



City of Toronto
Council Detail Hearing Report - Section 323 of COTA
Hearing Number: 2013H5

APPENDIX A

Hearing Date: Monday, November 18, 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
1	201300443	2013	1919-04-1-560-00600	0	31 ALLCROFT DR	8	365	-55.93	-40.03	-15.90	0.00
1	201300724	2012	1919-04-3-212-26901	0	1 ROWNTREE RD	8	366	-38.56	-27.51	-11.05	0.00
2	201300713	2013	1919-02-4-080-00600	0	3 GRIGGS DEN AVE	8	365	-1,922.73	-1,376.15	-546.58	0.00
2	201300990	2013	1919-02-4-440-01680	0	749 SCARLETT RD	6	177	-2.77	-1.98	-0.79	0.00
2	201300991	2013	1919-02-4-440-01701	0	751 SCARLETT RD	6	177	-2.77	-1.98	-0.79	0.00
2	201300463	2012	1919-02-5-360-00400	0	11 HAVENRIDGE DR	5	141	-398.12	-284.03	-114.09	0.00
2	201300434	2012	1919-02-6-500-02600	0	2 WINDSOR RD	7	302	-2,602.64	-1,856.81	-745.83	0.00
2	201200351	2011	1919-03-8-200-02300	0	600 DIXON RD	15	365	-84,086.28	-45,606.89	-38,479.39	0.00
2	201300497	2012	1919-03-8-360-00194	0	244 BROCKPORT DR 20	8	366	-9,910.95	-5,186.19	-4,724.76	0.00
3	20130089	2012	1919-03-5-060-03600	0	44 EASTGLEN CRES	5	231	-569.49	-406.29	-163.20	0.00
3	201300243	2012	1919-03-6-120-00100	0	81 HILLCROFT DR	5	166	-475.70	-339.38	-136.32	0.00
4	201300689	2013	1919-02-1-230-09200	0	1404 ISLINGTON AVE	5	254	-578.24	-413.86	-164.38	0.00
4	201300371	2013	1919-02-1-320-02100	0	22 BIRCHCROFT RD	5	308	0.00	0.00	0.00	0.00
4	201300376	2012	1919-02-1-460-04900	0	1528 ISLINGTON AVE	5	92	-79.48	-56.70	-22.78	0.00
4	201300154	2012	1919-02-1-550-00800	0	17 ABILENE DR	5	84	-1,083.21	-772.80	-310.41	0.00
4	201300652	2012	1919-02-2-160-01900	0	64 WIMBLETON RD	5	316	-2,097.41	-1,496.36	-601.05	0.00
4	201300828	2013	1919-02-2-310-01400	0	40 RIDGEVALLEY CRES	5	253	-7,088.75	-5,073.62	-2,015.13	0.00
4	201300503	2012	1919-02-3-120-10100	0	83 VALECREST DR	8	366	-4,002.52	-2,855.53	-1,146.99	0.00
4	201300214	2012	1919-02-3-220-06500	0	20 TAYLORWOOD DR	15	146	-1,147.48	-818.65	-328.83	0.00
5	201300502	2013	1919-01-1-630-03500	0	166 THE KINGSWAY	15	303	-104.10	-74.51	-29.59	0.00
5	201300734	2013	1919-01-5-630-00500	0	933 ISLINGTON AVE	15	188	-241.17	-172.61	-68.56	0.00
5	201200574	2011	1919-02-1-040-00425	0	MICHAEL POWER PL	18	152	0.00	0.00	0.00	0.00
6	201300135	2012	1919-01-2-270-02500	0	50 ALBRIGHT AVE	8	366	-856.03	-610.72	-245.31	0.00
6	2012000848	2012	1919-05-1-020-00531	0	165 LEGION RD N	18	211	0.00	0.00	0.00	0.00
6	201300439	2012	1919-05-2-020-02100	0	10 LAKE SHORE DR	5	273	-839.84	-599.17	-240.67	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

10 - sickness or extreme poverty

14 - structure removed

15 - unusable due to repairs or renovations

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18 - tax class change



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6	201300461	2012	1919-05-3-060-02600	0	86 TWENTY THIRD ST	5	47	-155.49	-110.93	-44.56	0.00
6	201300957	2013	1919-05-4-020-04750	0	LAKE SHORE BLVD W	8	365	-7,345.79	-5,257.59	-2,088.20	0.00
7	201100247	2010	1908-01-1-290-03340	0	425 EDDYSTONE AVE 4	7	326	0.00	0.00	0.00	0.00
8	201300701	2013	1908-03-3-340-04742	0	239 ASSINIBOINE RD	6	275	-1,175.37	-841.25	-334.12	0.00
8	201300685	2013	1908-03-3-340-04743	0	237 ASSINIBOINE RD	6	275	-1,168.46	-836.30	-332.16	0.00
8	201200865	2012	1908-03-3-403-00125	0	3747 KEELE ST	5	273	-5,999.46	-3,139.39	-2,860.07	0.00
9	201300733	2013	1908-03-1-380-01100	0	45 ANTHONY RD	5	271	-887.64	-635.31	-252.33	0.00
9	201300511	2012	1908-03-2-370-00900	0	625 RODING ST	5	287	-725.69	-517.73	-207.96	0.00
10	201300540	2013	1908-05-1-340-03900	0	82 COLLINSON BLVD	6	302	-800.82	-573.17	-227.65	0.00
10	201300680	2013	1908-05-1-790-00500	0	817 SHEPPARD AVE W	5	308	-1,478.58	-1,058.26	-420.32	0.00
10	201300681	2013	1908-05-1-790-00600	0	815 SHEPPARD AVE W	5	308	-1,372.48	-982.32	-390.16	0.00
10	201300682	2013	1908-05-1-790-00700	0	813 SHEPPARD AVE W	5	308	-1,370.32	-980.78	-389.54	0.00
10	20130039	2012	1908-05-3-600-02260	0	BATHURST ST	8	366	-4,737.62	-4,218.27	-519.35	0.00
10	20130042	2012	1908-05-3-600-02350	0	6020 BATHURST ST REAR	8	366	-23,486.50	-20,911.85	-2,574.65	0.00
10	201300995	2013	1908-06-4-070-02800	0	111 BOMBAY AVE	15	200	-627.07	-448.81	-178.26	0.00
11	201300988	2013	1914-06-2-110-01400	0	1644 WESTON RD	18	275	-4,186.64	-1,885.55	-2,301.09	0.00
11	201200982	2012	1914-06-2-210-02400	0	1822 WESTON RD	18	231	-5,796.91	-2,428.70	-2,875.90	-492.31
12	201300430	2013	1908-02-1-220-05300	0	10 WOODRIDGE CRT	15	286	-714.80	-511.60	-203.20	0.00
12	201300113	2012	1908-02-2-220-00400	0	73 RENFIELD ST	8	366	-431.87	-308.11	-123.76	0.00
12	20130073	2012	1908-02-2-440-07800	0	46 BURR AVE	15	242	-372.24	-265.57	-106.67	0.00
15	2012001057	2012	1908-04-1-130-01400	0	148 SHELBORNE AVE	7	197	0.00	0.00	0.00	0.00
15	201300538	2013	1908-04-1-660-02800	0	293 VIEWMOUNT AVE	5	296	-433.57	-310.32	-123.25	0.00
15	201300438	2012	1908-04-2-160-01700	0	48 GLEN LONG AVE	5	191	-551.36	-393.36	-158.00	0.00
15	201300545	2013	1908-04-3-180-02000	0	134 RANEE AVE	15	365	0.00	0.00	0.00	0.00
15	201300544	2012	1908-04-3-180-02000	0	134 RANEE AVE	15	366	-1,079.68	-770.28	-309.40	0.00

Reason Codes:

- | | |
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| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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15	201300760	2013	1914-03-2-200-00300	0	133 LOCKSLEY AVE	5	282	-734.73	-525.87	-208.86	0.00
16	201300742	2013	1908-06-1-420-00800	0	3029-3031 BATHURST ST	6	339	-4,908.27	-2,661.00	-2,247.27	0.00
16	201300150	2012	1908-06-1-510-01800	0	393 DOUGLAS AVE	5	129	-160.37	-114.41	-45.96	0.00
16	201300738	2013	1908-06-2-130-03100	0	522 FAIRLAWN AVE	8	365	0.00	0.00	0.00	0.00
16	201300702	2013	1908-06-2-420-03200	0	286 BROOKE AVE	8	365	-1,143.70	-818.58	-325.12	0.00
17	201200232	2011	1904-03-2-050-05300	0	1865 DAVENPORT RD	8	365	-2,970.04	-1,383.53	-1,586.51	0.00
18	201300785	2013	1904-02-4-070-03700	0	1493 DUNDAS ST W	8	365	-2,877.53	-1,195.27	-1,455.22	-227.04
18	201300783	2013	1904-02-4-070-03800	0	1491 DUNDAS ST W	8	365	-2,360.24	-979.44	-1,194.32	-186.48
18	201100334	2011	1904-03-1-200-00400	0	57 WADE AVE	5	365	0.00	0.00	0.00	0.00
20	20120214	2011	1904-05-2-240-01402	0	255 DAVENPORT RD	6	64	-691.97	-363.39	-328.58	0.00
20	201200213	2011	1904-05-2-240-01404	0	253 DAVENPORT RD	6	64	-1,072.50	-563.23	-509.27	0.00
20	201300761	2013	1904-06-2-055-01871	0	70 FORT YORK BLVD G10	18	280	-3,443.05	-1,633.12	-1,809.93	0.00
20	201300762	2013	1904-06-2-055-01879	0	CAPREOL CRT G20	18	334	-5,894.15	-2,808.63	-3,085.52	0.00
20	201300610	2012	1904-06-2-120-02300	0	12 SPADINA AVE	5	90	-1,915.23	-1,050.75	-864.48	0.00
20	201300612	2012	1904-06-2-120-02400	0	6 SPADINA AVE	5	90	-24,216.79	-13,098.22	-11,118.57	0.00
20	201300270	2012	1904-06-2-470-00300	0	287 RICHMOND ST W	5	344	0.00	0.00	0.00	0.00
20	201200317	2012	1904-06-2-470-02000	0	2 DRUMMOND PL	5	348	-163,021.55	8,382.70	-166,345.58	-5,058.67
20	201300453	2012	1904-06-2-480-01900	0	290 ADELAIDE ST W	18	140	-7,660.44	988.96	-8,394.13	-255.27
21	2012001107	2012	1914-01-1-080-03000	0	88 VAUGHAN RD	7	352	-917.48	-654.56	-262.92	0.00
22	201300258	2012	1904-11-1-270-05900	0	465 SPADINA RD	6	91	-168.73	-120.38	-48.35	0.00
23	201300481	2012	1908-07-1-060-02900	0	76 STUART AVE	5	35	-75.23	-53.67	-21.56	0.00
23	201200766	2012	1908-07-2-245-02300	0	5246 YONGE ST	5	354	-30,259.99	-15,862.88	-14,397.11	0.00
23	201300429	2012	1908-07-2-440-01000	0	131 HOLCOLM RD	5	155	-630.33	-449.70	-180.63	0.00
23	201300226	2013	1908-07-2-460-00900	0	107 LORRAINE DR	7	357	-4,164.99	-2,981.00	-1,183.99	0.00
23	201300149	2012	1908-07-2-520-02100	0	7 YORKVIEW DR	5	157	-436.68	-311.54	-125.14	0.00

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23	201300667	2013	1908-07-2-550-01000	0	149 FINCH AVE W	18	365	-6,583.09	-2,966.17	-3,616.92	0.00
23	201300324	2012	1908-07-2-570-03500	0	28 LURGAN DR	5	170	-619.69	-442.11	-177.58	0.00
23	201300799	2013	1908-07-2-600-01200	0	267 FINCH AVE W	18	292	-13,720.73	-6,010.16	-7,710.57	0.00
23	201300319	2012	1908-07-2-670-01500	0	2 FARRELL AVE	5	131	-276.03	-196.93	-79.10	0.00
23	201300320	2012	1908-07-2-670-01600	0	6 FARRELL AVE	5	131	-124.22	-88.62	-35.60	0.00
23	201300625	2012	1908-07-2-800-01000	0	109 YORKVIEW DR	5	180	-629.60	-449.18	-180.42	0.00
23	201200753	2012	1908-09-1-010-01300	0	323 SHEPPARD AVE E	18	218	-8,023.05	-3,673.34	-4,349.71	0.00
23	201300969	2013	1908-09-1-141-02385	0	OAKBURN CRES	7	365	-501.40	-445.75	-55.65	0.00
23	2012001081	2012	1908-09-1-150-00501	0	4799 YONGE ST	8	366	-33.14	-17.34	-15.80	0.00
23	201200733	2012	1908-09-1-150-04601	0	17 ANNDAL DR	18	231	0.00	0.00	0.00	0.00
24	201200236	2011	1908-11-3-020-15200	0	33 SINGER CRT	18	31	0.00	0.00	0.00	0.00
25	20130054	2012	1908-08-1-080-06000	0	12 RIDGEFIELD RD	5	90	-1,976.04	-1,409.77	-566.27	0.00
25	2012001042	2012	1908-08-1-080-08500	0	41 SUNNYDENE CRES	5	358	-2,775.97	-1,980.47	-795.50	0.00
25	201200971	2012	1908-08-1-080-11000	0	1860 BAYVIEW AVE	8	366	0.00	0.00	0.00	0.00
25	20130052	2012	1908-08-1-170-00600	0	15 GLENALLAN RD	8	366	-4,017.94	-2,866.53	-1,151.41	0.00
25	201300297	2012	1908-08-1-330-00100	0	1 ST IVES CRES	6	26	-149.01	-106.31	-42.70	0.00
25	201300239	2012	1908-08-1-430-03000	0	311 RIVERVIEW DR	8	366	-1,773.76	-1,265.46	-508.30	0.00
25	201300241	2012	1908-08-1-430-11802	0	311 RIVERVIEW DR	8	366	0.00	0.00	0.00	0.00
25	201300386	2013	1908-08-1-840-02010	0	62 POST RD	8	365	0.00	0.00	0.00	0.00
25	2012001114	2012	1908-08-2-160-02000	0	72 BERKINDALE DR	5	64	-423.44	-302.10	-121.34	0.00
25	201300293	2012	1908-08-2-450-01500	0	94 MUNRO BLVD	5	201	-1,151.99	-821.87	-330.12	0.00
25	201300714	2012	1908-08-3-160-12500	0	68 GRANGEMILL CRES	5	268	-863.99	-616.40	-247.59	0.00
26	201100265	2010	1906-04-3-030-01300	0	35 INDUSTRIAL ST	8	365	0.00	0.00	0.00	0.00
26	201100263	2010	1906-04-3-030-01400	0	39 INDUSTRIAL ST	8	365	-29,829.20	-16,069.38	-13,759.82	0.00
26	201300269	2012	1906-04-5-360-01009	0	1901 BAYVIEW AVE 109	8	366	0.00	0.00	0.00	0.00

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26	2012001032	2012	1908-10-1-230-00400	0	1185 EGLINTON AVE E	8	366	-167,982.38	-91,419.75	-76,562.63	0.00
27	201300802	2009	1904-06-6-070-00600	0	193 YONGE ST	7	365	0.00	0.00	0.00	0.00
27	2012001039	2012	1904-06-6-110-00400	0	439 UNIVERSITY AVE	8	366	0.00	0.00	0.00	0.00
27	2013003	2012	1904-06-6-290-00700	0	61 MUTUAL ST	8	366	-17,271.36	-8,129.99	-9,141.37	0.00
27	201000862	2010	1904-06-6-590-00100	0	700 BAY ST	7	61	-7,179.25	-3,864.15	-3,315.10	0.00
27	201100407	2010	1904-06-8-120-00300	0	51 GROSVENOR ST	5	122	-38,367.67	-34,157.49	-4,210.18	0.00
28	201300753	2012	1904-06-1-090-00350	0	60 HARBOUR ST	7	245	-7,608.62	-4,174.30	-3,434.32	0.00
28	201300970	2013	1904-06-4-230-01206	0	8 COLBORNE ST 702	18	224	0.00	0.00	0.00	0.00
28	201300820	2013	1904-06-4-230-01212	0	8 COLBORNE ST 803	18	214	0.00	0.00	0.00	0.00
28	20040499	2004	1904-07-1-350-01100	0	55 MILL ST	7	366	-25,247.50	-12,745.31	-12,502.19	0.00
28	200500604	2005	1904-07-1-350-01101	0	55 MILL ST	7	365	-25,442.44	-12,940.25	-12,502.19	0.00
28	201300729	2013	1904-07-2-190-00220	0	DUNDAS ST E	7	236	-378,531.85	-336,519.02	-42,012.83	0.00
29	201300817	2013	1906-02-3-290-00900	0	69 ROOSEVELT RD	5	240	-776.01	-555.41	-220.60	0.00
29	201200847	2012	1906-02-3-320-01110	0	73 KIMBOURNE AVE	5	252	0.00	0.00	0.00	0.00
29	201300325	2013	1906-02-4-450-01900	0	59 FOUR OAKS GATE	5	275	-937.23	-670.80	-266.43	0.00
29	201100223	2010	1906-03-1-341-01600	0	73 LESMOUNT AVE	15	153	0.00	0.00	0.00	0.00
29	201300155	2012	1906-03-1-380-03100	0	34 ST HUBERT AVE	15	221	-572.77	-408.63	-164.14	0.00
29	201200878	2012	1906-03-3-030-03700	0	36 WOLVERTON AVE	5	252	-860.21	-613.70	-246.51	0.00
30	201300814	2013	1904-07-3-120-01100	0	221 A BROADVIEW AVE	18	246	0.00	0.00	0.00	0.00
30	201300140	2012	1904-07-5-020-09300	0	690 GERRARD ST E	8	366	-3,003.27	-1,375.04	-1,628.23	0.00
30	201300827	2013	1904-07-5-020-09300	0	690 GERRARD ST E	8	365	-3,233.89	-1,457.11	-1,776.78	0.00
30	201300184	2012	1904-08-3-350-01701	0	169-175 JONES AVE	8	366	-2,016.01	-1,795.01	-221.00	0.00
31	201300287	2012	1906-01-1-110-00200	0	107 DAWES RD	5	64	-1,947.81	-891.80	-1,056.01	0.00
32	20130067	2012	1904-08-3-190-01500	0	221 CRAVEN RD	8	366	-123.39	-88.03	-35.36	0.00
35	201300651	2013	1901-02-3-180-01400	0	197 RALEIGH AVE	5	356	-848.56	-607.34	-241.22	0.00

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36	201300960	2013	1901-01-2-340-03800	0	HOLLIS AVE N/S	18	259	-3,095.26	-1,483.78	-1,611.48	0.00
37	201300189	2012	1901-04-2-545-00600	0	1 PRUDENTIAL DR	8	366	0.00	0.00	0.00	0.00
37	201300191	2012	1901-04-2-545-00750	0	51 PRUDENTIAL DR	8	366	0.00	0.00	0.00	0.00
37	201300195	2012	1901-04-2-550-00510	0	2545 LAWRENCE AVE E	8	366	0.00	0.00	0.00	0.00
38	201300332	2012	1901-06-3-220-04600	0	58 CEDAR BRAE BLVD	6	58	-230.98	-164.79	-66.19	0.00
39	201300470	2012	1901-11-3-400-06200	0	49 NEW FOREST SQ	15	335	-1,454.11	-1,037.41	-416.70	0.00
39	201300468	2012	1901-11-3-420-00500	0	122 NEW FOREST SQ	15	335	-1,369.41	-976.98	-392.43	0.00
39	201300469	2012	1901-11-3-420-03900	0	40 NEW FOREST SQ	15	335	-1,369.41	-976.98	-392.43	0.00
41	201300824	2012	1901-11-4-500-00300	0	85 PASSMORE AVE	8	366	0.00	0.00	0.00	0.00
41	201100891	2011	1901-12-3-450-00100	0	5321 FINCH AVE E	7	240	-4,915.25	-3,483.30	-1,431.95	0.00
44	201300628	2012	1901-09-4-050-01400	0	51 CONLINS RD	5	119	-235.70	-168.16	-67.54	0.00

Summary: 2013H5

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2004	7	1	-25,247.50	-12,745.31	-12,502.19	.00
2005	7	1	-25,442.44	-12,940.25	-12,502.19	.00
2009	7	1	.00	.00	.00	.00
2010	5	1	-38,367.67	-34,157.49	-4,210.18	.00
2010	7	2	-7,179.25	-3,864.15	-3,315.10	.00
2010	8	2	-29,829.20	-16,069.38	-13,759.82	.00
2010	15	1	.00	.00	.00	.00
2011	5	1	.00	.00	.00	.00
2011	6	2	-1,764.47	-926.62	-837.85	.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 |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



City of Toronto
Council Detail Hearing Report - Section 323 of COTA
Hearing Number: 2013H5

APPENDIX A
Hearing Date: Monday, November 18, 2013
Time: 9:45 AM
Location: Toronto City Hall, 100 Queen
St. W. Committee Room 1

Summary: 2013H5

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2011	7	1	-4,915.25	-3,483.30	-1,431.95	.00
2011	8	1	-2,970.04	-1,383.53	-1,586.51	.00
2011	15	1	-84,086.28	-45,606.89	-38,479.39	.00
2011	18	2	.00	.00	.00	.00
2012	5	33	-245,576.11	-38,655.72	-201,861.72	-5,058.67
2012	6	3	-548.72	-391.48	-157.24	.00
2012	7	4	-11,128.74	-6,685.67	-4,443.07	.00
2012	8	23	-239,685.30	-141,075.33	-98,609.97	.00
2012	15	7	-7,365.10	-5,254.50	-2,110.60	.00
2012	18	5	-21,480.40	-5,113.08	-15,619.74	-747.58
2013	5	12	-16,506.11	-11,813.89	-4,692.22	.00
2013	6	6	-8,058.46	-4,915.68	-3,142.78	.00
2013	7	3	-383,198.24	-339,945.77	-43,252.47	.00
2013	8	9	-18,939.81	-11,124.17	-7,402.12	-413.52
2013	15	5	-1,687.14	-1,207.53	-479.61	.00
2013	18	9	-36,922.92	-16,787.41	-20,135.51	.00
		136	\$-1,210,899.15	\$-714,147.15	\$-490,532.23	\$-6,219.77

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