

Authority: Item CC15.1, adopted as amended, by City of Toronto Council on February 14, 2024  
City Council voted in favour of this by-law on March 27, 2025

## **CITY OF TORONTO**

### **BY-LAW 186-2025**

#### **To amend City of Toronto Municipal Code Chapter 767, Taxation, Property Tax.**

Whereas City Council has authorized increasing the small business subclass eligibility to include strip plaza properties; and

Whereas an amendment to City of Toronto Municipal Code Chapter 767, Taxation, Property Tax is required to give effect to City Council's decision;

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 767, Taxation, Property Tax is amended as follows:
  - (a) Add the word “or” at the end of subsection (A)(2) under § 767-12.3. Including Properties in the Small Business Subclass.
  - (b) Adding a new subsection (A)(3) under § 767-12.3. Including Properties in the Small Business Subclass as follows:
    - (3) The Eligible Property meets all of the following requirements:
      - (a) The Eligible Property is located anywhere in the City of Toronto;
      - (b) The Eligible Property is categorized by the Municipal Property Assessment Corporations as one of the following Property Codes: 425 Neighbourhood Shopping Centre with anchor, 429 Community Shopping Centre, or 430 Neighbourhood Shopping Centre without anchor;
      - (c) The Eligible Property has two or more attached retail establishments and shared or common parking areas;
      - (d) The Eligible Property has a site area of less than or equal to 25,000 square feet, and a gross floor area of less than or equal to 25,000 square feet; and
      - (e) The Current Value Assessment of the Eligible Property is \$10,000 or more and \$7,000,000 or less.

2. This by-law is deemed to come into force on January 1, 2025.

Enacted and passed on March 31, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)