

GM27.6

Attachment 2

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Properties Removed from the Largest Debtor List since Last Report (June 30, 2017)

Ward	Property Information	Outstanding Taxes as at June 30, 2017	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
3	600 Queens Plate Drive Owner: Woodbine Mall Holdings Incorporated 500 Rexdale Boulevard Toronto, ON M9W 6K5	\$2,720,939	Balance represents 2016 to 2017 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. Account has been recommended for Bailiff Action. Property Classification: Commercial Full CVA: 110,353,000 2017 CVA: 92,887,001	Taxes paid in full.
7	1500 Birchmount Road Owner: Birchmount Howden Property Holdings Incorporated 2562 Stanfield Road Mississauga, ON L4Y1S2	\$1,164,818	Payment Received in the amount of \$1,100,000.00. Balance represents 2014 to 2017 interim 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. A Registration Letter was sent via registered mail on July 4, 2017. As the taxes have not been paid in full, nor a suitable payment arrangement secured, Revenue Services is preparing to register a Tax Arrears Certificate against the title of the property, pursuant to Section 344(1) of the <i>City of Toronto Act, 2006</i> . An email was sent to the property owner's solicitor advising that the City has not received payment in full for the taxes, and that the City of Toronto will be initiating preliminary steps towards tax sale proceedings on the property. Property Classification: Industrial Full CVA: 13,021,000 2017 CVA: 12,469,000	Taxes paid in full.
10	240 Duncan Mill Road Owner: 1482241 Ontario Limited 240 Duncan Mill Road, Suite 802 Toronto, ON M3B 3S6	\$1,125,996	Balance represents 2015 to 2017 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. Account recommended for bailiff action. Property Classification: Commercial Full CVA: 25,282,000 2017 CVA: 19,472,501	Taxes paid in full.
11	2220-2222 Weston Road Owner: IMH 2220-2222 Weston Limited 401 The West Mall Toronto, ON M9C 5J5	\$915,295	Balance represents 2013-2016 interim taxes and penalties. This is a new assessment parcel created by the Municipal Property Assessment Corporation that consolidated existing parcels. Recent assessment appeal decisions for the former parcels for the 2013, 2014, 2015 & 2016 tax years were posted to this new account, resulting in unpaid taxes. This newly created tax account has been assigned to an internal collector to commence collection action and or bailiff action. Statement of Account advising of the overdue taxes was sent July 15, 2017. Property Classification: Multi-Residential Full CVA: 14,352,000	Taxes paid in full.

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15	33 Hahn Place Owner: City of Toronto C/O La Place Saint-Laurent 33 Hahn Place Toronto, ON M5A 4G2	\$778,370	Balance represents unpaid 2015, 2016 and 2017 taxes and penalties. This is a City-owned property occupied by a "not-for-profit" apartment for seniors. On April 26, 2017 Council adopted a report recommending to exempt this property from taxation by way of a Municipal Capital Facility exemption. This report also requires payment in full for 2015, 2016 and 2017 taxes up to the effective date of the municipal capital facility agreement. This account has been assigned to an internal collector, and is expected to be paid in full, as required under the agreement. Property Classification: Multi-Residential Full CVA: 21,949,000 2017 CVA: 19,123,000	Taxes paid in full.
20	Manitoba Street N/S Owner: 153598 Canada Incorporated 7501 Keele Street Concord, ON L4K 1Y2	\$564,868	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 has been processed awaiting decision to make adjustments to account. Property Classification: Multi-Residential Full CVA: 1,785,000	Assessment appeals posted that cleared arrears.
24	1677 Wilson Avenue Owner: Virk Hospitality Incorporated 1677 Wilson Avenue Toronto, ON M3L 1A5	\$509,251	Balance represents 2015-2017 taxes and penalties. Revenue Services has attempted to collect the outstanding taxes including mailing of Final Notice advising of pending bailiff action in November 2016. Account recommended for bailiff action. Property Classification: Commercial Full CVA: 14,502,000 2017 CVA: 11,183,250	Taxes paid in full.
	Total:	\$7,779,537		