



**City of Toronto**  
**Council Detail Hearing Report - Section 323 of COTA**  
**Hearing Number: 2013H4**

**APPENDIX A**

Hearing Date: Monday, September 09, 2013

Time: 9:45 AM

Location: Toronto City Hall, 100 Queen  
St. W. Committee Room 1

Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Tax Adjustment	City	School	BIA
5	201300394	2012	1919-01-1-840-01500	0	14 BELVALE AVE	15	255	0.00	0.00	0.00	0.00
5	201300328	2012	1919-01-6-650-00133	0	2 FIELDWAY RD 304	15	176	0.00	0.00	0.00	0.00
5	201300330	2012	1919-01-6-650-00134	0	2 FIELDWAY RD 305	15	176	0.00	0.00	0.00	0.00
5	201300329	2012	1919-01-6-650-00151	0	2 FIELDWAY RD 404	15	176	0.00	0.00	0.00	0.00
6	201100427	2010	1919-05-1-020-00520	0	155 LEGION RD N	18	150	-39,681.80	-39,329.18	-352.62	0.00
6	20130013	2012	1919-05-1-390-01101	0	256 ROYAL YORK RD	8	366	0.00	0.00	0.00	0.00
6	20130012	2011	1919-05-1-390-01101	0	256 ROYAL YORK RD	8	117	0.00	0.00	0.00	0.00
6	201300400	2012	1919-05-3-130-01300	0	62 TWENTY SEVENTH ST	8	366	-1,341.88	-957.34	-384.54	0.00
6	201300459	2012	1919-05-4-070-00200	0	2230 LAKE SHORE BLVD W	18	57	-11,825.70	-11,825.70	0.00	0.00
7	201100753	2011	1908-01-2-110-00880	0	789 ARROW RD 9	18	181	-4,365.87	-2,229.85	-1,981.79	-154.23
7	201300464	2012	1908-01-2-300-01000	0	115 RIVALDA RD	18	275	-1,355.49	-1,173.39	-182.10	0.00
8	201100213	2010	1908-03-3-410-01800	0	4150 CHESSWOOD DR	7	365	-27,051.71	-12,998.81	-14,052.90	0.00
8	20120015	2011	1908-03-3-410-01800	0	4150 CHESSWOOD DR	8	365	-34,712.29	-18,268.43	-16,443.86	0.00
9	201300198	2012	1908-01-1-470-04700	0	32 CHARRINGTON CRES	6	34	-75.94	-54.18	-21.76	0.00
9	201200996	2012	1908-03-1-580-00160	190	40 CARL HALL RD 47	8	366	-147,795.06	-80,263.22	-67,531.84	0.00
10	201300381	2012	1908-05-1-340-03900	0	82 COLLINSON BLVD	8	366	-987.13	-704.25	-282.88	0.00
10	201200391	2011	1908-05-1-580-02800	0	102 ALMORE AVE	5	93	-229.51	-162.65	-66.86	0.00
10	201300303	2012	1908-05-1-770-00500	0	711 SHEPPARD AVE W	8	366	0.00	0.00	0.00	0.00
10	2012001077	2012	1908-05-3-320-00300	0	179 KENNARD AVE	15	142	-475.74	-339.41	-136.33	0.00
11	201200795	2012	1904-01-4-290-01402	0	6 LLOYD AVE	8	366	0.00	0.00	0.00	0.00
11	2012001051	2012	1908-02-2-020-01500	0	19 JOHN BEST AVE	5	69	-152.66	-108.91	-43.75	0.00
11	201300056	2012	1914-06-2-110-01400	0	1644 WESTON RD	18	229	0.00	0.00	0.00	0.00
12	201200979	2012	1914-05-3-030-01800	0	2600 EGLINTON AVE W	18	366	-3,513.34	-1,532.76	-1,814.99	0.00
13	201200681	2012	1904-01-2-710-01900	0	3283 DUNDAS ST W	8	366	-3,854.95	-1,764.98	-2,089.97	0.00
14	201300614	2013	1904-02-3-130-00916	0	363 SORAUREN AVE 116	18	352	-11,837.86	-5,272.15	-6,565.71	0.00

**Reason Codes:**

5 - razed by fire, demolition or otherwise

6 - damaged by fire, demolition or otherwise

7 - exemption

8 - gross or manifest clerical error

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15 - unusable due to repairs or renovations

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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Tax Adjustment	City	School	BIA
15	201300519	2012	1908-04-1-800-00100	0	2889 DUFFERIN ST	8	366	-2,996.54	-1,622.28	-1,374.26	0.00
15	201300253	2012	1908-04-3-010-03200	0	3 STADACONA DR	5	163	-1,009.77	-720.40	-289.37	0.00
15	201300252	2012	1908-04-3-010-03300	0	3706 BATHURST ST	5	163	0.00	0.00	0.00	0.00
15	20120055	2010	1908-04-3-120-01200	0	39 REGINA AVE	8	365	-83.06	-58.96	-24.10	0.00
15	201300211	2012	1914-04-3-251-01900	0	40 CROHAM RD	8	366	-1,624.90	-743.96	-880.94	0.00
16	201300104	2012	1904-11-3-660-00400	0	543 ST CLEMENTS AVE	8	366	-6,609.17	-4,715.20	-1,893.97	0.00
16	2012001113	2012	1904-11-4-460-01000	0	41 CASTLEWOOD RD	15	213	-596.92	-425.86	-171.06	0.00
16	201300103	2012	1908-06-1-080-02900	0	215 STRATHALLAN WOOD	8	366	0.00	0.00	0.00	0.00
16	201300446	2012	1908-06-2-430-00600	0	33 KELSO AVE	15	201	-415.05	-296.11	-118.94	0.00
18	20130086	2012	1904-04-3-370-07300	0	58 RUSHOLME RD	8	366	-1,318.75	-940.84	-377.91	0.00
18	200900918	2009	1904-04-3-380-04400	0	1 MACKLEM AVE	15	155	-685.14	-483.15	-201.99	0.00
19	2012001115	2012	1904-04-4-180-02400	0	842 COLLEGE ST	6	363	-10,830.44	-5,452.24	-4,634.58	-743.62
20	201300649	2013	1904-05-1-810-02900	0	368 DUPONT ST	18	365	0.00	0.00	0.00	0.00
20	201200689	2012	1904-05-2-080-04591	0	1 BEDFORD RD 1501	15	222	0.00	0.00	0.00	0.00
20	201300747	2013	1904-06-2-055-01878	0	20 CAPREOL CRT G19	8	365	-1,750.20	-830.11	-920.09	0.00
20	201300589	2012	1904-06-2-120-02100	0	18 SPADINA AVE	16	90	-15,621.71	-8,382.72	-7,238.99	0.00
20	201300611	2012	1904-06-2-120-02350	0	SPADINA AVE	16	90	-1,645.32	-902.67	-742.65	0.00
20	201300322	2012	1904-06-2-220-02450	0	56 BLUE JAYS WAY	5	246	-144,224.36	-50,214.29	-91,430.56	-2,579.51
20	201300454	2012	1904-06-2-480-02000	0	288 A ADELAIDE ST W	18	140	-5,746.85	910.22	-6,460.60	-196.47
20	201300455	2012	1904-06-2-480-02200	0	294 ADELAIDE ST W REAR	18	140	-4,665.85	865.74	-5,368.34	-163.25
20	201300456	2012	1904-06-2-480-02400	0	294 ADELAIDE ST W	18	140	-66,742.58	3,420.05	-68,091.92	-2,070.71
20	201300316	2012	1904-06-2-550-00400	0	369 QUEEN ST W	5	63	-4,689.17	-2,478.82	-2,154.97	-55.38
20	201300105	2012	1904-06-5-260-03200	0	410 QUEEN ST W	6	50	-1,131.53	-617.71	-501.50	-12.32
21	201300428	2012	1914-01-2-070-01200	0	497 RUSHTON RD	15	122	-429.30	-306.28	-123.02	0.00
22	201300333	2012	1904-10-3-200-03300	0	423 MILLWOOD RD	18	366	0.00	0.00	0.00	0.00

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22	201300145	2012	1904-10-3-480-02700	0	34 OSWALD CRES	15	316	-466.09	-332.52	-133.57	0.00
22	201300467	2012	1904-10-3-500-03000	0	52 BELSIZE DR	15	214	-437.39	-312.05	-125.34	0.00
22	201200935	2012	1904-10-3-650-00300	0	79 DUNFIELD AVE	8	366	0.00	0.00	0.00	0.00
22	201200934	2012	1904-10-3-650-00400	0	85 EGLINTON AVE E	8	366	0.00	0.00	0.00	0.00
22	201200933	2012	1904-10-3-650-00500	0	97 EGLINTON AVE E	8	366	0.00	0.00	0.00	0.00
22	201100186	2010	1904-11-2-210-04300	0	277 CHAPLIN CRES	8	365	0.00	0.00	0.00	0.00
23	201300483	2012	1908-07-1-370-01100	0	123 SHEPPARD AVE W	15	244	-606.67	-432.82	-173.85	0.00
23	201300547	2012	1908-07-3-040-02100	0	10 ELDORA AVE	6	171	-432.37	-308.47	-123.90	0.00
23	201200418	2011	1908-07-3-050-02950	0	62 FINCH AVE W	7	365	0.00	0.00	0.00	0.00
23	201300553	2012	1908-07-3-090-01300	0	27 DEVONDALE AVE	5	66	-172.45	-123.03	-49.42	0.00
23	201300401	2012	1908-09-3-080-01200	0	151 MCKEE AVE	8	366	-832.89	-594.21	-238.68	0.00
24	201200287	2011	1908-11-3-400-04600	0	50 PAGE AVE	5	72	-23,668.63	-11,467.30	-12,201.33	0.00
25	201300169	2012	1904-10-5-200-02400	0	44 ROSLIN AVE	15	122	-195.37	-139.38	-55.99	0.00
25	201300385	2012	1908-08-1-840-02010	0	62 POST RD	8	366	-16,974.07	-12,109.86	-4,864.21	0.00
25	201200247	2011	1908-08-1-980-00300	0	2065 BAYVIEW AVE	7	365	0.00	0.00	0.00	0.00
26	201300321	2012	1906-04-2-370-01600	0	20 BURNHAM RD	5	15	-60.68	-43.29	-17.39	0.00
26	201100747	2011	1906-04-3-020-00250	0	19 ESANDAR DR	18	284	-9,468.09	-5,089.92	-4,378.17	0.00
26	201300283	2013	1906-04-4-390-04400	0	96 PARKHURST BLVD	15	338	-1,130.43	-809.08	-321.35	0.00
26	201200408	2011	1906-04-5-010-12700	0	16 RYKERT CRES	15	138	-472.71	-335.00	-137.71	0.00
26	201300281	2013	1906-04-5-010-15200	0	52 KILLDEER CRES	5	365	-2,290.74	-1,639.55	-651.19	0.00
26	201300264	2012	1906-04-5-010-15200	0	52 KILLDEER CRES	5	11	-63.05	-44.98	-18.07	0.00
26	201300280	2012	1906-04-5-030-00700	0	23 RYKERT CRES	8	366	-1,334.17	-951.84	-382.33	0.00
26	201300292	2012	1906-04-5-120-01900	0	110 BRENTCLIFFE RD	15	220	-681.44	-486.16	-195.28	0.00
26	201300282	2013	1906-04-5-360-01009	0	1901 BAYVIEW AVE 109	8	365	0.00	0.00	0.00	0.00
26	201200437	2011	1908-10-1-250-01000	0	49 GERVAIS DR	8	365	0.00	0.00	0.00	0.00

**Reason Codes:**

- |  |   |
|--|---|
| 5 - razed by fire, demolition or otherwise   | 14 - structure removed                      |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption                                | 16 - vacant land                            |
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27	201200819	2012	1904-05-2-060-00100	0	21 AVENUE RD	18	278	-749,686.55	29,663.35	-696,858.53	-82,491.37
27	201300108	2012	1904-05-2-270-02400	0	131 HAZELTON AVE	5	214	-22,806.92	-2,816.79	-19,990.13	0.00
27	201300107	2012	1904-05-2-270-02600	0	195 DAVENPORT RD	5	214	-17,985.70	-3,241.38	-14,744.32	0.00
27	201300311	2012	1904-05-2-290-00195	0	80 YORKVILLE AVE 1	15	366	0.00	0.00	0.00	0.00
27	2012001052	2012	1904-05-2-300-01503	0	38 YORKVILLE AVE	18	117	0.00	0.00	0.00	0.00
27	201300175	2012	1904-05-2-330-00101	0	32 DAVENPORT RD	18	366	-89,272.78	5,553.39	-94,826.17	0.00
27	20110032	2010	1904-06-6-500-00100	0	481 UNIVERSITY AVE	7	245	-59,426.55	-31,985.70	-27,440.85	0.00
27	201300217	2011	1904-06-8-500-02001	0	28 LINDEN ST	18	319	-55,798.59	-55,511.96	-286.63	0.00
27	20130033	2012	1904-06-8-530-01500	0	39 HAYDEN ST	5	69	-2,422.15	-1,299.84	-1,069.42	-52.89
27	20130022	2012	1904-10-1-750-00300	0	3 DALE AVE	5	113	-100.01	-71.35	-28.66	0.00
28	201300613	2013	1904-06-1-270-00628	0	1 KING ST W 2508	18	245	0.00	0.00	0.00	0.00
28	201300583	2013	1904-06-4-230-01241	0	8 COLBORNE ST 1602	18	334	0.00	0.00	0.00	0.00
28	201300566	2013	1904-06-4-230-01266	0	8 COLBORNE ST 2102	18	335	0.00	0.00	0.00	0.00
28	201300112	2012	1904-06-4-490-01100	0	107 JARVIS ST	8	366	-14,515.01	-7,503.42	-6,835.82	-175.77
28	201300599	2013	1904-07-2-290-04400	0	386 ONTARIO ST	18	365	-20,140.66	-9,096.64	-11,044.02	0.00
30	201300565	2012	1904-08-1-080-00100	0	475 COMMISSIONERS ST	5	120	0.00	0.00	0.00	0.00
30	2012001076	2012	1904-08-1-110-00200	0	281 CHERRY ST	7	77	-1,571.74	-822.46	-749.28	0.00
31	201200230	2010	1906-01-1-080-02700	0	78 ELDON AVE	6	130	0.00	0.00	0.00	0.00
31	201200254	2011	1906-01-1-080-02700	0	78 ELDON AVE	6	181	0.00	0.00	0.00	0.00
31	201300187	2012	1906-01-4-020-02000	0	19 PARKVIEW HILL CRES	8	366	-2,945.98	-2,101.76	-844.22	0.00
31	201300173	2012	1906-01-4-090-00900	0	47 ELSWICK RD	8	366	-1,419.00	-1,012.36	-406.64	0.00
31	20130008	2012	1906-01-4-160-04500	0	38 DENVALE RD	8	366	-1,118.24	-797.79	-320.45	0.00
31	20130079	2011	1906-01-4-270-01300	0	16 DOHME AVE	18	279	-20,047.52	-9,639.43	-10,408.09	0.00
31	20130075	2012	1906-01-4-270-01300	0	16 DOHME AVE	18	328	-2,340.23	-1,669.60	-670.63	0.00
35	201300440	2012	1901-02-1-100-01600	0	33 COVENTRY ST	6	363	-298.30	-212.82	-85.48	0.00

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- |  |   |
|--|---|
| 5 - razed by fire, demolition or otherwise   | 14 - structure removed                      |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption                                | 16 - vacant land                            |
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35	20100090	2009	1901-02-3-320-00700	0	427-433 BIRCHMOUNT RD	7	56	-2,709.62	-1,444.79	-1,264.83	0.00
35	201300472	2012	1901-04-1-500-04200	0	3582 ST CLAIR AVE E	15	366	0.00	0.00	0.00	0.00
35	201300520	2013	1901-06-1-300-00300	0	2795 EGLINTON AVE E	6	346	-4,052.95	-2,108.12	-1,944.83	0.00
36	201300457	2012	1901-01-1-110-02500	0	16 FALLINGBROOK WOODS	15	366	0.00	0.00	0.00	0.00
36	201300249	2012	1901-01-2-380-00100	0	65 KALMAR AVE	15	121	-415.58	-296.49	-119.09	0.00
36	20130059	2012	1901-01-4-700-01000	0	77 CRAIGLEE DR	7	342	-22,688.16	-11,872.23	-10,815.93	0.00
36	201100604	2011	1901-07-1-160-02200	0	61 THATCHER AVE	15	365	-518.66	-367.56	-151.10	0.00
36	201300161	2012	1901-07-2-300-00800	0	49 BELLAMY RD S	15	352	-919.71	-656.15	-263.56	0.00
38	20130025	2012	1901-05-2-880-03150	0	841 PROGRESS AVE	7	255	-6,587.42	-4,699.68	-1,887.74	0.00
39	2012009	2011	1901-11-1-200-01300	0	4061 SHEPPARD AVE E	5	327	-11,808.72	-5,904.13	-5,904.59	0.00
40	2012001118	2012	1901-04-3-545-00900	0	30-32 PROGRESS AVE	8	366	-16,167.99	-8,513.60	-7,654.39	0.00
40	201100977	2011	1901-10-2-010-03620	0	8 CHICHESTER PL	7	123	-24,594.99	-21,882.51	-2,712.48	0.00
42	201200597	2012	1901-12-6-080-00450	0	2731 MARKHAM RD	8	366	-12,038.29	-6,565.45	-5,472.84	0.00
42	200900328	2008	1901-12-6-430-00922	0	NEILSON RD W/S	18	329	0.00	0.00	0.00	0.00
42	201300523	2012	1901-12-7-105-00700	0	7 KENGATE DR	6	72	-424.79	-303.06	-121.73	0.00
43	201300209	2012	1901-07-3-010-00200	0	63 SYLVAN AVE	8	366	-1,257.05	-896.82	-360.23	0.00
44	201300345	2012	1901-09-2-300-06900	0	LAWRENCE AVE E	7	122	0.00	0.00	0.00	0.00
44	201300346	2012	1901-09-2-300-07000	0	LAWRENCE AVE E	7	122	0.00	0.00	0.00	0.00
44	201300347	2012	1901-09-2-300-07100	0	LAWRENCE AVE E N/S	7	122	0.00	0.00	0.00	0.00
44	201300286	2012	1901-09-3-040-00200	0	55 MEADOWVALE RD	5	170	-637.61	-454.89	-182.72	0.00
44	201300236	2012	1901-09-4-040-04500	0	1276 MILITARY TRAIL	8	366	-732.64	-522.69	-209.95	0.00
44	201300663	2013	1901-09-4-270-02400	0	29 WILLOWLEA DR	5	330	-853.16	-610.63	-242.53	0.00

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2008	18	1	.00	.00	.00	.00
2009	7	1	-2,709.62	-1,444.79	-1,264.83	.00
2009	15	1	-685.14	-483.15	-201.99	.00
2010	6	1	.00	.00	.00	.00
2010	7	2	-86,478.26	-44,984.51	-41,493.75	.00
2010	8	2	-83.06	-58.96	-24.10	.00
2010	18	1	-39,681.80	-39,329.18	-352.62	.00
2011	5	3	-35,706.86	-17,534.08	-18,172.78	.00
2011	6	1	.00	.00	.00	.00
2011	7	3	-24,594.99	-21,882.51	-2,712.48	.00
2011	8	3	-34,712.29	-18,268.43	-16,443.86	.00
2011	15	2	-991.37	-702.56	-288.81	.00
2011	18	4	-89,680.07	-72,471.16	-17,054.68	-154.23
2012	5	14	-194,324.53	-61,617.97	-130,018.78	-2,687.78
2012	6	6	-13,193.37	-6,948.48	-5,488.95	-755.94
2012	7	6	-30,847.32	-17,394.37	-13,452.95	.00
2012	8	26	-235,863.71	-133,281.87	-102,406.07	-175.77
2012	15	19	-5,639.26	-4,023.23	-1,616.03	.00
2012	16	2	-17,267.03	-9,285.39	-7,981.64	.00

Reason Codes:

5 - razed by fire, demolition or otherwise  
6 - damaged by fire, demolition or otherwise  
7 - exemption  
8 - gross or manifest clerical error  
10 - sickness or extreme poverty

14 - structure removed  
15 - unusable due to repairs or renovations  
16 - vacant land  
18 - tax class change



City of Toronto  
Council Detail Hearing Report - Section 323 of COTA  
Hearing Number: 2013H4

**APPENDIX A**  
Hearing Date: Monday, September 09, 2013  
Time: 9:45 AM  
Location: Toronto City Hall, 100 Queen  
St. W. Committee Room 1

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**Summary: 2013H4**

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2012	18	12	-935,149.37	24,211.30	-874,273.28	-84,921.80
2013	5	2	-3,143.90	-2,250.18	-893.72	.00
2013	6	1	-4,052.95	-2,108.12	-1,944.83	.00
2013	8	2	-1,750.20	-830.11	-920.09	.00
2013	15	1	-1,130.43	-809.08	-321.35	.00
2013	18	6	-31,978.52	-14,368.79	-17,609.73	.00
		122	\$-1,789,664.05	\$-445,865.62	\$-1,254,937.32	\$-88,695.52

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