

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 25,  
2024

Written approval of this by-law was given by Mayoral  
Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 846-2024**

#### **Creative Co-location Facilities subclass for the Commercial and the Industrial property tax classes for 2024.**

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 2024 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) 148,384 sq. ft. of space at 401 Richmond Street West, as further described in Attachment 1 to this By-law;
    - (b) 13,117 sq. ft. of space at 601 Christie Street, as further described in Attachment 2 to this By-law;
    - (c) 31,785 sq. ft. of space at 585 Dundas Street East, as further described in Attachment 3 to this By-law; and

- (2) Under the Membership-based Model:
- (a) 6,373 sq. ft. of space at 130 Queen Quay East (5<sup>th</sup> Floor), as further described in Attachment 4 of this Bylaw;
  - (b) 6,441 sq. ft. at 1137 Dupont Street, as further described in Attachment 5 of this Bylaw;
  - (c) 10,800 sq. ft. at 468 Queen Street West, as further described in Attachment 6 of this Bylaw;
  - (d) 6,342 sq. ft. at 429 Queen Street East, as further described in Attachment 7 of this Bylaw, eligible as of March 14 2024;
  - (e) 5,180 sq. ft. at 1100 Bathurst Street, as further described in Attachment 8 of this Bylaw; and
  - (f) 9,656 sq. ft. 1 St. Clair Avenue West, as further described in Attachment 9 of this Bylaw.
- (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) 6,000 sq. ft. at 722 College Street, as further described as Assessment Roll Number 1904-04-4-130-04500-0000-05;
  - (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) 2,420 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) 2,788 sq. ft. at 249 Ossington Avenue, as further described as Assessment Roll Number 1904-04-3-230-00100-0000-04;
- (n) 2,160 sq. ft. at 141 Danforth Avenue, as further described in Assessment Roll Number 1904-07-5-300-02000-0000-03;
- (o) 6,450 sq. ft. at 1150 Queen Street West, as further described as Assessment Roll Number 1904-04-2-270-09300-0000-03;
- (p) 2,387 sq. ft. at 458 Queen Street West, as further described as Assessment Roll Number 1904-06-5-260-06850-0000-04;
- (q) 2,204 sq. ft. at 1980 Avenue Road, as further described as Assessment Roll Number 1908-06-2-440-01900-0000-05;
- (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) 13,106 sq. ft. at 462 - 464 Spadina Ave, as further described as Assessment Roll Number 1904-06-5-740-03800-0000-02;
- (u) 500 sq. ft. at 320 College Street, as further described as Assessment Roll Number 1904-06-7-110-19700-0000-02;
- (v) 4,443 sq. ft. at 1197 Dundas Street West, as further described as Assessment Roll Number 1904-04-2-450-02000-0000-00;
- (w) 5,773 sq. ft. at 377 Spadina Avenue, as further described as Assessment Roll Number 1904-06-5-760-01600-0000-02;

- (x) 1,240 sq. ft. at 159 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-500-01010-0000=02;
- (y) 2,828 sq. ft. at 2050 Danforth Avenue, as further described as Assessment Roll Number 1904-09-4-510-01300-0000-04;
- (z) 5,386 sq. ft. at 370 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-03050-0000-02;
- (aa) 3,950 sq. ft. at 818 College Street, as further described as Assessment Roll Number 1904-04-4-170-09800-0000-02;
- (bb) 5,306 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) 1,587 sq. ft. at 396 Roncesvalles Ave, as further described as Assessment Roll Number 1904-02-2-390-01800-0000-02;
- (ff) 2,726 sq. ft. at 577 King Street West, as further described as Assessment Roll Number 1904-06-2-210-01001-0000-06;
- (gg) 7,265 sq. ft. at 1585 Dundas Street West, as further described as Assessment Roll Number 1904-02-4-200-03600-0000-02;
- (hh) 900 sq. ft. at 14 Madison Avenue, as further described as Assessment Roll Number 1904-05-2-140-02900-0000-00;
- (ii) 2,508 sq. ft. at 75 Portland Street, Unit 112, as further described as Assessment Roll Number 1904-06-2-210-06912-0000-00;
- (jj) 1,912 sq. ft. at 12 Clinton Street, as further described in Assessment Roll Number 1904-04-3-090-01900-0000-02;
- (kk) 8,489 sq. ft. at 567 Queen Street West, as further described as Assessment Roll Number 1904-06-2-600-00600-0000-02;
- (ll) 2,136 sq. ft. at 574 College Street, as further described as Assessment Roll Number 1904-04-4-050-12000-0000-01;

- (mm) 1,300 sq. ft. at 2936 Bloor Street West, as further described as Assessment Roll Number 1919-01-1-380-04200-0000-05;
- (nn) 810 sq. ft. at 962 Danforth Ave, as further described as Assessment Roll Number 1904-08-5-370-03700-0000-00;
- (oo) 1,037 sq. ft. at 966 Danforth Ave, as further described as Assessment Roll Number 1904-08-5-370-03600-0000-04;
- (pp) 2,112 sq. ft. at 218 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-450-04000-0000-04;
- (qq) 6,568 sq. ft. at 14 Duncan Street, as further described as Assessment Roll Number 1904-06-2-280-00700-0000;
- (rr) 17,481 sq. ft. at 410 Sherbourne Street, as further described as Assessment Roll Number 1904-06-8-010-05000-0000-04;
- (ss) 2,920 sq. ft. at 937 Bloor Street West, as further described as Assessment Roll Number 1904-04-4-350-03000-0000-00;
- (tt) 3,300 sq. ft. at 1078 Queen Street West, as further described as Assessment Roll Number 1904-04-2-240-06100-0000-04;
- (uu) 33,588 sq. ft. at 2 Strachan Avenue, as further described as Assessment Roll Number 1904-04-1-040-00110-0000-02;
- (vv) 2,070 sq. ft. at 647 College Street, as further described as Assessment Roll Number 1904-04-3-130-07600-0000-04;
- (ww) 1,504 sq. ft. at 136 Ossington Avenue, as further described as Assessment Roll Number 1904-04-2-390-01000-0000-03;
- (xx) 3,000 sq. ft. at 44 Wellington Street East, as further described as Assessment Roll Number 1904-06-4-260-01300-0000-06;
- (yy) 7,808 sq. ft. at 783 College Street, as further described as Assessment Roll Number 1904-04-3-180-04800-0000-01;
- (zz) 6,963 sq. ft. at 194 Queen Street West, as further described as Assessment Roll Number 1904-06-5-020-00700-0000-04;
- (aaa) 2,864 sq. ft. at 332 Queen Street West, as further described as Assessment Roll Number 1904-06-5-160-01900-0000-05;

- (bbb) 4,400 sq. ft. at 758 Mount Pleasant Road, as further described as Assessment Roll Number 1904-10-3-680-01000-0000-02;
- (ccc) 3,337 sq. ft. at 3653 Lakeshore Boulevard West, as further described as Assessment Roll Number 1919-05-3-310-00600-0000-02;
- (ddd) 4,828 sq. ft. at 264 Augusta Avenue, as further described as Assessment Roll Number 1904-06-5-710-02000-0000-03;
- (eee) 1,184 sq. ft. at 1704 Queen Street West, as further described as Assessment Roll Number 1904-02-3-230-03700-0000-03;
- (fff) 16,000 sq. ft. at 473 Adelaide Street West, as further described as Assessment Roll Number 1904-06-2-360-02700-0000-01;
- (ggg) 3,993 sq. ft. at 508 Queen Street West, as further described as Assessment Roll Number 1904-06-5-290-03100-0000-01;
- (hhh) 3,333 sq. ft. at 1096 Queen Street West, as further described as Assessment Roll Number 1904-04-2-260-09020-0000-05; and
- (iii) 5,772 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 July 25, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Insert Attachments**

**Attachment 1**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
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	-	-
		S05	176	-	-
		S06	182	-	-
		S07	176	-	-
		S08	208	-	-
		S09	178	-	-
		S10	88	-	-
		S12	358	-	-
		S15	198	-	-



		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	-	-
		209	686	-	-
		210	517	-	-
		216	524	-	-
		218	469	-	-
		219	1,351	-	-
		220	422	-	-
		224	477	-	-

		230	1,499	-	-
		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	-	-
		358	544	-	-
		359	399	-	-
		361	200	-	-
		362	479	-	-
		363	469	-	-
		366	484	-	-
		368	-	-	623
		369	1,342	-	-
		370	444	-	-
		372	725	-	-
		376	3,229	-	-
		378	1,998	-	-
		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 Area	-	13,193	-
		Floor service amenity	-	37,635	-
		Office Storage	-	-	309
		Urbanspace Gallery	-	-	1,430
			<b>Eligible leased space:</b>	<b>Eligible common space:</b>	<b>Eligible owner-occupied space:</b>
			<b>100,694</b>	<b>33,906</b>	<b>13,784</b>

**Total Eligible Square Footage – 148,384 sq. ft.**

**Attachment 2**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
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	-	-
		252	661	-	-

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

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

**Attachment 3**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Units</b>	<b>Eligible Leased Space (sq. ft.)</b>	<b>Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
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	-	-
		300-2	560	-	-
		300-3	560	-	-
		300-5	-	-	747
		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 Owner Occupied space - 3rd floor		770	
			<b>Eligible leased space: 21,742</b>	<b>Eligible common space: 7,878</b>	<b>Eligible owner- occupied space: 2,165</b>

**Total Eligible Square Footage – 31,785 sq. ft.**



## Attachment 4

[illegible]

**Total Eligible Square Footage – 6,373 sq. ft.**

**Attachment 5**

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

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

**Attachment 6**

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

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

**Appendix 7**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Work and Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
429 Queen Street East	1904-07-1590-01500-0000-02	6,324	-
		<b>Eligible work and common space: 6,324</b>	<b>Eligible owner- occupied space: -</b>

**Total Eligible Square Footage – 6,342 sq. ft.**

**Appendix 8**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Work and Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
1100 Bathurst Street	1904-05-1-480-0330-0000-04	5,038	142
		<b>Eligible work and common space: 5,038</b>	<b>Eligible owner- occupied space: 142</b>

**Total Eligible Square Footage – 5,180 sq. ft.**

**Appendix 9**

<b>Municipal Address</b>	<b>Assessment Roll Number</b>	<b>Work and Common Space (sq. ft.)</b>	<b>Owner Occupied (sq. ft.)</b>
1 St. Clair Avenue West	1904-05-4-090-02800	9,656	-
		<b>Eligible work and common space: 9,656</b>	<b>Eligible owner- occupied space: -</b>

**Total Eligible Square Footage – 9,656 sq. ft.**