

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (December 2020)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as at December 30, 2020	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
12	151 Roehampton Avenue Owner: CDF Roehampton Inc. 552 Wellington St W Suite 1500 Toronto, ON M5W 2V5	2020	\$1,162,915	Balance represents 2019, 2020 omit and supplementary bills, 2020 taxes, fire charges, penalties, interest and fees. This property changed from multi-residential to residential and had a significant increase in assessed value causing omit and supplementary bills. A statement of tax account was issued in December 2020. This is a residential condo under construction. The original assessment parcel is no longer returned on the assessment roll, and as such, the outstanding taxes, unless paid, will be apportioned amongst the newly-created condominium units to collect the arrears. As of July 2020, a linkage spreadsheet was received from MPAC. Property Classification: Residential (RT) Full CVA: 117,767,000	Taxes paid in full.
18	100 Sheppard Avenue East Owner: The Manufacturers Life Insurance Company 100 Sheppard Ave E, Suite 201 Toronto, ON M2N 6N5	2020	\$1,004,139	Balance represents the 2020 taxes, penalties, interest and fees. A section 323 application was recorded and in process for the 2019 taxes as property considered unusable due to repairs or renovations, which is expected to reduce the property taxes owing. There was a payment made to the account on March 5, 2021 that brought the 2020 outstanding balance to less than \$500,000. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial (CT/DT) Full CVA: 61,547,000	Taxes paid in full.
7	2233 Sheppard Avenue West Owner: I G investment Management Ltd C/O Bentall Kennedy (Canada) Ltd 1 York St Suite 1100 Toronto, ON M5J 0B6	2020	\$1,000,735	Balance originates from City initiated appeals that were posted to the tax roll for 2014 to 2017 taxes in September 2020. A statement of tax account was issued on January 1, 2021. There is currently an appeal in process with MPAC for the 2017 tax year due to demolition/fire. Also, there is an active Section 252 appeal in process with the City of Toronto for a portion of the 2020 tax year, as a portion of the property has qualified for Municipal Capital Facility Exemption. This account will continue to be monitored and further collection action will be taken. Property Classification: Commercial Full CVA: 60,518,000	Taxes paid in full.
17	2 Hallcrown Place Owner: Consumers Road Investments Limited 77 Belfield Rd Toronto, ON M9W 1G8	2020	\$779,204	Balance represents 2019 to December 2020 taxes, fire charges, utility charges, interest, penalties and fees. A final notice pending bailiff action was issued in November 2019. Revenue staff will attempt to contact the owners and review prior to issuance to the bailiff. A tax certificate was issued in January 2021 and Revenue Services staff have been advised that the property has sold and arrears to be paid upon closing in April 2021. Property Classification: Commercial Full CVA: 20,500,000	Taxes Paid in Full.
11	100 Bloor Street West Owner: 100 Bloor St W Corporation 175 Broadway New York, NY 10007	2020	\$750,927	Balance represents 2020 taxes, penalties, interest and fees. There was a payment made to the account on February 18, 2021 that brought the 2020 outstanding balance to less than \$500,000. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 226,102,000	Balance now under \$500,000.
15	120 Broadway Avenue Owner: 110 Broadway Inc 35 Lesmill Rd Toronto, ON M3B 2T3	2020	\$680,887	Balance originates from City initiated appeals that were posted to the tax roll for 2018 to 2020 taxes in September 2020. A tax certificate was requested on March 8, 2021 by Harris, Sheaffer LLP. This account will continue to be monitored and further collection of taxes will be pursued Property Classification: Multi-residential Full CVA: 29,315,000	Taxes paid in full.

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10	76 Adelaide Street West Owner: Bell Canada c/o BGIS O&M Solutions 5025 Creekbank Rd, Flr 5 Mississauga, ON L4W 0B6	2020	\$603,747	Balance represents 2020 final taxes, interest and penalties. There was a payment made March 1, 2021 that brought the 2020 outstanding balance to less than \$500,000. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 145,955,000	Taxes paid in full.
21	55 Town Centre Court Owner: 55 Town Centre Holdings Inc. 75 Northcliffe Blvd Toronto ON M6H 3H3	2020	\$566,364	Balance represents 2020 taxes, interest, penalties and fees. A mortgage code was removed from the account on June 12, 2020. The mailing address was updated in November 2020. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 36,230,000	Balance now under \$500,000.
13	37 King Street East Owner: King Edward Realty Inc. 37 King St W Toronto, ON M5C 1E9	2020	\$546,846	Balance originates from ARB/MPAC/Council adjustments/phase-ins that were posted to the account on December 8, 2020 causing balances on the 2014 to 2019 taxes. Credits have since been transferred to the account that have reduced the outstanding to less than \$500,000. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial	Taxes paid in full.
	TOTAL		\$7,095,764		