



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2023H4

APPENDIX A

Hearing Date: Wednesday, December 06, 202

Time: 9:45 AM

Location: Toronto City Hall, 100 Queen
 St. W. Committee Room 1
 and/or via Video Call

Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
1	20230505	2023	1919-04-4-173-01000	0	135 ALICEWOOD CRT	8	365	-719.58	-554.34	-165.24	0.00
2	20230855	2023	1919-01-1-120-02508	0	DUNDAS ST W	8	365	-6,429.54	-4,953.09	-1,476.45	0.00
2	20230274	2022	1919-02-2-070-01200	0	13 OAK HAMPTON BLVD	15	335	-846.79	-641.77	-205.02	0.00
2	20230803	2021	1919-03-4-013-12400	0	511 THE WEST MALL 1112	18	309	-1,334.55	-1,000.37	-334.18	0.00
2	20230892	2023	1919-03-5-020-02103	0	21 B LORRAINE GDNS	5	165	-4,093.20	-3,153.26	-939.94	0.00
2	20230079	2022	1919-03-7-400-05600	0	36 TYNEVALE DR	8	365	-1,188.04	-900.40	-287.64	0.00
3	20221459	2022	1919-01-1-510-00100	0	161 THE KINGSWAY	15	183	-633.67	-480.25	-153.42	0.00
3	20212124	2021	1919-01-1-510-00100	0	161 THE KINGSWAY	15	183	-612.69	-459.27	-153.42	0.00
3	20220796	2021	1919-01-1-610-01700	0	123 STRATH AVE	8	365	-751.55	-563.36	-188.19	0.00
3	20230305	2022	1919-01-4-120-01900	0	2217 THE QUEENSWAY	7	262	-82,401.58	-40,951.31	-41,450.27	0.00
3	20230685	2022	1919-01-5-570-03000	0	20 EDGECROFT RD	5	41	-96.53	-73.16	-23.37	0.00
3	20230875	2023	1919-01-6-730-01800	0	1218 ISLINGTON AVE	5	273	-483.38	-372.38	-111.00	0.00
3	20230708	2023	1919-01-7-110-01200	0	689 THE QUEENSWAY	8	365	-96,647.41	-28,047.99	-64,739.35	-3,860.07
3	20221720	2022	1919-01-8-390-01300	0	42 KIRK BRADDEN RD E	15	164	-579.23	-438.99	-140.24	0.00
3	20230533	2022	1919-05-1-740-03700	0	1 LAKE CRES	15	365	0.00	0.00	0.00	0.00
3	20230721	2023	1919-05-2-490-02800	0	135 SIXTEENTH ST	6	310	-5.66	-4.36	-1.30	0.00
3	20230668	2023	1919-05-3-040-01300	0	40 TWENTY THIRD ST	8	365	-1,139.33	-877.70	-261.63	0.00
3	20230905	2022	1919-05-3-161-01800	0	139 LAKE PROMENADE	5	219	-686.28	-520.12	-166.16	0.00
3	20230906	2023	1919-05-3-161-01800	0	139 LAKE PROMENADE	8	365	0.00	0.00	0.00	0.00
4	20230083	2022	1904-01-2-410-00800	0	57 FAIRVIEW AVE	15	244	-1,394.06	-1,056.54	-337.52	0.00
4	20230728	2023	1904-01-4-090-03820	0	139 VINE AVE	8	365	-3,091.51	-2,381.59	-709.92	0.00
4	20210167	2021	1904-02-2-170-03800	0	120 INDIAN RD	15	334	-3,611.92	-2,707.48	-904.44	0.00
4	20180496	2017	1904-02-3-140-00300	0	229 SORAUREN AVE	15	365	-900.76	-657.07	-243.69	0.00
4	20230292	2022	1914-08-1-240-01200	0	24 BABY POINT CRES	15	319	-3,462.87	-2,624.46	-838.41	0.00

Reason Codes:

5 - razed by fire, demolition or otherwise
 6 - damaged by fire, demolition or otherwise
 7 - exemption
 8 - gross or manifest clerical error
 10 - sickness or extreme poverty

14 - structure removed
 15 - unusable due to repairs or renovations
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
5	20230315	2022	1904-01-4-310-00210	0	139 WESTON RD	8	365	-259.09	-196.36	-62.73	0.00
5	20230853	2023	1908-02-1-140-02700	0	30 AMESBURY DR	5	191	-407.93	-314.26	-93.67	0.00
5	20230249	2022	1914-05-3-130-01200	0	71 STRATHNAIRN AVE	15	365	-1,567.19	-1,187.75	-379.44	0.00
5	20230528	2023	1914-06-2-110-00900	0	3 SYKES AVE	8	365	-2,325.30	-1,791.33	-533.97	0.00
5	20230306	2022	1914-06-2-110-00900	0	3 SYKES AVE	6	169	-1,021.16	-773.92	-247.24	0.00
5	20230779	2022	1914-06-4-250-02600	0	1906-1930 WESTON RD	15	365	-5,628.01	-3,105.03	-2,200.00	-322.98
5	20230780	2023	1914-06-4-250-02600	0	1906-1930 WESTON RD	15	269	-4,242.32	-2,376.44	-1,621.37	-244.51
5	20230159	2022	1914-07-2-020-03700	0	53 BROWNVILLE AVE	8	365	-1,093.24	-828.55	-264.69	0.00
6	20230234	2022	1908-03-2-440-01800	0	124 CALVINGTON DR	5	325	-832.76	-631.14	-201.62	0.00
6	20230508	2023	1908-06-4-070-00600	0	308 RIDLEY BLVD	15	365	-872.82	-672.39	-200.43	0.00
6	20230507	2022	1908-06-4-070-00600	0	308 RIDLEY BLVD	15	255	-578.35	-438.32	-140.03	0.00
7	20220851	2022	1908-01-1-304-06800	0	22 BLOSSOM CRES	8	365	-1,333.38	-1,010.55	-322.83	0.00
7	20230360	2022	1908-01-3-173-00500	0	4700-4734 JANE ST	6	365	-8,403.15	-4,918.35	-3,484.80	0.00
7	20230597	2022	1908-01-3-520-01700	0	38 MILVAN DR	15	339	-13,648.60	-7,529.98	-5,500.53	-618.09
8	20230800	2023	1908-04-1-120-00400	0	141 SHELBORNE AVE	15	365	-6,029.77	-4,645.12	-1,384.65	0.00
8	20230478	2022	1908-04-3-220-10850	0	36 LYNNHAVEN RD	15	183	-513.27	-389.00	-124.27	0.00
8	20230807	2023	1908-04-3-270-02700	0	66 BROOKVIEW DR	8	365	0.00	0.00	0.00	0.00
8	20230099	2022	1914-03-2-130-01339	0	370 HOPEWELL AVE 220	8	365	-360.20	-272.99	-87.21	0.00
9	20230137	2022	1914-04-1-340-01500	0	5 DYNEVOR RD	8	365	-1,364.97	-1,034.49	-330.48	0.00
10	20230195	2022	1904-04-1-100-00110	0	10 ORDNANCE ST	7	365	-18,759.12	-8,832.72	-9,926.40	0.00
10	20230515	2022	1904-04-1-130-00100	0	1 ATLANTIC AVE	8	365	-404,729.86	-232,628.28	-164,824.00	-7,277.58
10	20230519	2022	1904-04-1-130-00900	0	1 A ATLANTIC AVE	8	365	-121,942.87	-70,089.61	-49,660.56	-2,192.70
10	20230520	2022	1904-04-1-140-00350	0	2 ATLANTIC AVE	18	146	-83,461.22	-47,971.36	-33,989.12	-1,500.74
10	20230517	2022	1904-04-1-140-00550	0	1 JEFFERSON AVE	8	365	-29,819.92	-17,139.72	-12,144.00	-536.20

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10	20230587	2022	1904-04-1-210-00710	0	102 ATLANTIC AVE FL 1	15	123	-2,257.36	-1,297.47	-919.30	-40.59
10	20230588	2022	1904-04-1-210-00720	0	102 ATLANTIC AVE FL 2	15	123	-2,701.55	-1,552.78	-1,100.19	-48.58
10	20230589	2022	1904-04-1-210-00730	0	102 ATLANTIC AVE FL 3	15	123	-2,701.55	-1,552.78	-1,100.19	-48.58
10	20230590	2022	1904-04-1-210-00740	0	102 ATLANTIC AVE FL 4	15	123	-2,701.55	-1,552.78	-1,100.19	-48.58
10	20230303	2022	1904-04-2-110-01650	0	115 ROBINSON ST	8	365	-2,274.96	-1,724.16	-550.80	0.00
10	20230814	2021	1904-06-1-450-01800	0	10 DACOTAH AVE	15	316	-730.01	-547.21	-182.80	0.00
10	20230605	2022	1904-06-2-370-02700	0	100 PORTLAND ST	15	365	-6,836.05	-4,001.13	-2,834.92	0.00
10	20230350	2022	1904-06-2-370-03800	0	668 KING ST W	18	146	-29,199.21	-17,694.56	-11,504.65	0.00
10	20230348	2022	1904-06-2-570-01400	0	455 QUEEN ST W	18	146	-13,326.13	-8,591.90	-4,612.34	-121.89
10	20230238	2022	1904-06-3-120-00200	0	123 QUEEN ST W	15	181	-142,177.61	-82,937.14	-58,763.41	-477.06
10	20230432	2022	1904-06-4-070-00400	0	55 LAKE SHORE BLVD E	5	90	-288,884.46	29,488.96	-302,048.19	-16,325.23
10	20230850	2022	1904-07-1-350-01965	0	390 CHERRY ST 2508	8	365	-221.18	-167.63	-53.55	0.00
10	20230849	2021	1904-07-1-350-01965	0	390 CHERRY ST 2508	8	365	-213.85	-160.30	-53.55	0.00
10	20230848	2020	1904-07-1-350-01965	0	390 CHERRY ST 2508	8	366	-209.90	-156.35	-53.55	0.00
11	20230716	2023	1904-04-3-120-01800	0	617 COLLEGE ST	8	365	-8,371.93	-5,204.37	-2,822.93	-344.63
11	20230558	2023	1904-04-4-050-02000	0	91 CLINTON ST	15	349	-242.08	-186.49	-55.59	0.00
11	20230179	2022	1904-04-4-070-13700	0	72 CLINTON ST	8	365	-13,092.80	-7,663.20	-5,429.60	0.00
11	20230486	2022	1904-05-1-130-05000	0	636 BLOOR ST W	15	245	-1,020.12	-581.08	-411.71	-27.33
11	20230370	2022	1904-06-5-450-07200	0	489 COLLEGE ST	7	31	-2,397.62	-1,318.68	-934.32	-144.62
11	20230768	2022	1904-06-5-830-00400	0	700 UNIVERSITY AVE	7	92	-48,379.39	-28,316.39	-20,063.00	0.00
11	20230582	2022	1904-06-6-560-02100	0	360 YONGE ST	15	202	-36,709.01	-20,978.17	-14,863.66	-867.18
11	20221473	2022	1904-06-7-230-03100	0	195 HARBORD ST	8	365	-2,198.25	-1,082.03	-1,116.22	0.00
11	20230644	2022	1904-06-7-250-09000	0	512 BATHURST ST	15	300	-815.45	-618.02	-197.43	0.00
11	20230859	2023	1904-06-7-310-02100	0	756 BATHURST ST	8	365	-21,461.65	-12,479.12	-7,680.77	-1,301.76

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11	20230854	2023	1904-06-8-540-01600	0	81 BLOOR ST E	8	365	0.00	0.00	0.00	0.00
11	20230594	2022	1904-10-1-120-00300	0	30 AVONDALE RD	15	209	-3,231.28	-2,448.94	-782.34	0.00
12	20230682	2022	1904-10-2-130-02700	0	40 ST CLAIR AVE E	18	124	-1,652.57	-945.67	-670.03	-36.87
12	20220472	2021	1904-10-4-180-00200	0	2329 YONGE ST	15	105	-12,789.47	-7,171.03	-5,392.23	-226.21
12	20230694	2022	1904-11-1-010-01200	0	1504 YONGE ST	5	300	-63,100.38	-17,671.09	-42,592.25	-2,837.04
12	20230669	2022	1904-11-1-010-01300	0	1498 YONGE ST	5	300	-140,223.04	-39,269.09	-94,649.43	-6,304.52
12	20230878	2023	1904-11-2-060-02000	0	14 KILLARNEY RD	5	152	-529.95	-408.25	-121.70	0.00
12	20230880	2022	1904-11-2-260-04500	0	256 CHAPLIN CRES	8	365	0.00	0.00	0.00	0.00
12	20230882	2022	1904-11-4-060-01950	0	2180 YONGE ST	15	188	-852.54	-498.99	-353.55	0.00
12	20230851	2023	1904-11-4-160-02900	0	18 MAXWELL AVE	15	151	-383.14	-295.16	-87.98	0.00
12	20230504	2023	1914-01-2-050-03300	0	128 MAPLEWOOD AVE	8	365	-19.99	-15.40	-4.59	0.00
12	20230297	2022	1914-01-2-100-01300	0	535 RUSHTON RD	15	273	-968.93	-734.34	-234.59	0.00
12	20230084	2022	1914-03-1-250-02600	0	676 VAUGHAN RD	5	164	-1,467.95	-1,112.54	-355.41	0.00
13	20230573	2022	1904-06-4-500-00400	0	125 GEORGE ST	5	111	-15,544.81	-4,390.06	-10,581.25	-573.50
13	20230574	2022	1904-06-4-500-00500	0	231 RICHMOND ST E	5	111	-23,200.28	-6,552.06	-15,792.29	-855.93
13	20230334	2022	1904-06-6-070-00101	0	2 QUEEN ST E	15	122	-8,557.40	-4,890.32	-3,464.93	-202.15
13	20230927	2023	1904-06-6-070-00101	0	2 QUEEN ST E	15	102	-14,459.25	-8,398.09	-5,729.74	-331.42
13	20230391	2022	1904-06-6-260-00700	0	254 CHURCH ST	18	214	-82,260.69	-24,121.40	-58,139.29	0.00
13	20230410	2022	1904-07-1-560-02200	0	479 QUEEN ST E	8	365	-4,488.11	-2,833.67	-1,654.44	0.00
13	20230699	2022	1904-07-4-260-00112	0	225 WELLESLEY ST E	15	121	-1,435.06	-839.94	-595.12	0.00
14	20230547	2022	1904-07-5-180-06900	0	44 HAMPTON AVE	15	365	-1,548.24	-1,173.39	-374.85	0.00
14	20220425	2022	1904-08-1-290-03900	0	46 LAING ST REAR	8	365	0.00	0.00	0.00	0.00
14	20230352	2022	1906-03-2-250-04700	0	1002 PAPE AVE	18	335	-18,702.80	-10,679.94	-6,750.76	-1,272.10
14	20230918	2023	1906-03-3-160-00500	0	19 DAVIES CRES	6	297	-1,284.90	-989.84	-295.06	0.00

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15	20230722	2023	1904-10-3-040-00400	0	405 MOUNT PLEASANT RD	7	276	0.00	0.00	0.00	0.00
15	20230665	2022	1904-10-3-290-03300	0	1620 BAYVIEW AVE	15	337	-8,441.44	-4,698.16	-3,328.78	-414.50
15	20230764	2021	1904-10-3-290-03300	0	1620 BAYVIEW AVE	8	365	-9,853.43	-5,376.83	-4,043.09	-433.51
15	20230619	2022	1906-04-2-250-00900	0	27 HEATHER RD	15	186	-515.24	-390.49	-124.75	0.00
15	20230231	2022	1906-04-4-250-04600	0	10 CROFTON RD	15	213	-342.95	-259.92	-83.03	0.00
15	20230618	2022	1906-04-4-430-01400	0	17 PARKHURST BLVD	8	365	0.00	0.00	0.00	0.00
15	20230908	2023	1906-04-4-430-01500	0	19 PARKHURST BLVD	5	245	-657.42	-506.45	-150.97	0.00
16	20230828	2022	1908-10-2-170-02000	0	85 LAURENTIDE DR	8	365	0.00	0.00	0.00	0.00
16	20230830	2022	1908-10-2-320-05600	0	57 HEMFORD CRES	5	167	-213.96	-162.16	-51.80	0.00
16	20230158	2022	1908-12-1-380-02800	0	202 SLOANE AVE	15	301	-1,068.31	-809.66	-258.65	0.00
16	20230877	2023	1908-12-2-340-07500	0	2 TANBURN PL	8	365	0.00	0.00	0.00	0.00
17	20230592	2022	1908-11-1-260-00800	0	500 CONSUMERS RD	15	227	-5,199.68	-3,043.37	-2,156.31	0.00
18	20230005	2022	1908-07-2-860-01800	0	307 ELLERSLIE AVE	5	201	-605.51	-458.91	-146.60	0.00
18	20230606	2022	1908-09-2-150-00200	0	4891 YONGE ST	15	275	-3,493.79	-2,012.35	-1,425.81	-55.63
18	20230886	2023	1908-09-4-380-01600	0	215 NORTHWOOD DR	6	238	-1,277.27	-983.96	-293.31	0.00
19	20230010	2022	1904-09-5-340-02400	0	2083 DANFORTH AVE	18	31	-623.86	-283.54	-292.49	-47.83
19	20230902	2023	1904-09-6-320-01901	0	6 DAWES RD	5	179	-8,230.33	-8,685.26	454.93	0.00
20	20230825	2023	1901-01-1-070-04000	0	1161 KINGSTON RD	5	355	-5,123.03	-4,823.47	-299.56	0.00
20	20230896	2023	1901-01-2-510-00300	0	76 FERNCROFT DR	5	199	-1,013.48	-780.75	-232.73	0.00
20	20230260	2022	1901-01-4-720-03550	0	2380-2382 KINGSTON RD	18	13	-268.55	-78.75	-189.80	0.00
20	20230506	2023	1901-02-3-520-00600	0	142 NORTH WOODROW BLVD	5	263	-360.06	-277.38	-82.68	0.00
20	20230407	2022	1901-02-4-240-00900	0	27 SUNDRIDGE DR	15	216	-400.15	-303.27	-96.88	0.00
20	20230914	2023	1901-04-1-610-03200	0	64 LAUREL AVE	6	217	-376.30	-289.89	-86.41	0.00
21	20230281	2022	1901-03-1-470-00100	0	59 SINGLETON RD	15	300	-618.09	-468.44	-149.65	0.00

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22	20230858	2023	1901-11-1-180-02301	0	VILLAGE GREEN SQ	7	215	0.00	0.00	0.00	0.00
24	20230924	2022	1901-06-3-490-08400	0	448 MARKHAM RD	5	55	0.00	0.00	0.00	0.00
24	20230881	2022	1901-06-3-490-08600	0	452 MARKHAM RD	5	55	0.00	0.00	0.00	0.00
24	20230925	2022	1901-06-3-490-08800	0	454 MARKHAM RD	5	55	-147.55	-41.96	-105.59	0.00
24	20230893	2022	1901-08-2-420-06900	0	34 CLEMENTINE SQ	15	356	-739.61	-560.54	-179.07	0.00
24	20230493	2022	1901-08-2-470-00600	0	1221 MARKHAM RD 1A/14	5	117	0.00	0.00	0.00	0.00
25	20230868	2023	1901-09-3-210-01700	0	434 LAWSON RD	8	365	-999.41	-769.91	-229.50	0.00

Summary: 2023H4

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2017	15	1	-900.76	-657.07	-243.69	.00
2020	8	1	-209.90	-156.35	-53.55	.00
2021	8	3	-10,818.83	-6,100.49	-4,284.83	-433.51
2021	15	4	-17,744.09	-10,884.99	-6,632.89	-226.21
2021	18	1	-1,334.55	-1,000.37	-334.18	.00
2022	5	15	-535,003.51	-41,393.33	-466,713.96	-26,896.22
2022	6	2	-9,424.31	-5,692.27	-3,732.04	.00
2022	7	4	-151,937.71	-79,419.10	-72,373.99	-144.62
2022	8	18	-584,366.87	-337,571.64	-236,788.75	-10,006.48
2022	15	35	-264,185.00	-156,095.56	-104,918.19	-3,171.25
2022	18	8	-229,495.03	-110,367.12	-116,148.48	-2,979.43
2023	5	9	-20,898.78	-19,321.46	-1,577.32	.00

Reason Codes:

5 - razed by fire, demolition or otherwise
6 - damaged by fire, demolition or otherwise
7 - exemption
8 - gross or manifest clerical error
10 - sickness or extreme poverty

14 - structure removed
15 - unusable due to repairs or renovations
16 - vacant land
18 - tax class change



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2023H4

APPENDIX A

Hearing Date: Wednesday, December 06, 2023

Time: 9:45 AM

Location: Toronto City Hall, 100 Queen
St. W. Committee Room 1
and/or via Video Call

Summary: 2023H4

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2023	6	4	-2,944.13	-2,268.05	-676.08	.00
2023	7	2	.00	.00	.00	.00
2023	8	14	-141,205.65	-57,074.84	-78,624.35	-5,506.46
2023	15	6	-26,229.38	-16,573.69	-9,079.76	-575.93
		127	\$-1,996,698.50	\$-844,576.33	\$-1,102,182.06	\$-49,940.11

Reason Codes:

5 - razed by fire, demolition or otherwise
6 - damaged by fire, demolition or otherwise
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