
	Total	255,575,354		\$ 292,916
Bloor By The Park	Commercial	41,462,957	0.0880867%	\$ 36,523
	- Small Business	57,109,039	0.0748737%	\$ 42,760
	Total	98,571,996		\$ 79,283
Bloor West Village	Commercial	97,440,200	0.1247698%	\$ 121,576
	- Vacant Land	77,000	0.0873389%	\$ 67
	- Small Business	297,248,366	0.1060543%	\$ 315,245
	Total	394,765,566		\$ 436,888
Bloorcourt Village	Commercial	22,447,900	0.1140981%	\$ 25,613
	- Co-location	815,100	0.0570491%	\$ 465
	- Small Business	193,419,074	0.0969834%	\$ 187,584
	Total	216,682,074		\$ 213,662
Bloordale Village	Commercial	30,216,100	0.1502476%	\$ 45,399
	- Co-location	541,000	0.0751238%	\$ 406
	- Small Business	85,421,076	0.1277105%	\$ 109,092
	Total	116,178,176		\$ 154,897
Bloor-Yorkville	Commercial	5,177,779,420	0.0787975%	\$ 4,079,961
	- Vacant Land	40,567,000	0.0551583%	\$ 22,376
	- Small Business	701,128,700	0.0669779%	\$ 469,601
	Total	5,919,475,120		\$ 4,571,938
Broadview Danforth	Commercial	63,557,701	0.1788702%	\$ 113,686
	- Co-location	2,146,000	0.0894351%	\$ 1,919
	- Small Business	136,941,810	0.1520397%	\$ 208,206
	Total	202,645,511		\$ 323,811

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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)
Cabbagetown	Commercial	56,944,600	0.2324614%	\$ 132,374
	- Vacant Land	784,000	0.1627230%	\$ 1,276
	- Small Business	148,395,055	0.1975922%	\$ 293,217
	Total	206,123,655		\$ 426,867
Chinatown	Commercial	201,150,076	0.1171301%	\$ 235,607
	- Vacant Land	3,663,000	0.0819911%	\$ 3,003
	- Co-location	7,874,500	0.0585651%	\$ 4,612
	- Small Business	347,309,719	0.0995606%	\$ 345,784
	Industrial	5,600,800	0.1171301%	\$ 6,560
	Total	565,598,095		\$ 595,566
Church-Wellesley Village	Commercial	106,815,100	0.1738286%	\$ 185,675
	- Small Business	75,521,900	0.1477543%	\$ 111,587
	Total	182,337,000		\$ 297,262
CityPlace and Fort York	Commercial	192,295,600	0.2110404%	\$ 405,822
	- Vacant Land	323,000	0.1477283%	\$ 477
	- Small Business	22,855,600	0.1793843%	\$ 40,999
	Total	215,474,200		\$ 447,298
College Promenade	Commercial	5,682,200	0.2390252%	\$ 13,582
	- Vacant Land	2,094,000	0.1673176%	\$ 3,504
	- Co-location	902,900	0.1195126%	\$ 1,079
	- Small Business	106,357,161	0.2031714%	\$ 216,087
	Total	115,036,261		\$ 234,252
College West	Commercial	12,846,900	0.0631477%	\$ 8,113
	- Co-location	38,600	0.0315739%	\$ 12
	- Small Business	28,648,564	0.0536755%	\$ 15,377
	Total	41,534,064		\$ 23,502
Corso Italia	Commercial	15,971,100	0.1982320%	\$ 31,660
	- Small Business	131,167,831	0.1684972%	\$ 221,014
	Total	147,138,931		\$ 252,674
Crossroads of the Danforth	Commercial	32,769,400	0.2950514%	\$ 96,687

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 Mosaic	- Vacant Land	389,000	0.2065360%	\$ 803
	- Small Business	36,683,135	0.2507937%	\$ 91,999
	Total	69,841,535		\$ 189,489
	Commercial	88,057,400	0.1122501%	\$ 98,845
	- Vacant Land	1,106,000	0.0785751%	\$ 869
	- Co-location	2,311,553	0.0561251%	\$ 1,297
	- Small Business	276,415,349	0.0954126%	\$ 263,735
	Industrial	1,013,000	0.1122501%	\$ 1,137
	Total	368,903,302		\$ 365,883
Danforth Village	<u>Based on BIA Rate</u>			
	Commercial	56,252,500	0.1494409%	\$ 84,064
	- Small Business	91,021,247	0.1270248%	\$ 115,620
	Industrial	953,000	0.1494409%	\$ 1,424
	<u>Based on Maximum Charge</u>			
	Commercial	114,533,000		\$ 104,339
	Total	262,759,747		\$ 305,447
Dovercourt Village	Commercial	3,729,600	0.0620678%	\$ 2,315
	- Vacant Land	86,000	0.0434475%	\$ 37
	- Small Business	11,283,199	0.0527576%	\$ 5,953
	Total	15,098,799		\$ 8,305
Downtown Yonge	<u>Based on BIA Rate</u>			
	Commercial	3,837,129,160	0.0510527%	\$ 1,958,962
	- Co-location	2,814,000	0.0255264%	\$ 718
	- Small Business	255,696,100	0.0433948%	\$ 110,959
	<u>Based on Maximum/Minimum Charge</u>			
	Commercial	3,090,321,801		\$ 954,744
	- Small Business	17,453,000		\$ 14,872
	Total	7,203,414,061		\$ 3,040,255
DuKe Heights	Commercial	1,541,327,953	0.1299309%	\$ 2,002,661
	- Excess Land	37,473,751	0.0909516%	\$ 34,083
	- Vacant Land	6,728,500	0.0909516%	\$ 6,120

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)
	- Small Business	223,805,862	0.1104413%	\$ 247,174
	Industrial	645,530,859	0.1299309%	\$ 838,744
	- Vacant Land	7,739,000	0.0844551%	\$ 6,536
	Total	2,462,605,925		\$ 3,135,318
Dupont by the Castle	Commercial	139,201,900	0.0721537%	\$ 100,439
	- Vacant Land	2,394,000	0.0505076%	\$ 1,209
	- Small Business	69,826,100	0.0613306%	\$ 42,825
	Industrial	3,104,000	0.0721537%	\$ 2,240
	- Vacant Land	898,000	0.0468999%	\$ 421
	Total	215,424,000		\$ 147,134
Eglinton Hill	Commercial	7,989,000	0.0939013%	\$ 7,502
	- Small Business	27,764,098	0.0798161%	\$ 22,160
	Total	35,753,098		\$ 29,662
Emery Village	Commercial	1,236,323,120	0.0932861%	\$ 1,153,318
	- Excess Land	13,267,800	0.0653003%	\$ 8,664
	- Vacant Land	2,743,000	0.0653003%	\$ 1,791
	- Small Business	195,552,900	0.0792932%	\$ 155,060
	Industrial	1,035,258,780	0.0932861%	\$ 965,753
	- Excess Land	324,200	0.0606360%	\$ 197
	- Vacant Land	6,232,300	0.0606360%	\$ 3,779
	Total	2,489,702,100		\$ 2,288,562
Fairbank Village	Commercial	26,045,000	0.4737956%	\$ 123,400
	- Vacant Land	2,988,000	0.3316569%	\$ 9,910
	- Small Business	44,909,424	0.4027263%	\$ 180,862
	Total	73,942,424		\$ 314,172
Financial District	Commercial	18,529,361,441	0.0069445%	\$ 1,286,774
	- Vacant Land	95,854,000	0.0048612%	\$ 4,660
	- Small Business	234,984,300	0.0059028%	\$ 13,871
	Industrial	3,591,500	0.0069445%	\$ 249
	Total	18,863,791,241		\$ 1,305,554
Forest Hill Village	Commercial	88,305,300	0.2210928%	\$ 195,237
	- Small Business	862,200	0.1879289%	\$ 1,620
	Total	89,167,500		\$ 196,857

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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)
Gerrard India Bazaar	Commercial	18,669,300	0.2523782%	\$ 47,117
	- Small Business	48,808,507	0.2145215%	\$ 104,705
	Total	67,477,807		\$ 151,822
Greektown on the Danforth	Commercial	57,337,300	0.1486735%	\$ 85,245
	- Co-location	1,292,100	0.0743368%	\$ 961
	- Small Business	274,572,644	0.1263725%	\$ 346,984
	Total	333,202,044		\$ 433,190
Harbord Street	Commercial	525,000	0.0499133%	\$ 262
	- Small Business	49,898,166	0.0424263%	\$ 21,170
	Total	50,423,166		\$ 21,432
Hillcrest Village	Commercial	14,252,000	0.3791776%	\$ 54,040
	- Small Business	54,444,030	0.3223010%	\$ 175,474
	Total	68,696,030		\$ 229,514
The Junction	Commercial	32,667,600	0.2825644%	\$ 92,307
	- Vacant Land	2,474,000	0.1977951%	\$ 4,893
	- Co-location	2,183,600	0.1412822%	\$ 3,085
	- Small Business	113,187,058	0.2401797%	\$ 271,853
	Industrial	1,574,200	0.2825644%	\$ 4,448
	Total	152,086,458		\$ 376,586
Kennedy Road	Commercial	469,281,600	0.0528927%	\$ 248,216
	- Small Business	15,030,100	0.0449588%	\$ 6,757
	Industrial	3,728,400	0.0528927%	\$ 1,972
	Total	488,040,100		\$ 256,945
Kensington Market	Commercial	36,616,400	0.1073177%	\$ 39,296
	- Vacant Land	4,288,000	0.0751224%	\$ 3,221
	- Co-location	2,453,700	0.0536589%	\$ 1,317
	- Small Business	176,648,583	0.0912200%	\$ 161,139
	Industrial	1,523,800	0.1073177%	\$ 1,635
	Total	221,530,483		\$ 206,608
Korea Town	Commercial	15,482,000	0.0595944%	\$ 9,226
	- Small Business	134,115,721	0.0506552%	\$ 67,937

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	Total	149,597,721		\$ 77,163
Lakeshore Village	Commercial	24,720,000	0.1202964%	\$ 29,737
	- Excess Land	54,800	0.0842075%	\$ 46
	- Small Business	79,169,687	0.1022519%	\$ 80,953
	Total	103,944,487		\$ 110,736
Lawrence Ingram Keele	Commercial	253,532,113	0.0489607%	\$ 124,131
	- Excess Land	299,987	0.0342725%	\$ 103
	- Vacant Land	4,870,000	0.0342725%	\$ 1,669
	- Small Business	21,423,100	0.0416166%	\$ 8,916
	Industrial	112,266,000	0.0489607%	\$ 54,966
	- Vacant Land	683,000	0.0318245%	\$ 217
	Total	393,074,200		\$ 190,002
Leslieville	Commercial	63,741,000	0.0984868%	\$ 62,776
	- Vacant Land	204,000	0.0689408%	\$ 141
	- Small Business	141,598,222	0.0837138%	\$ 118,537
	Industrial	6,956,000	0.0984868%	\$ 6,851
	Total	212,499,222		\$ 188,305
Liberty Village	Commercial	956,804,600	0.0431615%	\$ 412,971
	- Vacant Land	2,000	0.0302131%	\$ 1
	- Small Business	24,356,900	0.0366873%	\$ 8,936
	Industrial	1,726,500	0.0431615%	\$ 745
	- Vacant Land	14,100	0.0280550%	\$ 4
	Total	982,904,100		\$ 422,657
Little Italy	Commercial	137,777,200	0.1401965%	\$ 193,159
	- Co-location	4,043,900	0.0700983%	\$ 2,835
	- Small Business	173,097,686	0.1191670%	\$ 206,275
	Total	314,918,786		\$ 402,269
Little Portugal Toronto	Commercial	52,646,400	0.1904957%	\$ 100,289
	- Co-location	4,867,900	0.0952479%	\$ 4,637
	- Small Business	191,305,382	0.1619213%	\$ 309,764
	Total	248,819,682		\$ 414,690
Long Branch	Commercial	9,266,300	0.3309545%	\$ 30,667
	- Vacant Land	946,000	0.2316682%	\$ 2,192

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)
MarkeTo District	- Small Business	47,984,978	0.2813113%	\$ 134,987
	Total	58,197,278		\$ 167,846
	Commercial	72,882,000	0.1078903%	\$ 78,632
	- Small Business	27,441,600	0.0917068%	\$ 25,166
	Industrial	5,026,000	0.1078903%	\$ 5,423
	Total	105,349,600		\$ 109,221
Midtown Yonge	Commercial	338,830,801	0.0427778%	\$ 144,944
	- Small Business	123,565,056	0.0363611%	\$ 44,930
	Total	462,395,857		\$ 189,874
Mimico By The Lake	Commercial	24,113,140	0.1241826%	\$ 29,944
	- Small Business	24,110,301	0.1055552%	\$ 25,450
	Total	48,223,441		\$ 55,394
Mimico Village	Commercial	5,535,200	0.2165130%	\$ 11,984
	- Small Business	13,667,200	0.1840361%	\$ 25,153
	Total	19,202,400		\$ 37,137
Mirvish Village	Commercial	14,313,100	0.1752209%	\$ 25,080
	- Co-location	3,084,900	0.0876105%	\$ 2,703
	- Small Business	39,291,420	0.1489378%	\$ 58,519
	Total	56,689,420		\$ 86,302
Mount Dennis	Commercial	12,080,000	0.1039631%	\$ 12,559
	- Small Business	24,746,640	0.0883686%	\$ 21,868
	Total	36,826,640		\$ 34,427
Mount Pleasant Village	Commercial	104,829,100	0.1224506%	\$ 128,364
	- Co-location	3,196,500	0.0612253%	\$ 1,957
	- Small Business	115,021,631	0.1040830%	\$ 119,718
	Total	223,047,231		\$ 250,039
Oakwood Village	Commercial	11,179,500	0.1035615%	\$ 11,578
	- Small Business	33,813,750	0.0880273%	\$ 29,765
	Total	44,993,250		\$ 41,343
Ossington Avenue	Commercial	105,940,100	0.0540433%	\$ 57,253
	- Co-location	1,591,900	0.0270217%	\$ 430
	- Small Business	43,304,653	0.0459368%	\$ 19,893

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)
Pape Village	Industrial	1,065,000	0.0540433%	\$ 576
	Total	151,901,653		\$ 78,152
	Commercial	19,926,500	0.1895906%	\$ 37,779
	- Vacant Land	2,136,000	0.1327134%	\$ 2,835
	- Small Business	36,756,280	0.1611520%	\$ 59,233
	Total	58,818,780		\$ 99,847
Parkdale Village	Commercial	43,933,900	0.1261977%	\$ 55,444
	- Vacant Land	3,217,000	0.0883384%	\$ 2,842
	- Co-location	416,200	0.0630989%	\$ 263
	- Small Business	163,703,924	0.1072680%	\$ 175,601
	Total	211,271,024		\$ 234,150
Queen Street West	Commercial	474,007,000	0.0335533%	\$ 159,045
	- Vacant Land	28,163,600	0.0234873%	\$ 6,615
	- Co-location	28,218,700	0.0167767%	\$ 4,734
	- Small Business	531,371,708	0.0285203%	\$ 151,549
	Industrial	379,000	0.0335533%	\$ 127
	Total	1,062,140,008		\$ 322,070
Regal Heights Village	Commercial	8,742,162	0.0739310%	\$ 6,463
	- Small Business	64,813,737	0.0628414%	\$ 40,730
	Total	73,555,899		\$ 47,193
Riverside District	Commercial	92,925,100	0.1534325%	\$ 142,577
	- Vacant Land	561,000	0.1074028%	\$ 603
	- Small Business	87,903,920	0.1304176%	\$ 114,642
	Total	181,390,020		\$ 257,822
Rogers Road	Commercial	36,839,900	0.0600806%	\$ 22,134
	- Vacant Land	569,000	0.0420564%	\$ 239
	- Small Business	35,716,521	0.0510685%	\$ 18,240
	Industrial	970,600	0.0600806%	\$ 583
	Total	74,096,021		\$ 41,196
Roncesvalles Village	Commercial	15,562,000	0.2128607%	\$ 33,125
	- Co-location	582,818	0.1064304%	\$ 620
	- Small Business	172,862,159	0.1809316%	\$ 312,763
	Total	189,006,977		\$ 346,508

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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)
Rosedale Main Street	Commercial	187,471,700	0.0753018%	\$ 141,169
	- Vacant Land	178,000	0.0527113%	\$ 94
	- Small Business	153,832,200	0.0640065%	\$ 98,463
	Total	341,481,900		\$ 239,726
Sheppard East Village	Commercial	266,472,305	0.0634522%	\$ 169,082
	- Excess Land	1,546,800	0.0444165%	\$ 687
	- Vacant Land	1,322,000	0.0444165%	\$ 587
	- Small Business	44,707,500	0.0539344%	\$ 24,113
	Industrial	7,270,100	0.0634522%	\$ 4,613
	- Vacant Land	3,357,000	0.0412439%	\$ 1,385
	Total	324,675,705		\$ 200,467
Shop the Queensway	Commercial	248,412,700	0.0463230%	\$ 115,072
	- Excess Land	8,966,300	0.0324261%	\$ 2,907
	- Vacant Land	1,510,000	0.0324261%	\$ 490
	- Small Business	103,305,806	0.0393746%	\$ 40,676
	Industrial	802,100	0.0463230%	\$ 372
	Total	362,996,906		\$ 159,517
St. Clair Gardens	Commercial	26,243,000	0.1523614%	\$ 39,984
	- Vacant Land	1,944,000	0.1066530%	\$ 2,073
	- Small Business	45,013,819	0.1295072%	\$ 58,297
	Industrial	321,800	0.1523614%	\$ 490
	Total	73,522,619		\$ 100,844
St. Lawrence Market Neighbourhood	Commercial	2,741,239,831	0.0496863%	\$ 1,362,021
	- Vacant Land	51,078,000	0.0347804%	\$ 17,765
	- Co-location	5,828,600	0.0248432%	\$ 1,448
	- Small Business	392,763,304	0.0422334%	\$ 165,877
	Industrial	10,486,110	0.0496863%	\$ 5,210
	Total	3,201,395,845		\$ 1,552,321
The Beach	Commercial	115,691,500	0.1179144%	\$ 136,417
	- Vacant Land	1,744,000	0.0825401%	\$ 1,439
	- Small Business	282,556,556	0.1002272%	\$ 283,199
	Total	399,992,056		\$ 421,055

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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 Eglinton Way	Commercial	83,141,900	0.1409716%	\$ 117,206
	- Small Business	144,234,770	0.1198259%	\$ 172,831
	Total	227,376,670		\$ 290,037
The Kingsway	Commercial	71,410,700	0.1674392%	\$ 119,570
	- Vacant Land	8,678,000	0.1172074%	\$ 10,171
	- Co-location	472,100	0.0837196%	\$ 395
	- Small Business	101,161,942	0.1423233%	\$ 143,977
	Total	181,722,742		\$ 274,113
The Waterfront	Commercial	3,522,713,467	0.0579339%	\$ 2,040,846
	- Vacant Land	1,000	0.0405537%	\$ 0
	- Co-location	18,466,000	0.0289670%	\$ 5,349
	- Small Business	141,005,300	0.0492438%	\$ 69,436
	Industrial	42,955,400	0.0579339%	\$ 24,886
	- Vacant Land	1,171,000	0.0376570%	\$ 441
	Total	3,726,312,167		\$ 2,140,958
Toronto Downtown West	Commercial	10,099,471,481	0.0385969%	\$ 3,898,080
	- Excess Land	50,080,000	0.0270178%	\$ 13,531
	- Vacant Land	227,144,400	0.0270178%	\$ 61,369
	- Co-location	34,134,780	0.0192985%	\$ 6,588
	- Small Business	593,093,932	0.0328074%	\$ 194,579
	Industrial	46,876,896	0.0385969%	\$ 18,093
	Total	11,050,801,489		\$ 4,192,240
Trinity Bellwoods	Commercial	27,643,700	0.0634446%	\$ 17,538
	- Co-location	678,300	0.0317223%	\$ 215
	- Small Business	73,838,203	0.0539279%	\$ 39,820
	Total	102,160,203		\$ 57,573
Upper Village	Commercial	15,421,000	0.1141872%	\$ 17,609
	- Small Business	121,847,595	0.0970591%	\$ 118,264
	Total	137,268,595		\$ 135,873
Uptown Yonge	Commercial	291,840,600	0.0493449%	\$ 144,008
	- Small Business	295,853,700	0.0419432%	\$ 124,091
	Industrial	1,036,000	0.0493449%	\$ 511

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City of Toronto By-law 354-2024

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	588,730,300		\$ 268,610
Village of Islington	Commercial	55,190,800	0.1788868%	\$ 98,729
	- Small Business	46,232,956	0.1520538%	\$ 70,299
	Total	101,423,756		\$ 169,028
West Queen West	Commercial	119,605,900	0.0854321%	\$ 102,182
	- Vacant Land	1,461,000	0.0598025%	\$ 874
	- Co-location	8,422,500	0.0427161%	\$ 3,598
	- Small Business	348,805,058	0.0726173%	\$ 253,292
	Total	478,294,458		\$ 359,946
Weston Village	Commercial	73,848,527	0.1314883%	\$ 97,102
	- Small Business	45,864,762	0.1117651%	\$ 51,261
	Total	119,713,289		\$ 148,363
Wexford Heights	Commercial	143,658,500	0.1485191%	\$ 213,360
	- Vacant Land	1,257,000	0.1039634%	\$ 1,307
	- Co-location	1,306,100	0.0742596%	\$ 970
	- Small Business	28,196,465	0.1262412%	\$ 35,596
	Industrial	2,165,000	0.1485191%	\$ 3,215
	Total	176,583,065		\$ 254,448
Yonge North York	Commercial	2,408,545,162	0.0351996%	\$ 847,799
	- Vacant Land	985,200	0.0246397%	\$ 243
	- Small Business	520,132,800	0.0299197%	\$ 155,622
	Total	2,929,663,162		\$ 1,003,664
Wilson Village	Commercial	242,473,376	0.0650450%	\$ 157,717
	- Vacant Land	1,000	0.0455315%	\$ 0
	- Small Business	78,633,100	0.0552883%	\$ 43,475
	Industrial	209,248,800	0.0650450%	\$ 136,106
	- Excess Land	4,391,700	0.0422793%	\$ 1,857
	Total	534,747,976		\$ 339,155
Wychwood Heights	Commercial	54,248,000	0.0189639%	\$ 10,288
	- Vacant Land	5,128,000	0.0132747%	\$ 681
	- Small Business	66,334,844	0.0161193%	\$ 10,692
	Total	125,710,844		\$ 21,661

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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)
Yonge + St. Clair	Commercial	1,039,668,910	0.0570523%	\$ 593,155
	- Vacant Land	3,037,000	0.0399366%	\$ 1,213
	- Small Business	127,527,500	0.0484945%	\$ 61,844
	Total	1,170,233,410		\$ 656,212
Yonge Lawrence Village	Commercial	147,871,500	0.0606867%	\$ 89,738
	- Small Business	305,271,900	0.0515837%	\$ 157,471
	Total	453,143,400		\$ 247,209
York-Eglinton	Commercial	29,714,200	0.1519538%	\$ 45,152
	- Vacant Land	21,000	0.1063677%	\$ 22
	- Small Business	63,306,739	0.1291607%	\$ 81,768
	Industrial	547,100	0.1519538%	\$ 831
	Total	93,589,039		\$ 127,773

2. Sections 7, 8, 9, and 10 respectively of By-law 154-2024 apply to the special charges levied by section.

Enacted and passed on April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)