

Authority: Item CC27.1, adopted as amended, by
City of Toronto Council on February 11, 2025; and
City of Toronto Municipal Code Chapter 768,
Taxation, Property Tax
City Council voted in favour of this by-law on February 11,
2025
Written approval of this by-law was given by Mayoral
Decision 4-2025 dated February 11, 2025

CITY OF TORONTO

BY-LAW 105-2025

Tax Levy By-law for 2025.

Whereas subsection 228(1) of the City of Toronto Act, 2006, as amended (the "Act"), provides for the City in each year to adopt a budget including estimates of all sums required during the year for the purposes of the City including amounts sufficient to pay all debts of the City falling due within the year, amounts required to be raised for sinking funds or retirement funds and amounts required for any board, commission or other body; and

Whereas section 277 of the Act provides that the general local municipality levy is the amount the City decides to raise in its budget for the year under section 228 on all rateable property in the City; and

Whereas subsection 277(2) of the Act provides that for the purposes of raising the general local municipality levy, the City shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the City rateable for municipal purposes; and

Whereas subsection 278(3) of the Act provides that the City shall specify, by by-law, the percentage reductions of the tax rates for municipal purposes for subclasses of property classes prescribed by regulation where the regulations require tax rates to be reduced by a percentage within a range described in the regulations; and

Whereas Pt III.0.2 of Ontario Regulation No. 282/98 prescribes a small business subclass for various property classes, which subclass will apply in municipalities that have opted to have it apply; and

Whereas pursuant to Article 12 of Chapter 767, City Council has opted to have the small business subclass apply to the commercial property class in the City of Toronto, and reducing taxes for properties in that subclass by 15 percent; and

Whereas section 23.0.2(2) of Ontario Regulation 282/98 allows the City to annually pass a by-law that opts to have the creative enterprise facilities subclass apply; and

Whereas pursuant to Article 11 of Chapter 767, the City has opted to have the creative enterprise facilities subclass apply for each of the commercial and the industrial property classes, renaming it the creative colocation facilities subclass, defining eligibility, and reducing taxes for properties in that subclass by 50 percent; and

Whereas pursuant to Article 6 of Chapter 767, the City has opted to have the new multi-residential property (municipal reduction) tax subclass apply for the new multi-residential property class, defining eligibility, and reducing taxes for properties in that subclass by 15 percent; and

Whereas subsection 275(2) of the Act provides that the City must establish a set of tax ratios in accordance with section 275; and

Whereas subsection 277(7) of the Act provides that the tax rates to be levied on property in a property class in which the tax ratio or average tax ratio for that property class exceed the prescribed threshold ratios for that property class must be determined in the prescribed manner; and

Whereas the City's tax ratio for the commercial property class exceeds the threshold ratio prescribed by the Regulation for that property class; and

Whereas the Regulation prescribes the method for calculating tax rates for the commercial property class for the City under subsection 277(7) of the Act, which method for calculating such tax rates is prescribed by subsection 3(4) of the Regulation as allowing for a general levy tax rate increase by election of the City on the commercial property class up to a maximum of half of any tax rate increase on the residential property class in a qualifying year; and

Whereas the tax rate for the commercial property class for the City for 2025, as levied by this by-law, is in accordance with the method prescribed by the Regulation for calculating the tax rates for 2025; and

Whereas subsection 9(2) of the Regulation, as amended, provides that the tax rate for the commercial property class may be greater than would be allowed under subsection 277(6) and Part XII of the Act, to the extent necessary to raise an amount sufficient to fund tax rebates to eligible charities occupying commercial properties under section 329 of the Act; and

Whereas subsection 292(1) of the Act provides that the City may pass a by-law to have one or more of the paragraphs under that subsection apply in the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial, industrial and multi-residential property classes, which paragraphs have the effect of changing the basis upon which capped taxes are calculated and phasing-out comparable tax treatment for properties to which section 294 applies; and

Whereas pursuant to this by-law, the City is opting to make paragraph 1 of subsection 292(1) of the Act applicable to the City for 2025 thereby capping taxes in the commercial, industrial and multi-residential property class at the 2024 annualized taxes plus 10 percent of the 2024 annualized taxes; and

Whereas pursuant to this by-law, the City is opting to make paragraphs 3 and 4 of subsection 292(2) of the Act (as it has been modified by section 29.1 of the Regulation) applicable to the City for 2025, thereby adopting a threshold limit of \$500 so that properties that are within that threshold of their full current value assessment level of taxation in the current year will be taxed at their current value assessment level of taxation and are excluded from the capping and clawing back of taxes; and

Whereas section 307 of the Act provides that the City may pass a by-law providing for the payment of taxes by instalments and establishing due dates for such instalments, and alternative instalments and due dates;

The Council of the City of Toronto enacts:

1. The tax ratios for 2025 for each property class set out in Column 1 shall be established as the amount set out in Column 2:

Column 1 Property Class	Column 2 (2025 Tax Ratios)
Residential	1.000000
Multi-Residential	1.795301
New Multi-Residential	1.000000
Commercial	2.390584
Industrial	2.500000
Pipeline	1.923425
Farmlands	0.250000
Managed Forests	0.250000

2. (1) The City of Toronto elects to adopt the application of the subclasses set out in Column 2 of subsection (2) for each of the property classes set out in subsection (2) for 2025.

(2) There shall be levied and collected as taxes on the assessment of all real property in the City of Toronto rateable for local municipal purposes according to the assessment roll for 2025 and as finally altered, amended and corrected, which property is classified in a subclass set out in Column 2 of the property class set out in Column 1, the rates levied by section 6 hereof for that property class reduced by the percentage set out in Column 3 below:

Column 1	Column 2	Column 3
Property Class	Tax Subclass	Applicable Tax Rate Reduction
Commercial	Creative Facilities Enterprise subclass (Creative Co-location Facilities Subclass)	50% of Commercial rate
	Small Business subclass	15% of Commercial rate
	Excess Land	30% of Commercial rate
	Vacant Land	30% of Commercial rate
	Farmland Awaiting Development (First subclass)	60% of Residential/Farm rate
	Farmland Awaiting Development (Second subclass)	30% of Commercial rate
Industrial	Creative Facilities Enterprise subclass (Creative Co-location Facilities Subclass)	50% of Industrial rate
	Excess Land	35% of Industrial rate
	Vacant Land	35% of Industrial rate
	Farmland Awaiting Development (First subclass)	60% of Residential/Farm rate

Column 1	Column 2	Column 3
	Farmland Awaiting Development (Second subclass)	35% of Industrial rate
Residential	Farmland Awaiting Development (First subclass)	60% of Residential/Farm rate
	Farmland Awaiting Development (Second subclass)	0% of Residential/Farm rate
Multi-residential	Farmland Awaiting Development (First subclass)	60% of Residential/Farm rate
	Farmland Awaiting Development (Second subclass)	0% of Residential/Farm rate
New Multi-residential	New Multi-Residential Property (Municipal Reduction) Tax subclass	15% of Residential/New Multi-Residential rate

3. The City of Toronto elects to apply a different tax rate for the general levy for the 2025 taxation year for the commercial property class, pursuant to subsection 3(4) of the Regulation, as amended, and the tax rates established by section 6 for the commercial property class do not exceed the maximum allowable tax rate for that class under subsection 3(4) of the Regulation.
4. For the 2025 taxation year, paragraphs 1 and 6 of subsection 292(1) of the Act, and paragraphs 3 and 4 of subsection 292(1) of the Act as modified by section 29.1 of the Regulation, shall apply in the calculation of the amount of taxes for municipal and school purposes payable in respect of property in the commercial, industrial and multi- residential property classes in the City of Toronto
5. (1) There shall be levied and collected as a general local municipal levy on the assessment of all real property in the City of Toronto rateable for local municipal purposes according to the assessment roll for 2025 and as finally altered, amended and corrected, in amounts calculated for each property class set out in Column 1, the total general local municipal levy tax rates set out in Column 5 (which is a total of the various rates set out in Columns 2, 3 and 4), which shall produce, when levied upon the total assessment for each property class as set out in Column 2 of Schedule A attached, the general local municipal levy of \$ 6,063,065,743.

Column 1	Column 2	Column 3	Column 4	Column 5
Property Class	2025 Tax Rate for General Local Municipal Levy	2025 Additional Tax Rate to Fund Budgetary Levy Increase	2025 Additional Tax Rate For City Building Fund	2025 Ending Municipal Tax Rate (excluding Charity Rebates)
Residential	0.562289%	0.030364%	0.008434%	0.601087%
Multi-Residential	1.009478%	0.027256%	0.007571%	1.044305%
New Multi-Residential	0.562289%	0.030364%	0.008434%	0.601087%
Commercial	1.344199%	0.036293%	0.010081%	1.390573%
Industrial	1.405723%	0.075909%	0.021086%	1.502718%
Pipelines	1.081521%	0.058402%	0.016223%	1.156146%
Farmlands	0.140572%	0.007591%	0.002109%	0.150272%
Managed Forests	0.140572%	0.007591%	0.002109%	0.150272%

(2) There shall be levied and collected as an additional general local municipal levy on the assessment of all real property in the City of Toronto in the property classes set out in Column 1 rateable for municipal purposes according to the assessment roll for 2025 and as finally altered, amended and corrected, the additional general local municipal tax rates set out in Column 2, which shall produce, when levied upon the total assessment for each of the commercial and industrial property classes as set out in Column 2 of Schedule A attached, the additional general local municipal levy of \$6,257,842 to fund the total estimated tax rebates to eligible charities in 2025.

Column 1	Column 2
Property Classes	2025 Additional Tax Rate to Fund Rebates to Eligible Charities
Commercial	0.004905%
Industrial	0.001585%

6. Subject to sections 8 and 9, all taxes shall be paid in 3 instalments which shall be equal or as nearly equal as practicable, and shall be due and payable on or before the respective dates set out below:

Instalment 1 – July 2, 2025

Instalment 2 – August 1, 2025

Instalment 3 – September 2, 2025

7. Under the City's monthly pre-authorized property tax payment program, and provided the Controller has received and approved a taxpayer's request to use the alternative instalments and due dates under that program, the payment of taxes shall, subject to the provisions of Chapter 767, be paid in 6 instalments which shall be equal or as nearly equal as practicable, and shall be due and payable on or before the respective alternative dates set out below:

Instalment 1 – July 15, 2025

Instalment 2 – August 15, 2025

Instalment 3 – September 15, 2025

Instalment 4 – October 15, 2025

Instalment 5 – November 17, 2025

Instalment 6 – December 15, 2025

8. Under the City's two instalment pre-authorized property tax payment program and provided the Controller has received and approved a taxpayer's request to use the alternative instalments and due dates under that program, the payment of the taxes shall, subject to the provisions of Chapter 767, be paid in one instalment, and shall be due and payable on or before July 2, 2025.

9. The payment of taxes, or any instalment thereof, may be made at the following locations:

399 The West Mall

5100 Yonge Street

150 Borough Drive

100 Queen Street West

850 Coxwell Avenue

2700 Eglinton Avenue West

- 10.** This by-law shall come into force on the day that a City budget for 2025 is deemed adopted that requires the amounts to be raised as property taxes on all rateable property in the City as set out herein.

Enacted and passed on February 11, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
Rateable Assessment for Municipal Purposes

Column 1	Column 2
(Property Class/Subclass)	(2025 Rateable Assessment For Municipal Purposes)
Residential	\$599,677,068,663
Multi Residential	\$51,214,887,119
- Awaiting development (first subclass)	\$22,547,100
New Multi- Residential	\$9,941,308,408
Commercial	\$107,655,822,241
- Small business	\$18,864,007,675
- Excess Land	544,912,286
- Vacant Land	\$1,166,567,609
- Creative Co-location Facility	\$148,020,211
Industrial	\$7,796,600,485
- Excess Land	\$52,725,331
- Vacant Land	\$398,570,000
- Awaiting development (first subclass)	\$24,626,128
Pipelines	\$389,488,000
Farmlands	\$3,945,100
Managed Forests	\$4,149,300
Total	\$797,905,245,656