



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H1

APPENDIX A

Hearing Date: Tuesday, February 25, 2025

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	20241232	2024	1919-04-2-120-00865	0	50 AIRVIEW RD 16	7	366	-6,421.93	-3,886.21	-2,535.72	0.00
1	20241312	2024	1919-04-4-379-00400	0	195 WESTMORE DR	6	192	-664.16	-522.10	-142.06	0.00
2	20241309	2024	1919-02-2-030-00400	0	4675 DUNDAS ST W	5	334	0.00	0.00	0.00	0.00
2	20241400	2024	1919-02-5-040-06900	0	322 LA ROSE AVE	18	280	-8,713.63	-4,316.49	-4,397.14	0.00
2	20241340	2023	1919-03-3-120-00600	0	107 NEILSON DR	8	365	0.00	0.00	0.00	0.00
2	20240382	2024	1919-03-5-020-02103	0	21 B LORRAINE GDNS	8	366	0.00	0.00	0.00	0.00
2	20241376	2024	1919-03-5-210-04200	0	26 DORLEN AVE	8	366	0.00	0.00	0.00	0.00
3	20240335	2023	1919-01-4-200-00800	0	123 EASTSIDE DR	15	96	-518.78	-308.38	-210.40	0.00
3	20240342	2023	1919-01-5-620-00600	0	123 EDGE CROFT RD	5	98	-239.72	-184.67	-55.05	0.00
3	20241355	2024	1919-01-6-100-03200	0	152 LOTHIAN AVE	15	332	-940.82	-739.58	-201.24	0.00
3	20241356	2023	1919-01-6-100-03200	0	152 LOTHIAN AVE	6	329	-870.81	-670.84	-199.97	0.00
3	20240660	2023	1919-01-6-610-03000	0	3280-3300 BLOOR ST W	15	260	-20,259.24	-12,042.82	-8,216.42	0.00
3	20240704	2023	1919-05-4-240-04010	0	170-194 EVANS AVE	15	365	-9,903.46	-5,886.97	-4,016.49	0.00
4	20241502	2024	1904-01-1-220-02900	0	10 WALLER AVE	5	245	-2,202.54	-1,731.42	-471.12	0.00
4	20241369	2024	1904-01-2-330-04600	0	506 GLENLAKE AVE	15	212	-964.54	-758.23	-206.31	0.00
4	20241266	2024	1904-01-3-880-01603	0	2925 DUNDAS ST W 103	18	117	-1,510.82	-621.77	-633.38	-255.67
4	20240682	2023	1904-01-4-150-05120	0	3194 DUNDAS ST W	5	300	-11,887.76	-9,563.21	-2,324.55	0.00
4	20240449	2023	1904-02-1-350-02700	0	360 DUFFERIN ST	15	184	-26,138.06	-15,537.40	-10,600.66	0.00
6	20241289	2024	1908-03-1-450-03100	0	144 WINSTON PARK BLVD	5	275	-784.67	-616.83	-167.84	0.00
6	20241399	2024	1908-05-1-620-06200	0	59 VERWOOD AVE	5	152	-216.85	-170.47	-46.38	0.00
7	20241386	2024	1908-01-2-280-08600	0	2471 FINCH AVE W	8	366	-1,752.92	-813.63	-828.83	-110.46
8	20241296	2024	1904-11-4-720-08300	0	340 ST CLEMENTS AVE	8	366	-1,866.90	-1,467.57	-399.33	0.00
8	20241358	2024	1908-04-1-480-03000	0	37 FRASERWOOD AVE	7	131	-4,357.44	-3,425.39	-932.05	0.00
8	20241315	2024	1908-04-3-420-00100	0	700 LAWRENCE AVE W	15	113	-3,583.72	-2,168.68	-1,415.04	0.00

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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| 7 - exemption | 16 - vacant land |
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Detail Hearing Report - Section 323 of COTA
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8	20240506	2023	1908-06-1-320-01000	0	106 OTTER CRES	8	365	0.00	0.00	0.00	0.00
8	20240280	2023	1908-06-3-600-00800	0	266 YONGE BLVD	5	254	-663.02	-510.77	-152.25	0.00
8	20231067	2022	1914-03-2-130-01330	0	370 HOPEWELL AVE 215	15	135	-231.39	-175.37	-56.02	0.00
9	20241279	2024	1904-03-2-330-23300	0	225 MCROBERTS AVE	5	205	-961.53	-755.86	-205.67	0.00
10	20241189	2024	1904-04-1-040-00111	0	2 STRACHAN AVE	7	366	-1,932.26	-1,169.30	-762.96	0.00
10	20240604	2023	1904-04-1-150-00410	0	135 LIBERTY ST	15	334	-23,297.02	-13,600.65	-9,279.28	-417.09
10	20240623	2023	1904-04-1-310-01900	0	125 NIAGARA ST	5	321	-15,229.93	-4,603.74	-10,626.19	0.00
10	20241442	2024	1904-04-1-360-00200	0	793 ADELAIDE ST W	8	366	-944.18	-742.22	-201.96	0.00
10	20240676	2023	1904-04-2-120-02700	0	756 QUEEN ST W	8	365	-6,102.38	-3,801.61	-2,129.34	-171.43
10	20241348	2023	1904-04-2-440-05000	0	176 OSSINGTON AVE	15	185	-3,246.58	-1,982.78	-1,197.23	-66.57
10	20241331	2023	1904-04-2-440-05100	0	174 OSSINGTON AVE	15	185	-4,335.79	-2,514.30	-1,715.42	-106.07
10	20241332	2023	1904-04-2-440-05200	0	172 OSSINGTON AVE	15	185	-4,223.05	-2,448.92	-1,670.82	-103.31
10	20241333	2023	1904-04-2-440-05300	0	170 OSSINGTON AVE	15	185	-2,977.22	-1,815.65	-1,100.19	-61.38
10	20241395	2024	1904-06-1-570-00600	0	1 CENTRE ISLAND PK	7	153	-34,500.52	-20,348.92	-13,277.49	-874.11
10	20240266	2023	1904-06-2-100-00100	0	49 SPADINA AVE	15	365	-6,887.52	-4,022.43	-2,744.37	-120.72
10	20240594	2023	1904-06-2-330-00100	0	101 SPADINA AVE	5	98	-55,129.38	-16,067.74	-37,086.95	-1,974.69
10	20240664	2023	1904-06-3-020-02300	0	130 KING ST W	15	342	-58,941.68	-34,922.66	-23,826.59	-192.43
10	20240609	2023	1904-06-3-100-00050	0	155 UNIVERSITY AVE	15	365	-18,623.30	-11,034.22	-7,528.28	-60.80
10	20240684	2023	1904-06-3-100-00300	0	141 ADELAIDE ST W	15	305	-42,903.47	-25,420.10	-17,343.30	-140.07
10	20240661	2023	1904-06-3-110-00200	0	121 RICHMOND ST W	15	196	-9,111.38	-5,398.45	-3,683.18	-29.75
10	20241304	2024	1904-06-5-230-03300	0	26 GRANGE AVE	8	366	0.00	0.00	0.00	0.00
11	20241283	2024	1904-05-1-320-03300	0	144 ALBANY AVE	15	151	-596.12	-468.61	-127.51	0.00
11	20240751	2023	1904-05-2-050-01306	0	110 BLOOR ST W	15	365	-977.50	-581.06	-396.44	0.00
11	20240752	2023	1904-05-2-050-01307	0	110 BLOOR ST W	15	365	-3,024.73	-1,798.01	-1,226.72	0.00

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11	20240705	2023	1904-06-7-220-00100	0	499 BATHURST ST	15	365	-1,228.65	-730.35	-498.30	0.00
11	20240706	2023	1904-06-7-220-06900	0	440 COLLEGE ST	15	268	-1,863.39	-1,107.67	-755.72	0.00
11	20241298	2024	1904-06-7-280-02600	0	464 MARKHAM ST	8	366	-693.83	-545.42	-148.41	0.00
11	20241282	2024	1904-06-7-500-02600	0	364 HURON ST	5	364	0.00	0.00	0.00	0.00
12	20240703	2023	1904-10-2-090-01200	0	21 ST CLAIR AVE E	15	109	-1,550.49	-901.19	-614.85	-34.45
12	20241168	2023	1904-10-3-240-01800	0	171 BELSIZE DR	5	11	-34.94	-26.92	-8.02	0.00
12	20241436	2024	1904-10-4-010-08800	0	39 ROEHAMPTON AVE PKG	8	366	-858.34	-674.74	-183.60	0.00
12	20240699	2023	1904-11-1-010-01451	0	2 ST CLAIR AVE W	15	101	-9,286.07	-5,397.30	-3,682.41	-206.36
12	20240700	2023	1904-11-1-010-01800	0	40 ST CLAIR AVE W	7	115	-6,067.48	-3,526.58	-2,406.06	-134.84
12	20241288	2024	1904-11-2-070-01100	0	732 AVENUE RD	8	366	-4,148.68	-3,261.28	-887.40	0.00
12	20241286	2024	1904-11-2-080-01600	0	160 FOREST HILL RD	5	333	-3,032.70	-2,384.01	-648.69	0.00
12	20241287	2024	1904-11-2-090-03600	0	170 FOREST HILL RD	5	305	-10,341.89	-8,129.76	-2,212.13	0.00
12	20241274	2024	1914-02-3-210-00500	0	571 OAKWOOD AVE	18	205	-1,875.58	-929.11	-946.47	0.00
12	20240025	2023	1914-03-1-010-03400	0	416-418 OAKWOOD AVE	15	365	-5,390.61	-3,069.77	-2,094.40	-226.44
13	20240663	2023	1904-06-1-140-00250	0	181 BAY ST	15	240	-52,862.88	-31,321.00	-21,369.29	-172.59
13	20240611	2023	1904-06-4-430-01450	0	1 ADELAIDE ST E	15	109	-3,366.79	-1,994.81	-1,360.99	-10.99
13	20240603	2023	1904-06-4-450-00600	0	60 ADELAIDE ST E	15	124	-3,475.52	-2,022.85	-1,380.12	-72.55
13	20240678	2023	1904-06-6-080-03700	0	260 YONGE ST	15	365	-212,421.04	-123,376.43	-84,175.70	-4,868.91
13	20241165	2023	1904-07-2-130-03200	0	417 DUNDAS ST E	15	131	0.00	0.00	0.00	0.00
13	20240392	2024	1904-07-4-110-00200	0	313 SHERBOURNE ST	5	365	-407.39	-320.25	-87.14	0.00
14	20241313	2024	1904-08-1-430-03100	0	227 LOGAN AVE	6	235	-656.75	-516.27	-140.48	0.00
14	20241281	2024	1904-08-3-190-01400	0	219 CRAVEN RD	8	366	-178.83	-140.58	-38.25	0.00
14	20240530	2023	1904-08-3-260-07300	0	1694 DUNDAS ST E	8	365	-2,038.80	-1,570.62	-468.18	0.00
14	20240083	2023	1904-08-5-340-04800	0	1236 DANFORTH AVE	15	153	-807.06	-534.13	-251.94	-20.99

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14	20241167	2023	1904-08-5-600-02600	0	284 MILVERTON BLVD	15	277	-703.85	-542.22	-161.63	0.00
14	20241310	2024	1906-02-4-050-03100	0	20 MCKAYFIELD RD	8	366	-114.44	-89.96	-24.48	0.00
14	20240556	2023	1906-03-1-150-01600	0	319 MORTIMER AVE	15	365	-870.16	-670.34	-199.82	0.00
15	20241318	2024	1906-04-3-040-00810	0	10 INDUSTRIAL ST	6	201	-4,224.58	-2,556.49	-1,668.09	0.00
15	20241326	2024	1906-04-5-370-00200	0	1837 BAYVIEW AVE	5	128	0.00	0.00	0.00	0.00
15	20241327	2024	1906-04-5-370-00300	0	1839 BAYVIEW AVE	5	128	0.00	0.00	0.00	0.00
15	20241328	2024	1906-04-5-370-00400	0	1841 BAYVIEW AVE	5	128	0.00	0.00	0.00	0.00
15	20241329	2024	1906-04-5-370-00500	0	1843 BAYVIEW AVE	5	128	0.00	0.00	0.00	0.00
15	20241330	2024	1906-04-5-370-00600	0	1845 BAYVIEW AVE	5	128	0.00	0.00	0.00	0.00
15	20241324	2024	1908-08-1-830-06601	0	16 TUDOR GATE	5	210	-6,459.89	-5,078.12	-1,381.77	0.00
15	20241311	2024	1908-08-2-450-01100	0	111 GORDON RD	8	366	0.00	0.00	0.00	0.00
15	20241323	2022	1908-08-2-630-02500	0	208 LORD SEATON RD	5	23	-122.25	-92.65	-29.60	0.00
15	20241322	2024	1908-08-3-160-14700	0	24 GRANGEMILL CRES	5	152	-528.76	-415.66	-113.10	0.00
16	20240161	2023	1908-10-1-490-01800	0	900 DON MILLS RD	15	306	-16,838.69	-10,009.52	-6,829.17	0.00
17	20241341	2024	1908-11-3-410-02500	0	32 SUTCLIFFE DR	15	227	0.00	0.00	0.00	0.00
17	20240443	2023	1908-11-4-070-01100	0	11 MANGO DR	8	365	0.00	0.00	0.00	0.00
17	20241445	2024	1908-11-5-130-05200	0	23 CRESTHAVEN DR	8	366	0.00	0.00	0.00	0.00
18	20240618	2023	1908-07-2-215-00500	0	5140 YONGE ST	15	188	-26,285.26	-15,376.07	-10,490.60	-418.59
18	20240696	2023	1908-07-3-010-00100	0	5650 YONGE ST	15	217	-1,317.35	-770.61	-525.76	-20.98
18	20241368	2024	1908-07-3-090-00800	0	21 CLARKHILL ST	8	366	0.00	0.00	0.00	0.00
18	20240642	2023	1908-09-2-140-00153	0	4841 YONGE ST	15	121	-1,141.25	-667.60	-455.47	-18.18
18	20230706	2022	1908-09-4-360-03000	0	164 NORTHWOOD DR	5	181	-579.73	-439.37	-140.36	0.00
19	20240368	2023	1906-02-2-570-00400	0	19 DUNKIRK RD	5	245	-1,019.67	-785.52	-234.15	0.00
20	20241375	2024	1901-01-2-510-00300	0	76 FERNCROFT DR	15	148	0.00	0.00	0.00	0.00

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20	20240256	2023	1901-01-4-730-00803	0	211 MCINTOSH ST	5	273	-34.89	-26.88	-8.01	0.00
20	20240510	2023	1901-01-4-730-00804	0	213 MCINTOSH ST	5	273	-852.15	-656.47	-195.68	0.00
20	20241264	2024	1901-02-1-600-00300	0	519 WARDEN AVE	5	156	-335.36	-263.63	-71.73	0.00
20	20240521	2023	1901-02-4-240-00900	0	27 SUNDRIDGE DR	15	365	0.00	0.00	0.00	0.00
21	20241354	2023	1901-03-1-010-01201	0	1880 EGLINTON AVE E	8	365	-107,126.03	-63,679.55	-43,446.48	0.00
22	20241303	2024	1901-10-2-033-03300	0	126 FAIRGLEN AVE	15	366	-2,389.07	-1,878.05	-511.02	0.00
22	20240406	2023	1901-11-1-230-00300	0	57 REIDMOUNT AVE	15	268	-839.48	-646.71	-192.77	0.00
23	20241422	2024	1901-11-2-390-00800	0	39 MARYDON CRES	8	366	0.00	0.00	0.00	0.00
23	20240545	2023	1901-12-6-170-00300	0	360-400 FINCHDENE SQ	6	251	-18,007.98	-10,705.73	-7,302.25	0.00
25	20241352	2023	1901-09-4-190-00800	0	4003 ELLESMERE RD	5	77	-265.65	-204.65	-61.00	0.00
25	20241353	2023	1901-09-6-211-01600	0	72 BLUE ANCHOR TRAIL	8	365	0.00	0.00	0.00	0.00

Summary: 2025H1

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2022	5	2	-701.98	-532.02	-169.96	.00
2022	15	1	-231.39	-175.37	-56.02	.00
2023	5	10	-85,357.11	-32,630.57	-50,751.85	-1,974.69
2023	6	2	-18,878.79	-11,376.57	-7,502.22	.00
2023	7	1	-6,067.48	-3,526.58	-2,406.06	-134.84
2023	8	7	-115,267.21	-69,051.78	-46,044.00	-171.43
2023	15	35	-575,617.32	-338,453.37	-229,794.73	-7,369.22
2024	5	17	-25,271.58	-19,866.01	-5,405.57	.00

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2024	6	3	-5,545.49	-3,594.86	-1,950.63	.00
2024	7	4	-47,212.15	-28,829.82	-17,508.22	-874.11
2024	8	15	-10,558.12	-7,735.40	-2,712.26	-110.46
2024	15	7	-8,474.27	-6,013.15	-2,461.12	.00
2024	18	3	-12,100.03	-5,867.37	-5,976.99	-255.67
		107	\$-911,282.92	\$-527,652.87	\$-372,739.63	\$-10,890.42

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