



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H2

APPENDIX A
Hearing Date: Monday, May 12, 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	20240621	2023	1919-02-6-630-00200	0	1 GREENSBORO DR	15	365	-3,928.67	-2,335.34	-1,593.33	0.00
1	20241178	2024	1919-04-2-650-02200	0	129 CLEARBROOKE CIR	15	335	-1,073.72	-844.05	-229.67	0.00
1	20250010	2024	1919-04-2-740-00400	0	9 GLADSMORE CRES	8	366	-71.53	-56.23	-15.30	0.00
1	20250074	2024	1919-04-4-173-01000	0	135 ALICEWOOD CRT	8	366	0.00	0.00	0.00	0.00
1	20240602	2023	1919-04-4-400-00360	0	1870 ALBION RD	15	334	-2,256.11	-1,341.58	-914.53	0.00
1	20241396	2024	1919-04-4-500-20267	0	700 HUMBERWOOD BLVD 1726	8	366	0.00	0.00	0.00	0.00
2	20241370	2024	1919-02-1-680-01100	0	490 THE KINGSWAY	5	98	-835.05	-656.43	-178.62	0.00
2	20241363	2024	1919-02-2-190-00900	0	2 BROMLEY CRES	15	234	-1,343.59	-1,056.20	-287.39	0.00
2	20250087	2024	1919-02-3-120-07700	0	21 VALECREST DR	8	366	-9,098.47	-7,152.31	-1,946.16	0.00
2	20241382	2024	1919-03-2-310-01100	0	181 SHAVER AVE N	5	111	-366.62	-288.20	-78.42	0.00
2	20250113	2024	1919-03-6-030-00200	0	54 RIVERCOVE DR	5	76	-427.77	-336.27	-91.50	0.00
3	20241529	2024	1919-01-3-410-00300	0	155 ALDERCREST RD	5	237	-685.50	-538.87	-146.63	0.00
3	20241427	2024	1919-01-6-590-00100	0	29 MONKTON AVE	5	90	-235.69	-185.28	-50.41	0.00
3	20250013	2024	1919-01-8-460-01400	0	19 GLENADEN AVE E	15	213	-616.08	-484.30	-131.78	0.00
3	20241480	2024	1919-02-1-130-01100	0	89 BURNHAMTHORPE RD	15	274	-1,245.54	-979.12	-266.42	0.00
4	20241431	2024	1904-01-2-130-01100	0	1 WEATHERELL ST	5	167	-600.53	-472.08	-128.45	0.00
4	20240276	2023	1904-01-3-070-00600	0	1540 BLOOR ST W	18	365	-132,810.00	-37,056.74	-85,533.00	-10,220.26
4	20241534	2024	1904-01-4-130-02700	0	156 MARIA ST	8	366	-2,095.80	-1,647.51	-448.29	0.00
4	20240449	2023	1904-02-1-350-02700	0	360 DUFFERIN ST	15	184	-1,946.01	-1,156.78	-789.23	0.00
4	20250093	2024	1904-02-2-400-04799	0	430 RONCESVALLES AVE	8	366	-949.43	-432.51	-399.85	-117.07
4	20241451	2024	1904-02-3-220-00800	0	26 CALLENDER ST	15	366	-1,982.78	-1,558.66	-424.12	0.00
4	20250096	2024	1914-08-1-160-02600	0	58 METHUEN AVE	15	243	-757.94	-595.82	-162.12	0.00
4	20240620	2023	1914-08-3-010-01200	0	3524 DUNDAS ST W	5	247	-6,567.41	-5,400.22	-1,167.19	0.00
5	20241397	2024	1904-01-4-370-02053	0	30 WESTON RD	15	199	-24,745.91	-14,974.91	-9,771.00	0.00

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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Detail Hearing Report - Section 323 of COTA
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
5	20241373	2024	1914-05-2-130-02800	0	1790 KEELE ST	8	366	0.00	0.00	0.00	0.00
6	20250120	2024	1908-05-1-510-01100	0	21 ALMORE AVE	15	366	-1,194.53	-939.02	-255.51	0.00
6	20241420	2024	1908-05-1-720-02200	0	78 MCALLISTER RD	8	366	0.00	0.00	0.00	0.00
6	20241450	2024	1908-05-1-830-06400	0	12 DUNSMORE GDNS	8	366	0.00	0.00	0.00	0.00
6	20241481	2024	1908-05-3-537-00400	0	152 ROBERT HICKS DR	15	306	-867.14	-681.66	-185.48	0.00
6	20241378	2024	1908-06-4-200-02300	0	96 WESTGATE BLVD	5	196	-815.90	-641.38	-174.52	0.00
7	20240533	2023	1908-01-3-070-00103	0	10 SAN ROMANOWAY	15	91	-67.66	-58.48	-9.18	0.00
7	20241357	2024	1908-01-3-490-08312	0	2400 FINCH AVE W 5	7	169	0.00	0.00	0.00	0.00
7	20241454	2024	1908-01-3-490-08332	0	2400 FINCH AVE W 8	8	366	-10,780.17	-6,278.09	-4,070.57	-431.51
7	20241343	2023	1908-03-3-100-01138	0	45 MANTELLO DR	6	209	-717.24	-552.54	-164.70	0.00
8	20240651	2023	1904-11-4-590-02204	0	2300 YONGE ST	15	365	-72,516.09	-43,106.16	-29,409.93	0.00
8	20241522	2024	1904-11-4-610-00800	0	39 MONTGOMERY AVE	7	57	-1,243.20	-977.28	-265.92	0.00
8	20250045	2024	1904-11-6-270-05100	0	72 FAIRLAWN AVE	8	366	0.00	0.00	0.00	0.00
8	20241485	2024	1908-06-1-420-01100	0	91 STORMONT AVE	7	76	-1,553.62	-1,221.30	-332.32	0.00
8	20241339	2023	1914-03-2-020-03300	0	1652 EGLINTON AVE W	8	365	-6,460.47	-3,813.24	-2,319.16	-328.07
8	20241256	2024	1914-03-2-020-03300	0	1652 EGLINTON AVE W	15	217	-3,975.77	-2,385.76	-1,375.02	-214.99
9	20250136	2024	1904-02-4-260-03700	0	1596 DUNDAS ST W	15	335	-3,916.23	-2,493.39	-1,221.28	-201.56
9	20241334	2023	1904-05-3-640-01600	0	91 ALBERTA AVE	15	196	-709.84	-546.84	-163.00	0.00
9	20241338	2023	1914-02-2-110-00600	0	305 LAUDER AVE	15	181	-600.66	-462.73	-137.93	0.00
10	20240604	2023	1904-04-1-150-00410	0	135 LIBERTY ST	15	334	-25,232.82	-14,730.76	-10,050.32	-451.74
10	20241504	2024	1904-04-1-300-01400	0	113 WALNUT AVE	18	355	-16,356.86	-8,499.37	-7,857.49	0.00
10	20240589	2023	1904-06-1-090-00350	0	60 HARBOUR ST	15	365	-23,637.27	-13,708.17	-9,352.64	-576.46
10	20240647	2023	1904-06-2-020-02050	0	250 A QUEENS QUAY W	15	365	-2,721.79	-1,578.47	-1,076.94	-66.38
10	20240267	2023	1904-06-2-130-02212	0	517 WELLINGTON ST W	15	365	-51,879.07	-30,298.26	-20,671.52	-909.29

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10	20241452	2024	1904-06-4-070-00100	0	15 FREELAND ST	8	366	-127,849.33	-111,022.39	-16,826.94	0.00
10	20241453	2024	1904-06-4-070-00400	0	55 LAKE SHORE BLVD E	8	366	-48,963.57	-42,519.21	-6,444.36	0.00
10	20241490	2024	1904-07-1-110-00100	0	11 SMALL ST	7	31	-8,690.19	-5,125.60	-3,344.41	-220.18
10	20241489	2024	1904-07-1-110-00150	0	11 SMALL ST REAR	7	31	-5,525.55	-3,259.05	-2,126.50	-140.00
10	20241446	2024	1904-07-1-380-04640	0	65 SCADDING AVE PRKG	8	366	-107.30	-84.35	-22.95	0.00
11	20240658	2023	1904-05-2-010-00111	0	2 BLOOR ST W	15	365	-184,246.61	-105,803.70	-72,186.40	-6,256.51
11	20240599	2023	1904-05-2-010-01200	0	50 BLOOR ST W	15	258	-77,070.66	-44,257.86	-30,195.70	-2,617.10
11	20241486	2024	1904-05-2-110-00700	0	186 ST GEORGE ST	15	248	-15,690.38	-9,494.99	-6,195.39	0.00
11	20241537	2024	1904-05-2-210-03900	0	16 ELGIN AVE	15	366	-2,725.25	-2,142.32	-582.93	0.00
11	20240517	2023	1904-06-7-370-00600	0	515 BLOOR ST W	15	365	-6,369.76	-3,624.68	-2,418.18	-326.90
11	20240683	2023	1904-06-8-540-01200	0	33 BLOOR ST E	15	365	-24,025.56	-13,796.69	-9,413.03	-815.84
11	20250019	2024	1904-10-1-410-02300	0	228 GLEN RD	15	212	-1,783.23	-1,401.80	-381.43	0.00
12	20241471	2024	1904-05-3-070-00800	0	1205 BATHURST ST	8	366	0.00	0.00	0.00	0.00
12	20250012	2024	1904-05-4-310-00200	0	217 POPLAR PLAINS RD	15	366	-4,051.40	-3,184.81	-866.59	0.00
12	20241439	2024	1904-10-3-070-00201	0	108-128 BALLIOL ST	8	366	-34,505.54	-27,124.82	-7,380.72	0.00
12	20241440	2024	1904-10-3-070-00202	0	87-107 DAVISVILLE AVE	8	366	-29,856.16	-23,469.94	-6,386.22	0.00
12	20230631	2022	1904-11-1-010-01600	0	30 ST CLAIR AVE W	15	208	-7,594.82	-4,346.06	-3,079.31	-169.45
12	20241438	2024	1904-11-1-470-00900	0	1 FRYBROOK RD	8	366	0.00	0.00	0.00	0.00
12	20241503	2024	1914-01-2-150-01600	0	21 HEATHDALE RD	5	142	-1,526.34	-1,199.86	-326.48	0.00
12	20241349	2024	1914-01-3-170-00500	0	97 CHILTERN HILL RD	15	152	-842.46	-662.26	-180.20	0.00
12	20241350	2024	1914-02-1-240-03200	0	171 CEDRIC AVE	8	366	0.00	0.00	0.00	0.00
12	20241217	2024	1914-02-3-040-02100	0	393 WINNETT AVE	15	366	-1,064.34	-836.68	-227.66	0.00
13	20240592	2023	1904-06-3-150-01060	0	333 BAY ST	15	304	-82,458.51	-48,856.27	-33,333.04	-269.20
13	20240616	2023	1904-06-4-180-00100	0	33 YONGE ST	15	153	-13,293.98	-7,737.46	-5,279.02	-277.50

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13	20241409	2024	1904-06-6-070-00101	0	2 QUEEN ST E	15	115	-33,381.15	-19,748.13	-12,885.48	-747.54
13	20241484	2024	1904-07-1-620-01100	0	75 BERKELEY ST	18	61	-731.16	-349.68	-356.20	-25.28
13	20241392	2024	1904-07-2-300-04100	0	268 SEATON ST	8	366	-2,426.47	-1,907.45	-519.02	0.00
14	20250067	2024	1904-08-1-010-00400	0	55 UNWIN AVE	7	184	-5,773.23	-3,493.65	-2,279.58	0.00
14	20250083	2024	1904-08-1-020-01200	0	320 UNWIN AVE	7	183	-2,820.39	-1,706.75	-1,113.64	0.00
14	20250068	2024	1904-08-1-020-01350	0	252 UNWIN AVE	7	214	-4,794.13	-2,901.15	-1,892.98	0.00
14	20241477	2024	1904-08-1-080-00410	0	12 LESLIE ST	7	110	-2,332.99	-1,411.80	-921.19	0.00
14	20241430	2024	1904-08-1-080-00415	0	6 LESLIE ST	7	153	-10,019.07	-6,063.01	-3,956.06	0.00
14	20241313	2024	1904-08-1-430-03100	0	227 LOGAN AVE	6	235	-1,221.66	-960.35	-261.31	0.00
14	20241523	2024	1904-08-3-180-10300	0	172 COXWELL AVE	6	349	-1,677.88	-1,318.98	-358.90	0.00
14	20250014	2024	1904-08-3-460-11900	0	282 WOODFIELD RD	8	366	0.00	0.00	0.00	0.00
14	20250086	2024	1904-08-4-320-01900	0	869 LOGAN AVE	15	366	-1,320.43	-1,037.99	-282.44	0.00
15	20250095	2024	1904-10-3-030-06500	0	692 MERTON ST	15	355	-1,054.57	-829.00	-225.57	0.00
15	20241457	2024	1904-10-4-040-07100	0	386 EGLINTON AVE E	7	84	-5,135.87	-4,459.91	-675.96	0.00
15	20241417	2024	1904-10-4-600-02500	0	92 DINNICK CRES	8	366	-2,550.72	-2,005.12	-545.60	0.00
15	20250121	2024	1904-10-5-290-03000	0	220 GOLFDAL E RD	6	239	-1,774.93	-1,395.27	-379.66	0.00
15	20241459	2024	1908-08-1-210-04400	0	266 DAWLISH AVE	5	92	-893.60	-702.46	-191.14	0.00
15	20250106	2024	1908-08-1-860-01500	0	12 HIGH POINT RD	8	366	-36,143.55	-28,412.46	-7,731.09	0.00
15	20241398	2024	1908-08-2-013-01300	0	33 PINNACLE RD	8	366	-3,955.55	-3,109.46	-846.09	0.00
15	20241528	2024	1908-08-2-720-04900	0	162 UPPER CANADA DR	6	33	-105.13	-82.64	-22.49	0.00
15	20250072	2024	1908-08-3-110-04000	0	37 KIRKDALE CRES	15	296	0.00	0.00	0.00	0.00
17	20241215	2024	1908-11-3-210-01900	0	70 HAWKSBURY DR	15	366	-1,773.91	-1,394.47	-379.44	0.00
17	20240656	2023	1908-11-5-024-00250	0	225 SPARKS AVE	15	259	-2,408.99	-1,431.99	-977.00	0.00
18	20240619	2023	1908-07-2-215-00400	0	5150-5160 YONGE ST	15	104	-40,184.65	-23,506.80	-16,037.92	-639.93

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18	20250042	2024	1908-07-2-860-01800	0	307 ELLERSLIE AVE	15	327	0.00	0.00	0.00	0.00
18	20241246	2024	1908-09-2-420-02500	0	356 PRINCESS AVE	8	366	-5,414.74	-4,256.53	-1,158.21	0.00
18	20241524	2024	1908-09-4-190-00300	0	25 HARNISH CRES	5	201	-597.09	-469.37	-127.72	0.00
19	20250017	2024	1904-09-3-390-03550	0	39 GLEN STEWART CRES	5	98	-494.14	-388.44	-105.70	0.00
19	20250081	2024	1904-09-4-350-01400	0	91 MERRILL AVE E	8	366	0.00	0.00	0.00	0.00
19	20241516	2024	1904-09-5-310-01300	0	46 NORWOOD RD	8	366	-1,866.90	-1,467.57	-399.33	0.00
19	20241519	2024	1904-09-5-310-01400	0	44 NORWOOD RD	8	366	-1,959.90	-1,540.68	-419.22	0.00
19	20240643	2023	1906-01-1-010-00100	0	3003 DANFORTH AVE	15	121	-1,452.73	-814.79	-555.89	-82.05
19	20250004	2024	1906-02-2-490-04100	0	304 SPRINGDALE BLVD	15	152	-494.30	-388.57	-105.73	0.00
20	20250070	2024	1901-01-1-140-01200	0	15 ANNDALD RD	15	270	-1,076.45	-846.20	-230.25	0.00
20	20250054	2024	1901-01-2-260-01200	0	127 HARDING BLVD	15	266	-610.30	-479.76	-130.54	0.00
20	20250084	2024	1901-01-2-620-08400	0	2535 GERRARD ST E	7	32	-5,346.88	-3,235.65	-2,111.23	0.00
20	20250088	2024	1901-02-2-170-00200	0	361 PHARMACY AVE	5	295	-276.73	-217.54	-59.19	0.00
20	20241441	2024	1901-07-1-720-00300	0	3132 KINGSTON RD	6	287	-742.74	-449.47	-293.27	0.00
21	20240667	2023	1901-03-1-120-01100	0	35 BERTRAND AVE	15	274	-9,012.13	-5,359.00	-3,653.13	0.00
21	20240645	2023	1901-04-3-060-03900	0	2300 LAWRENCE AVE E	15	200	-3,121.20	-1,811.19	-1,235.72	-74.29
22	20240677	2023	1901-10-4-045-03000	0	3050 PHARMACY AVE	8	365	-9,564.15	-8,266.71	-1,297.44	0.00
22	20240585	2023	1901-10-4-320-03001	0	1020 MCNICOLL AVE	7	365	-31,789.37	-24,489.41	-7,299.96	0.00
23	20241541	2024	1901-12-4-310-04800	0	127 ASHRIDGE DR	8	366	0.00	0.00	0.00	0.00
24	20241521	2024	1901-08-2-410-02600	0	68 PEACE DR	15	75	0.00	0.00	0.00	0.00

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| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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2023	5	1	-6,567.41	-5,400.22	-1,167.19	.00
2023	6	1	-717.24	-552.54	-164.70	.00
2023	7	1	-31,789.37	-24,489.41	-7,299.96	.00
2023	8	2	-16,024.62	-12,079.95	-3,616.60	-328.07
2023	15	22	-629,140.77	-366,324.00	-249,453.58	-13,363.19
2023	18	1	-132,810.00	-37,056.74	-85,533.00	-10,220.26
2024	5	12	-7,754.96	-6,096.18	-1,658.78	.00
2024	6	5	-5,522.34	-4,206.71	-1,315.63	.00
2024	7	12	-53,235.12	-33,855.15	-19,019.79	-360.18
2024	8	29	-318,595.13	-262,486.63	-55,559.92	-548.58
2024	15	27	-107,587.40	-69,439.87	-36,983.44	-1,164.09
2024	18	2	-17,088.02	-8,849.05	-8,213.69	-25.28
		116	\$-1,334,427.20	\$-835,182.51	\$-473,065.59	\$-26,179.10

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |