

Attachment 2

PROPERTIES REMOVED FROM THE LARGEST DEBTOR LIST SINCE LAST REPORT (June 30, 2016)

Ward	Property Information	Outstanding Taxes as at June 30, 2016	Comments and Collections Efforts Taken (as presented in the last report)	Reason for Removal
2	23 Brydon Drive Owner: Madresa Ashrafal Uloom 2857 Derry Road East Suite 616 Mississauga, ON L4T 1A6	\$2,345,514	<p>Balance represents 1992-2000 and 2006 - 2016 interim taxes and penalties. Contaminated land. Place of worship / Islamic Boys and Girls Private School. Property was taxable and partially exempt for 1992-2000 tax years, and became fully exempt effective January 2001 as a result of a Superior Court Order. In May 2006, the property reverted to fully taxable. On August 1, 2007, Revenue Services registered a Tax Arrears Certificate against title of the property. In June 2008, Council adopted report GM15.9 (23 Brydon Drive - Tax Sale Extension Agreement), which granted an extension of the Tax Sale redemption date to July 31, 2009. Taxes remain unpaid after the expiry of the extension period.</p> <p>In 2008, the owner applied to the Province for private legislation to extend the time within which an application can be made to the Superior Court of Justice under section 46 of the Assessment Act. On June 18, 2008, Bill PR5, the Madresa Ashrafal Uloom Act, 2008 received Royal Assent. In October 2008, Council decided not to pass a resolution pursuant to the Madresa Ashrafal Uloom Act, 2008 to support an extension of the time limits for making an application to the courts, as such a decision would have rendered the appeal deadlines set out in legislation open to similar challenges, and could potentially see many property owners requesting retroactive exemptions or reclassifications.</p> <p>On August 1, 2007 a Tax Arrears Certificate was registered against title to the property. On July 9, 2008 an Extension Agreement was agreed upon which extended the Redemption Date to July 31, 2009, but no payments were made towards the taxes. This property was included in the October 2012 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 October 2014) to decide whether to vest title to the property in the City's name. On October 17, 2014, the City registered a tax arrears certificate against title of the property. This property was included in the November 2015 Tax Sale however, no qualified tenders were submitted. This property was sold in the June 2016 Tax Sale.</p> <p>Property Classification: Commercial Full CVA: 1,551,000 2016 CVA: 1,543,750</p>	Property sold in June 2016 Sale of Land by Public Tender.

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28	<p>275-375 Bleeker Street</p> <p>Owner: Toronto Community Housing Corporation Atten: VP of Finance 931 Yonge Street, 5th FL Toronto, ON M4W 2H2</p>	\$505,575	<p>Balance represents 2016 interim taxes and penalties. Pending exemption appeals that may either reduce or eliminate the outstanding taxes.</p> <p>Property Classification: Multi Residential Full CVA1: 94,305,000 2016 CVA: 94,305,000</p>	Account paid in full.