

Attachment 1

PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000

OWNED BY A CORPORATION
as of December 31, 2016

#	REF	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collections Efforts Taken	Use of Bailiff for the Arrears
1	B	7	99 Toryork Drive Owner: 230110 Investments Limited 221 Milvan Drive Weston, ON M9L 2A3	2000	\$4,007,486	<p>Contaminated lands. Balance represents unpaid 1998 to 2016 taxes, Ministry of Environment clean-up charges of \$548,763 originally posted to this account in 1998, and penalties. Property owner is in litigation with M.O.E. over these clean-up charges. M.O.E. has in excess of \$1.0 million in additional clean-up charges that have not been added to the tax account.</p> <p>On March 8, 2007, Revenue Services registered a Tax Arrears Certificate against the property title. In the fall of 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted. Environmental assessment of the property indicated significant environmental concerns and it was determined that it was not in the City's best interests to acquire title to the property.</p> <p>A new Tax Arrears Certificate was registered against title to the property on January 11, 2011 which re-commenced the tax sale process. In addition, Revenue Services staff have issued a Notice of Attornment of Rent to the tenant at the property requiring the tenant to pay rent owing to its landlord to the City. Revenue Services continue to collect the monthly rent from the tenant in the amount of approximately \$6,800/month. This property was included in the October 2012, June 2013 and November 2015 Sale of Land by Public Tender, however no qualified tenders were submitted. Following a failed tax sale, the City has 2 years (i.e., until November 2016) to decide whether to vest title to the property in the City's name. After the 2 year period, the City may re-register a new tax arrears certificate to recommence the tax sale process. It was determined that it is not in the City's best interest to vest the title of the in the City's name. On October 8, 2014, the City registered a new tax arrears certificate. This property was included in the June 2016 Tax Sale however, no qualified tenders were submitted.</p> <p>Property Classification: Commercial Full CVA: 2,760,000 2016 CVA: 2,760,000</p>	Yes, previously. Contaminated lands.
2	A	34	186 Bartley Drive Owner: Triple Properties II Inc 186 Bartley Drive Toronto, ON M4A 1E4	2000	\$3,540,720	<p>Balance represents unpaid 1995 – 2001 taxes and penalties. Contaminated lands. Property was sold September 11, 2001 under confidential Council agreement where new owner has an extended agreement with the City until June 30, 2016 to comply with terms of agreement of purchase and sale, which includes completion of environmental remediation and obtaining a Record of Site Condition from the MOE. The owner is complying with the agreement requiring that all current taxes be paid as levied since the date of closing. The December 31, 2013 report of the owner's environmental consultant identified that a Record of Site Condition is expected to be filed with the MOE before June 30, 2016, thus completing the owner's remediation obligations under the agreement, which will allow for the tax arrears to be cancelled. Legal Services and staff from Revenue Services are in communication with the property owner to determine whether and when the Record of Site Condition is expected to be issued by the MOE. Final approval of the Risk Assessment plan and Record of Site Condition for this property remains pending with the Ministry of Environment and Energy, as at January 2017. A report to Council to remove historical tax arrears will be prepared once all environmental approvals are in place.</p> <p>Property Classification: Industrial Full CVA: 3,996,000 2016 CVA: 3,996,000</p>	No. Contaminated lands. Confidential Council agreement in place.
3	B	20	222 Spadina Avenue Units 23 - 25 Owner: Manbro Holdings (Ontario) Ltd. 222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2	2006	\$1,655,995	<p>Balance represents unpaid 1997 to 2016 taxes, fire charges added to the tax account, and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On February 17, 2006 Revenue Services registered a Tax Arrears Certificate against title to the subject unit. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the unit in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title. A Tax Arrears Certificate was registered on May 3, 2011 and remains on title until 2 years following an unsuccessful tax sale. This property was included in the June 2015 and November 2015 Tax Sales however, no qualified tenders were submitted.</p> <p>Property Classification: Commercial Full CVA: 828,000 2016 CVA: 828,000</p>	Yes, previously.

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4	B	20	<p>222 Spadina Avenue Units 19</p> <p>Owner: Manbro Holdings (Ontario) Ltd. 222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2</p>	2006	\$1,574,185	<p>Balance represents unpaid 1997 to 2016 taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A Tax Arrears Certificate was registered on June 15, 2011 and remains on title until 2 years following an unsuccessful tax sale. This property was included in the June 2015 and November 2015 Tax Sales however, no qualified tenders were submitted.</p> <p>Property Classification: Commercial Full CVA1: 826,000 2016 CVA: 826,000</p>	Yes, previously.
5	D	2	<p>600 Queens Plate Drive</p> <p>Owner: Woodbine Mall Holdings Inc. 500 Rexdale Boulevard Toronto, ON M9W 6K5</p>	2016	\$1,543,858	<p>Balance represents 2016 taxes and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. Revenue Services have been advised that property owner is attempting to obtain refinancing to pay tax arrears. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection.</p> <p>Property Classification: Commercial Full CVA1: 96,708,000 2016 CVA: 96,708,000</p>	No.
6	B	20	<p>222 Spadina Avenue Units 1 - 6</p> <p>Owner: Manbro Holdings (Ontario) Ltd. 222 Spadina Avenue, Units 1 - 6 Toronto, ON M5T 3A2</p>	2006	\$1,375,572	<p>Balance represents unpaid 1997 to 2016 taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On July 31, 2007 Revenue Services registered a Tax Arrears Certificate against title on this property. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A Tax Arrears Certificate was registered on June 22, 2011 and remains on title until 2 years following an unsuccessful tax sale. This property was included in the June 2015 and November 2015 Tax Sales however, no qualified tenders were submitted.</p> <p>Property Classification: Commercial Full CVA1: 1,910,000 2016 CVA: 1,241,000</p>	No. Vacant commercial unit.
7	D	35	<p>97 Manville Road</p> <p>Owner: Misco Holdings Inc 2 Lauraleaf Road Thornhill, ON L3T 4S6</p>	2014	\$1,357,562	<p>Balance represents unpaid 2012 to 2016 taxes, utility charges and penalties. This property was scheduled to have a Tax Arrears Certificate registered against the title at an earlier date however, Revenue Services were advised by the owner's legal counsel and financial institution they were obtaining financing and the all arrears would be paid in full. The financing was not obtained. A Tax Arrears Certificate was registered against the title of the property on April 26, 2016.</p> <p>Property Classification: Industrial Full CVA1: 7,810,000 2016 CVA: 7,810,500</p>	Yes, previously.

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8	D	40	38 Metropolitan Road Owner: 2292319 Ontario Inc. 5 Caldbeck Avenue Markham, ON L3S 3H3	2015	\$1,019,605	Balance represents unpaid 2013 and 2016 taxes, water charges, building charges and penalties. All previous collection attempts have failed. Revenue Services have prepared a Tax Arrears Certificate that has been sent to Legal Services to be registered against the title of the property. An Order of the Ontario Superior Court was issued on March 31, 2016 prohibiting the City (and all other creditors) from exercising any rights or remedies in relation to the property. This includes commencing tax sale proceedings. Staff from Legal Services have contacted representatives of the Trustee as recently as December, 2016. It advises it is in the process of trying to sell the property. The City's property tax arrears will be repaid from the proceeds of the sale. According to a search conducted in January, 2017, the only encumbrance on title in priority to that of the City is a lien payable to the Canada Revenue Agency in the amount of \$12,941. There is therefore little risk to the City's outstanding property taxes. Property Classification: Industrial Full CVA: 5,537,000 2016 CVA: 5,502,500	No.
9	D	18	2 - 6 Lisgar Street Owner: Edge on Triangle Park Inc. 1100 King Street West Toronto, ON M6K 1E6	2015	\$975,648	Balance represents 2014 and 2015 taxes and penalties. A pending apportionment for the 2014 and 2015 taxation years is expected to apportion the outstanding taxes among the individual condominium units. The property parent assessment roll number which is now a residential condominium is no longer returned on the assessment rolls. Property Classification: Residential/Commercial Full CVA: 132,263,000 2015 CVA: 126,600,274	No.
10	D	33	2 Hallcrown Place Owner: Consumers Road Investments Limited 2 Hallcrown Place Toronto, ON M2J 1P6	2016	\$951,567	Balance represents 2015 and 2016 taxes, water charges and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. Revenue Services have been advised that property owner is attempting to obtain refinancing to pay tax arrears. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection. Property Classification: Commercial Full CVA: 17,921,000 2016 CVA: 17,921,000	No.
11	D	37	1500 Birchmount Road Owner: Birchmount Howden Property Holdings Inc. 2562 Stanfield Road Mississauga, ON	2016	\$912,531	Balance represents 2014 to 2016 taxes, water, fire charges and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection. Property Classification: Industrial Full CVA: 12,285,000 2016 CVA: 12,285,000	Yes, previously.

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12	D	42	189 - 195 Milner Avenue Owner: Metro Zen (Canada) Inc. 100 Cons ilium Place, Suite 200 Toronto, ON M1H 3E3	2015	\$904,779	Balance represents unpaid 2013 and 2016 taxes, water charges and penalties. Revenue Services had previously secured a payment arrangement however, the arrangement was in default. In August 2015 Revenue Service have requested a title search and are preparing to register a Tax Arrears Certificate against the title of the property. Account was paid in full on January 31, 2017. Property Classification: Commercial Full CVA1: 6,440,000 2016 CVA: 6,440,000	No. Vacant lands and corporate owner no longer exists.
13	D	8	500 Norfinch Drive Owner: NHD Developments Limited 3700 Steeles Avenue West Suite 800 Woodbridge, ON L4L 8M9	2016	\$890,655	Balance represents 2013 to 2016 taxes and penalties. Credits balances on five (5) other property tax accounts may offset entire outstanding taxes. Property Classification: Commercial/Industrial Full CVA1: 9,970,000 2016 CVA: 9,970,000	No.
14	D	22	720 Mount Pleasant Road Owner: Wells Gordon Limited 720 Mount Pleasant Road Toronto, ON M4S 2N7	2,016.00	\$858,190	Balance represents 2010 to 2012 taxes and penalties. Outstanding taxes were posted on the tax account in October 2016 due to an Assessment Board Review (ARB) decision. Revenue Services investigation into the ARB decision has determined the decision to be an ARB error. On January 27, 2017, Revenue Services processed the revised ARB decision which has adjusted the account to a credit balance. Property Classification: Residential Full CVA1: 18,918,000 2016 CVA: 18,918,000	Yes, previously.
15	B	20	0 Lake Shore Boulevard West Owner: Harbour Quay Developments Limited 175 Keewatin Avenue Toronto, ON M42 2A3	2013	\$850,489	Balance represents unpaid 1996 to 2016 taxes and penalties. A Corporate Profile indicates that Harbour Quay Developments Limited became inactive on February 12, 2007 and as such, the property became exempt from taxes after that date since the property title escheated to the Crown, although interest on earlier taxable amounts continue to accrue. The property appears to be a vacant section of land left from the developer. On February 4, 2005 a Tax Arrears Certificate was registered against title to the property. This property was included in the November 2006 Sale of Land by Public Tender however, no qualified tenders were submitted. On August 23, 2012 a Tax Arrears Certificate was registered against title to the property. This property was included in the June 2015 Sale of Land by Public Tender however, no suitable tenders were submitted. The City now has 2 years from the date of the "unsuccessful tax sale" in order to decide whether to vest title of the property in the City's name. Property Classification: Commercial Full CVA1: 6,273,000 2016 CVA: 6,273,000	No.

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16	D	34	240 Duncan Mill Road Owner: 1482241 Ontario Limited 240 Duncan Mill Road, Suite 802 Toronto, ON M3B 3S6	2016	\$800,035	Balance represents 2015 to 2016 taxes and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection. Property Classification: Commercial Full CVA1: 17,536,000 2016 CVA: 17,536,000	Yes, previously
17	B	20	222 Spadina Avenue Units 20 - 22 Owner: Manbro Holdings (Ontario) Ltd. C/O Management Office 222 Spadina Avenue Toronto, ON M5T 3A2	2011	\$769,021	Balance represents unpaid 1997 to 2016 taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against the title of the property. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property and are currently exploring with Legal Services whether other options are available to return the property to productive use. A Tax Arrears Certificate was registered against the title of the property in March 2015. Property Classification: Commercial Full CVA1: 510,000 2016 CVA: 510,000	Yes, previously.
18	C	28	33 Hahn Place Owner: City of Toronto C/O La Place Saint-Laurent 33 Hahn Place Toronto, ON M5A 4G2	2016	\$651,105	Balance represents unpaid 2015 and 2016 taxes and penalties. This is a city owned property occupied by a "not-for-profit" apartment for seniors. Pending exemption appeals may either reduce or eliminate the outstanding taxes. This property is the subject of a forthcoming report to Council (early 2017) to determine whether the property can be designated a Municipal Capital Facility and made exempt from taxation for future years, while addressing existing tax arrears. Property Classification: Multi-Residential Full CVA1: 18,181,000 2016 CVA: 18,181,000	No
19	D	34	1450 Don Mills Road Owner: 2481043 Ontario Inc. 1450 Don Mills Road Toronto, ON M3B 2X7	2016	\$638,456	Balance represents 2016 taxes, water and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection. Property Classification: Commercial Full CVA1: 20,281,000 2016 CVA: 20,281,000	No
20	D	2	77 Belfield Road Owner: Belfield Investment Corporation 2562 Stanfield Road Mississauga, ON L4Y 1S2	2016	\$609,577	Balance represents 2016 taxes, water, fire charges and penalties. Revenue Services have attempted to collect the outstanding taxes including mailing a Final Notice advising of pending bailiff action in November 2016. If the taxes are not paid in full or a suitable payment arrangement is secured, the account will be issued to a bailiff for collection. Property Classification: Industrial/Commercial Full CVA1: 20,178,000 2016 CVA: 20,178,000	No

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21	B	35	440 Birchmount Road Owner: Astrochrome Crankshaft Toronto Ltd. 440 Birchmount Road Toronto, ON M1K 1M6	2015	\$603,048	Balance represents 1991 to 2016 taxes, building charges and penalties. This is an abandoned building on environmentally contaminated lands. The property has been included in two (2) previous failed Tax Sales. A Tax Arrears Certificate was registered against the title of the property on April 2, 2015 however, it is not likely that this property would be successful in another Tax Sale. Revenue Services are exploring alternate solutions in order to recover the outstanding arrears. Property Classification: Commercial Full CVA: 754,000 2016 CVA: 754,000	No.
22	D	35	2627 Eglinton Avenue East Owner: 929 Dental Services Inc. C/O Sittampalam Jeyapregasan 403 Bloor Street West Toronto, ON M5S 1X6	2015	\$588,773	Balance represents unpaid 2001 and 2016 taxes, water charges, building charges, MLS charges and penalties. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against the title of the property. On June 20, 2013, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. There are numerous Municipal Licensing & Standards (MLS) add-on charges including "Hazardous Properties". Revenue Services are currently preparing to register a new Tax Arrears Certificate against the title of the property. Property Classification: Commercial/Residential Full CVA: 849,000 2016 CVA: 849,000	No.
23	D	35	222 Spadina Avenue LL Owner: 1392244 Ontario Inc. 222 Spadina Avenue, Unit 102 Toronto, ON M5T 2C2	2015	\$566,687	Balance represents unpaid 2000 to 2016 taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. This is a vacant unit on the lower level. All attempts to recover the outstanding taxes have failed. Revenue Services are currently preparing to register a Tax Arrears Certificate against the title of the property. Property Classification: Commercial Full CVA: 359,000 2016 CVA: 359,000	Yes.
24	C	20	235 Queens Quay West Owner: City of Toronto Facilities and Real Estate 55 John Street, 2nd Floor Toronto, ON M5V 3C6	2015	\$547,916	Balance represents unpaid 1998 and 2003 taxes and penalties. Tenant occupied property previously owned by the federal government (Public Works Canada) and purchased by the City of Toronto. Tenant (Chrysalis Restaurants) vacated the premise in 2003 and all attempts to collect the outstanding taxes have failed. A future report to Council will recommend the write off of the uncollectible tenant taxes. Property Classification: Commercial Full CVA: 5,198,000 2016 CVA: 5,198,000	No.

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25	D	6	Manitoba Street N/S Owner: 153598 Canada Inc. 7501 Keele Street Concord, ON L4K 1Y2	2015	\$545,369	Balance represents 1999 to 2016 taxes and penalties. This property is part of a condominium development that no longer exists. Revenue Services have confirmed with MPAC that this was a duplicate assessment and that an Assessment Review Board (ARB) appeal is pending that is expected to eliminate the outstanding taxes. Property Classification: Multi-Residential Full CVA1: 1,785,000 2016 CVA: 1,785,000	No.
26	D	35	110-120 Mack Avenue Owner: 1071288 Ontario Inc. 110 Mack Avenue Toronto, ON M1L 1N3	2016	\$531,592	Balance represents 2013 to 2016 taxes and penalties. All previous collection attempts have failed. Revenue Services are in the preliminary Tax Sale Process. If the tax arrears are not paid Revenue Services will prepare a Tax Arrears Certificate to be sent to Legal Services and registered against the title of the property. Property Classification: Industrial/Commercial Full CVA1: 2,908,000 2016 CVA: 4,246,000	Yes, previously.
27	D	20	222 Spadina Avenue Unit 215 Owner: 1127937 Ontario Limited 222 Spadina Avenue, Suite 215 Toronto, ON M5T 3B3	2016	\$523,852	Balance represents unpaid 1997 to 2016 taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On December 19, 2005 Revenue Services registered a Tax Arrears Certificate against the title of the property. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property and are currently exploring with Legal Services whether other options are available to return the property to productive use. A Tax Arrears Certificate was registered against the title of the property in January 2013. This property was included in the June 2015 Tax Sale however, no qualified tenders were submitted. Property Classification: Commercial Full CVA1: 238,000 2016 CVA: 238,000	Yes, previously.
28	D	32	65 Heward Avenue Owner: 2432668 Ontario Ltd. Attn: William Manelbaum 1966 Queen Street East Toronto, ON M4L 1H8	2016	\$513,981	Balance represents 2010 to 2012 taxes and penalties. Outstanding taxes were posted on the tax account in October 2016 due to an Assessment Board Review (ARB) decision. A Final Notice advising of pending bailiff action was mailed in November 2016. If the taxes are not paid in full or a suitable payment arrangement secured, the account will be issued to a bailiff for collection. Property Classification: Commercial Full CVA1: 8,109,000 2016 CVA: 8,109,000	No.

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29	B	7	97 Rivalda Road Owner: Proctor's Cartage Limited 97 Rivalda Road Toronto, ON M9M 2M6	2016	\$502,786	Balance represents 2015 to 2016 taxes and penalties. On September 22, 2016 Revenue Services registered a Tax Arrears Certificate against the property title. This property is tentatively scheduled to be included in the Fall 2017 Tax Sale of Land by Public Tender. Property Classification: Commercial Full CVA1: 2,063,000 2016 CVA: 2,063,000	Yes, previously.
			TOTAL		\$30,811,040	Note 1. "Full CVA" refers to full Current Value Assessment (CVA) of the property based on a January 1, 2012 valuation date. i.e., the Full CVA total for the property that applies in the fourth year of the provincially mandated four-year phase-in period of assessed values.	
	Code	Count	Summary				
	A	1	Contaminated Properties with Council Agreement		\$3,540,720		
	B	8	Tax Arrears Certificate registered against the title of the property		\$11,338,583		
	C	2	City of Toronto, Federal Crown Corporations or Provincially Owned Properties		\$1,199,021		
	D	18	Other		\$14,732,715		
		29	TOTAL		\$30,811,040		