

Authority: Executive Committee Item EX22.4, as adopted by City of Toronto Council on April 23 and 24, 2025
City Council voted in favour of this by-law on May 22, 2025
Written approval of this by-law was given by Mayoral Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 427-2025

To amend By-law 105-2025 (2025 Final Tax Levy) to levy and collect taxes for school purposes for 2025, to establish tax decrease clawback rates for 2025.

Whereas paragraph 1 of subsection 257.7(1) of the Education Act, as amended, requires every municipality in each year to levy and collect the tax rates prescribed by the Minister of Finance for school purposes on residential property and business property taxable for school purposes in the municipality according to the last returned assessment roll; and

Whereas section 257.7(3) of the Education Act, as amended, provides, subject to regulation, that section 278 of the City of Toronto Act, 2006 (the "Act") which provides for percentage reductions of tax rates for subclasses of property classes, applies with necessary modifications with respect to the rates levied under section 257.7(1) on land in a municipality; and

Whereas Ontario Regulation 400/98, as amended, prescribes tax rates for school purposes for residential and business property taxable for school purposes for the 2025 taxation year; and

Whereas section 293 of the Act provides that the City may pass a by-law to establish a percentage by which tax decreases are limited for 2025 in respect of properties in the commercial, industrial and multi-residential property classes in order to recover all or part of the revenues foregone as a result of the application of section 291 of the Act to other properties in the property class (the "Clawback Rates"), and that the same percentage must be established for all properties in a property class but that different percentages may be established for different property classes; and

Whereas at its meeting of February 11, 2025, City Council enacted By-law 105-2025, being the City' Tax Levy By-law for 2025; and

Whereas City Council wishes to amend By-law 105-2025 to levy the prescribed 2025 tax rates for school purposes, to establish the Clawback Rates, to adopt the capping policies pursuant to subsection 292(1) of the Act;

The Council of the City of Toronto enacts:

1. By-law 105-2025 is amended as follows:

(1) Section 5 is amended by adding subsections (3) and (4) as follows:

- (3) There shall be levied and collected as taxes for school purposes on the assessment of all real property in the City of Toronto ratable for school 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 I, the rate set out in Column II, which shall produce, when levied upon the total assessment for each property class as set out in Column 2 of Schedule B attached, the total tax levy for school purposes of \$ 2,189,040,814, of which \$4,221,673 is to be retained by the City pursuant to Ontario Regulation 121/07:

Column I	Column II
Property Class	2025 Tax Rates for Education Levy
Residential	0.153000%
Multi-Residential	0.153000%
New Multi-Residential	0.153000%
Commercial	0.880000%
Commercial Shared Payment-in-Lieu	0.980000%
Industrial	0.880000%
Industrial Shared Payment-in -Lieu	1.067220%
Pipelines	0.880000%
Farmlands	0.038250%
Managed Forests	0.038250%

- (4) Tax decreases for the 2025 taxation year on properties in the City of Toronto whose taxes for municipal and school purposes for 2025 exceed their taxes for municipal and school purposes (as calculated in accordance with section 293 of the Act) in the property classes set out in Column 1 shall, in 2025 be limited by the percentage of the tax decrease set out in Column 2 in order to recover the revenues foregone as a result of the application of section 291 of the Act to other properties in the property class, so that the percentage of tax decrease set out in Column 3 is the decrease received in 2025 by such properties:

Column I (Property Class)	Column II (Clawback Percentage)	Column III (Allowable Decrease)
Commercial	75.698772%	24.301228%
Industrial	75.711863%	24.288137%
Multi-residential	39.089049%	60.910951%

(2) by adding Appendix 1 of this By-law as Schedule B.

2. This by-law is deemed effective as of April 24, 2025.

Enacted and passed on May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Appendix 1

**SCHEDULE B
Ratable Assessment for School Purposes**

Column 1 (Property Class/Subclass)	Column 2 (2025 Ratable Assessment for School Purposes)
Residential	599,685,111,663
Multi Residential	51,163,508,519
- Awaiting development (first subclass)	22,547,100
New Multi- Residential	9,930,012,708
Commercial	107,203,637,779
- Small business	18,864,007,675
- Excess Land	544,912,286
- Vacant Land	1,143,049,009
- Creative Co-location	148,020,211
- Shared Payment-in-Lieu	156,893,400
Industrial	7,565,738,454
- Excess Land	37,601,831
- Vacant Land	393,050,000
- Awaiting development (first subclass)	24,626,128
- Shared Payment-in-Lieu	251,505,531
Pipelines	389,488,000
Farmlands	3,945,100
Managed Forests	4,149,300
Total	797,531,804,694