

GM7.1

Attachments 1-4

Attachment 1

Summary of Payment in Lieu of Tax Amounts Recommended for Adjustment, 1998 - 2014

As at September 2, 2015

FEDERAL Properties¹

Organization	Total PILTs requested	Amount Recommended for Adjustment			Outstanding Amount as % of PILT requested	Explanation of Amounts Recommended for Adjustment
		Total	Education	City		
Consulate Properties	21,320,777	725,425	18,060	707,365	3.4%	The outstanding PILT for consulate properties arose from underpayments because PWGSC (on behalf of the consulates) adjusted the PILTs it made to the City when it sold certain properties. For some properties, PWGSC applied capping and clawback to its PILT and/or used its own opinion of assessed value or tax rate in the years 1998 to 2014.
Canada Post Corp.	33,656,192	1,119,267	0	1,119,267	3.3%	The outstanding PILTs for Canada Post Corporation properties relate to underpayments made in years following amalgamation. CPC adjusted the PILTs it made to the City when CPC sold its properties and used its own opinion of assessed value for its PILTs in the years 1998 to 2014.
Greater Toronto Airport Authority	2,767,380	803,589	0	803,589	29.0%	The outstanding PILTs for the Greater Toronto Airports Authority (Pearson International) are for 1998 to 2000 when the GTAA made PILTs on a per passenger basis. However, the City's PILT request for '98-00 was based on CVA multiplied by tax rate because for those years the "per passenger" PILT regulation (sec 45.1 of O.Reg. 282/98) did not apply to the GTAA. The City's PILT request was greater than the amount paid on the basis of per passenger. Since tax year 2001, the per passenger Regulation has applied to the GTAA.
Public Works Canada	256,303,838	18,994,794	203,931	18,790,863	7.4%	The outstanding PILT for these properties arise from underpayments where Public Works and Government Services Canada (PWGSC) adjusted the PILTs it made to the City when it sold certain properties, and in other cases, an underpayment resulted where PWGSC applied capping and clawback to determine its PILT payment and/or used its own opinion of assessed value or tax rate in the years 1998 to 2014.

Attachment 1

Summary of Payment in Lieu of Tax Amounts Recommended for Adjustment, 1998 - 2014

As at September 2, 2015

FEDERAL Properties¹

Organization	Total PILTs requested	Amount Recommended for Adjustment				Explanation of Amounts Recommended for Adjustment
		Total	Education	City	Outstanding Amount as % of PILT requested	
Department of National Defence	11,331,162	399,580	157,607	241,973	3.5%	Underpayments relate to properties previously owned by Department of National Defence (DND) which were subsequently transferred to their current owner Parc Downsview Park. PWGSC (on behalf of DND) and later PDP used their own opinions of assessed value and applied capping to determine the PILT payable for taxation years 1998 to 2012.
TOTAL	325,379,349	22,042,655	379,598	21,663,057	6.8%	

1. Federal properties exclude outstanding PILT receivables for which Council has previously approved settlements or provided authority to settle (e.g., properties owned by the Toronto Port Authority and CBC)

Attachment 2

Summary of Payment in Lieu of Tax Amounts Recommended for Adjustment, 1998 - 2014 Excluding West Don Lands Properties Under Appeal

As at September 2, 2015

PROVINCIAL Properties¹

Organization	Total PILTs requested	Amount Recommended for Adjustment				Explanation of Amounts Recommended for Adjustment
		Total	Education	City	Outstanding Amount as % of PILT requested	
Ontario Realty Corp - Excluding Properties Included in West Don Lands Assessment Review Board Appeals	268,654,671	864,783	57,231	807,552	0.3%	Outstanding PILTs receivable of approximately \$0.85 million relate to various ORC properties that were incorrectly returned on the roll as provincially-owned and subject to PILT after the Province sold the properties from 1998 to 2005.
Management Board Secretariat - Excluding Properties included in West Don Lands Assessment Review Board Appeals	10,787,042	642,467	2,679	639,788	6.0%	Outstanding PILT from 1998 to 2011 relates to underpayments where Management Board Secretariat applied its own determination of assessed value to its PILT payments.
Ministry of Transportation	4,503,155	1,197,707	8,633	1,189,074	26.6%	Outstanding PILT from 1998 to 2005 relates to underpayments where Ministry of Transportation applied its own determination of assessed value to its PILT payments.
GO Transit	28,844,182	8,475	0	8,475	0.0%	Outstanding PILTs of \$8,475 for 1998 - 1999 arise from a property incorrectly returned on the roll as owned by GOTransit, and therefore not subject to PILT.
Ontario Stock Yard	77,152	77,152	0	77,152	100.0%	Underpayment - No payment recorded for 1998. Property is no longer subject to PILT.
Toronto and Region Conservation Authority	920,604	38,008	10,225	27,783	4.1%	Outstanding PILT from 2004 to 2007 relates to underpayments where TRCA applied its own determination of assessed value to its PILT payments.
Hydro One and Ontario Power Generation	15,267,190	17,608	0	17,608	0.1%	Outstanding PILT relates to three properties incorrectly returned for 1998 and 1999 as subject to PILT.
Toronto Board of Education	7,298	7,298	0	7,298	100.0%	Outstanding PILT arose because a property was incorrectly returned on the assessment roll for 2009 as subject to PILT.
TOTAL	329,061,294	2,853,498	78,768	2,774,730	0.9%	

1. Provincial properties exclude outstanding PILT receivables where assessment appeals are pending that will reduce the PILT receivable once resolved (e.g., West Don Land properties).

Attachment 3

Summary of Payment in Lieu of Tax Amounts Recommended for Adjustment, 1998 - 2014

As at September 2, 2015

MUNICIPAL Properties¹

Organization	Total PILTs requested	Amount Recommended for Adjustment				Explanation of Amounts Recommended for Adjustment
		Total	Education	City	Outstanding Amount as % of PILT requested	
City of Toronto ¹	5,081,739	2,308,216	0	2,308,216	45.4%	Approximately \$2.3 million in receivables remain on 5 properties which are owned by the City (4 prior to 1997 and one commencing in 2003). The assessment on these properties were incorrectly returned as PILtable and should have been returned as exempt from tax and PILT.
Toronto Parking Authority	206,583,319	2,160,749	0	2,160,749	1.0%	1) Approximately \$1.71 million in outstanding PILT were manually billed in 1998 for 7 properties within the boundaries of the old City of Toronto. There is insufficient information available to determine why or if these receivables balances are correct. 2) Approx. \$0.09 million in outstanding PILT receivables on two properties which were sold in 2000 by the Toronto Parking Authority but were incorrectly returned as PILTable up to 2004. 3) Approx. \$0.36 million adjustment is for the PILTs requested after the property was made taxable.
Toronto Transit Corporation	83,951,834	13,070	0	13,070	0.0%	Approximately \$0.01 million in outstanding PIL levies were manually billed in 1998 for 2 properties within the boundaries of the old City of Toronto. There is insufficient information available to determine why or if these receivables balances are correct.
Works and Emergency Services	252,594,142	10,571	0	10,571	0.0%	\$0.01 million in outstanding PIL levies were manually billed in 1998 for 3 properties within the boundaries of the old City of Toronto based on past practices. Unfortunately, there is insufficient information available to determine why or if these receivables balances are correct.

Attachment 3

Summary of Payment in Lieu of Tax Amounts Recommended for Adjustment, 1998 - 2014

As at September 2, 2015

MUNICIPAL Properties¹

Organization	Total PILTs requested	Amount Recommended for Adjustment				Explanation of Amounts Recommended for Adjustment
		Total	Education	City	Outstanding Amount as % of PILT requested	
Toronto Hydro	15,490,460	198,220	0	198,220	1.3%	Approx. \$0.2 million in outstanding PIL levies were manually billed in 1998 for 3 properties within the boundaries of the old City of Toronto based on past practices. Unfortunately, there is insufficient information available to determine why or if these receivables balances are correct.
TOTAL	563,701,494	4,690,826	0	4,690,826	0.8%	

1. Municipal properties exclude outstanding PILT receivables where assessment appeals are pending that will reduce PILT receivable once resolved (e.g., West Don Land properties owned by the City).

Attachment 4

Property Tax Amounts Recommended for Write off for Tenants of Federal Properties

As at September 2, 2015

Tenants of Federal Properties

Property	Originally Billed Amount (\$)	Outstanding Amount (\$)	Amounts Recommended for Write off						Explanation
			Municipal Portion				Education (\$)	Total (\$)	
			Property Taxes (\$)	Interest (\$)	Fees (\$)	Total Municipal (\$)			
1133 Sheppard Avenue West Owner: National Defence Canada (Public Works Canada) Roll No. 19-08-031-580-00151-0000 (Ward 9)	683,287	1,801,893	156,860	1,301,469	757	1,459,086	342,807	1,801,893	Outstanding balance represents unpaid 1997 taxes. Supplementary Billing was created by MPAC in 1998 for approximately 10 business tenants, but bills were mailed later in 1998 after many tenants had moved out. All efforts and attempts to recover the unpaid taxes and penalties have proven unsuccessful, including the issuance of bailiff warrants in addition to holding meetings with Federal representatives, their counsel and MPAC. PWGSC has refused to pay tenant amounts.
75 Sheppard Avenue West Owner: National Defence Canada (Public Works Canada and tenant: FG Soccer Enterprises Inc. Roll No. 19-08-031-580-00151-0360 (Ward 9)	205,580	637,486	91,978	431,858	48	523,885	113,601	637,486	Outstanding balance represents unpaid 1998 taxes and penalties. Federally owned property where the tenant vacated the premises in October 1998. Revenue Services has exhausted all available efforts to recover the outstanding taxes and penalties, including the issuance of bailiff warrants for the tenant arrears, in addition to holding meetings with Federal representatives, their counsel and MPAC. PWGSC has refused to pay tenant amounts.
39 John St Owner: Canadian Broadcasting Corp. (Former Tenant: Move! Restaurants Limited) Roll No. 19-04-062-070-00150-0000 (Ward 20)	453,928	929,964	206,793	572,547	48	779,388	150,576	929,964	Balance represents unpaid 2003 to 2005 taxes and penalties on CBC-owned premises occupied by a former business tenant, Move! Restaurants Limited. In 2007, the City learned that Richtree Markets Inc. (Move! Restaurants Limited) filed for Companies' Creditors Arrangement Act (CCAA) protection on October 18, 2004, and that the companies went into bankruptcy in June 2005. In the settlement reached dealing with PILTs between the City and the CBC for their headquarters (includes 39 John Street space that was leased to Move!), the City agreed not to seek the outstanding Move! taxes from the CBC.
Total	1,342,794	3,369,343	455,632	2,305,874	854	2,762,359	606,984	3,369,343	