

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (June 2021)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as at June 30, 2020	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
1	350-358 Humberline Drive Owner: Claireville Property Holdings Inc. 200 Ronson Dr, Suite 101 Toronto, ON M9W 5Z9	2020	\$1,583,746	Balance represents unpaid 2019 to December 2021, penalties, interest, fees, fire and utility charges. This account was enrolled in the Pre-Authorized Tax Payment Program (PTP) until it was removed due to unpaid water bills that were transferred to the tax account in July 2019. The fees were paid and the PTP was reinstated on August 29, 2019. On October 2, 2019 the PTP withdrawal was returned by the bank as "non-sufficient funds". A letter was mailed out on the same day advising of the same. No response was received. A Final Notice was mailed on November 15, 2019 advising of pending bailiff action. An internal collector made contact with the property management on February 7, 2020. The property management advised that they would review the records, discuss with the owner, and call back. The property management company was contacted on August 6, 2020 and issued a current property tax account statement. Revenue staff attempted to follow up and left a voice message with property management company on October 15th, 2020. On April 12, 2021 payment arrangements were made with an internal collector. Payments have been made on the account but not in accordance with the payment arrangement. Tax certificates were ordered on June 4, 2021 and again on June 29, 2021. Property Classification: Commercial/Industrial/Shopping Centre Full CVA: 32,261,000	Paid in Full
11	1027 Yonge Street Owner: 1027 Yonge St LTD 890 Yonge Street Suite 602 Toronto, ON M4W 3P4	2020	\$1,127,067	Balance represents 2019 and 2020 omit bills, 2021 interim taxes, penalty, interest and fees. This is a large building with offices and retail stores. An overdue notice was issued on March 8, 2021 and a property tax account statement was issued on both March 10, 2021 and May 7, 2021. No contact has been made with the owner and no payments have been received. A final notice prior to bailiff action will be issued. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 19,008,000	Paid in Full
10	Queens Wharf Road Owner: CONCORD ADEX PROPERTIES 82 QUEENS WHARF RD Toronto, ON M5V 0P2	2021	\$732,827	Balance represents 2018 to 2020 omit bills and 2021 interim taxes, penalties, interest and fees. The omit bills became due January and February of 2021. A Statement of Tax Account was issued on March 10, 2021, and May 7, 2021. Section 33 & 40 appeals were filed with the ARB, however the appeals were withdrawn before scheduling. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 14,407,000	Paid in Full
3	10 Neighbourhood Lane Owner: Vandyk-Shoppes of Stonegate Limited 1944 Fowler Dr Mississauga, ON L5K 0A1	2020	\$653,596	Balance represents 2018 to 2020 omit bills, 2020 to 2021 interim taxes, penalties, interest and fees. The omit billing originates from a tax class change. A payment was received on April 28, 2021. A Statement of Tax Account was issued on May 7, 2021. Gross and Manifest error (section 325) applications recorded and sent to MPAC on May 18, 2021 for omit bills. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 7,665,000	Balance below \$500,000
10	70 Queens Wharf Road Owner: Concord Adex Properties Limited 80 Queens Wharf Road Toronto, ON M5V 0P2	2021	\$649,216	Balance represents 2018 omit bills, penalties, interest and fees. This is an inactive roll number that is to be apportioned to individual units. A taxpayer initiated apportionment was received for the 2018 omit bills and a hearing has been set for the September 15, 2021 General Government Licensing Committee. Property Classification: Commercial Full CVA: 14,407,000	Paid in Full

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21	1500 Birchmount Road Owner: Birchmount Howden Property Holdings Inc. 2562 Stanfield Road Mississauga, ON L4Y1S2	2021	\$639,615	Balance represents 2019 to 2021 interim taxes, utility charges, fire charges, penalties, interest and fees. This is a large industrial building that has 4 units (closeout king, lighting source, bond academy, commercial food equipment). The last payment received was July 31, 2019. Revenue Services staff attempted to secure payment arrangements in 2020, but were unsuccessful. This account was issued to Sterling bailiff on February 20, 2020 for the 2019 taxes, fire charges and utility charges, however they were unable to collect any payments. Revenue services staff was advised by the owner that the property was sold to Amazon and closing was delayed from April 6, 2021 until the end of May 2021. The ownership on the property tax account remains unchanged. On June 16, 2021, Sterling bailiff attempted to reach the purchaser's lawyer in regards to the sale of the property and left a voicemail. This account will continue to be monitored and further collection of taxes will be pursued. Property Classification: Commercial Full CVA: 13,021,000	Paid in Full
10	225 Queens Quay West Owner: Harbourfront Corporation Attn: Chief Executive Officer 235 Queens Quay W Toronto ON M5J 2G8	2019	\$598,316	Balance represents 2014 to 2016 omit bills, 2017 to 2021 interim taxes, penalties, interest and fees. On April 24, 2018, Council adopted GM26.14 with amendments. Subject to the submission of a business plan satisfactory to the City, the recommendation authorized a onetime grant to be applied to the tax arrears for 2017 and prior tax years and allow for the late submission of 2014 and 2015 charitable rebates. The business plan submitted by the Harbourfront Corporation is currently being reviewed by the Controller's office. Once the Chief Financial Officer has reviewed and accepted the Harbourfront's Business plan, the resulting adjustments are expected to bring this account in good standing. Rebates and grants posted to the account after July 1, 2021 have cleared the arrears. Property Classification: Commercial Full CVA: 13,010,000	Paid in Full
23	125 Commander Boulevard Owner: Catelectric-Dip Corp 125 Commander Blvd Toronto, ON M1S 3M7	2021	\$572,693	Balance represents 2019 to 2021 interim taxes, utility charges, penalties, interest and fees. There have been inconsistent payments since 2011. This property has consistently been in arrears since 2005. An internal collector spoke with the owner on June 22, 2021 to discuss payment arrangements. A payment was received on June 30, 2021. Property Classification: Industrial Full CVA: 3,464,000	Balance below \$500,000
19	8 Trent Avenue Owner: Birchmount Co-operative Devcorp C/O Options for Homes Non Profit Corpora 468 Queens St E Suite 310 Toronto, ON M5A 1T7	2021	\$506,270	Balance represents 2018 to 2019 omit bills, 2019 supplementary bills, penalties and interest. The supplementary bills were issued due to an increase in assessment. An overdue letter for payment or suitable payment arrangements was issued. Revenue services staff received an application for apportionment for the 2018 and the 2019 taxation year. The arrears are expected to be apportioned amongst the 275 units. Account to be monitored. Property Classification: Residential Full CVA: 12,705,047	Paid in Full
TOTAL			\$7,063,347		