

EXTRACT FROM COUNCIL MEETING MINUTES MAY 17, 2016

**78. TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE *MUNICIPAL ACT*, 2001-
ALL WARDS**

No one appeared either in support of or in opposition to this matter.

MOVED by Councillor Iafrate
seconded by Councillor Carella

That the recommendation contained in the following report of the Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, dated May 17, 2016, be approved:

CARRIED

Recommendation

The Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment, recommends:

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

There is no economic impact to the City of Vaughan.

Communications Plan

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board.

Purpose

To obtain Council approval for the apportionment of property taxes as permitted under the *Municipal Act*, 2001.

Background - Analysis and Options

Section 356 – Division Into Parcels:

Twenty-six (26) applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report outlining the value of each separate piece, and the taxes on the single piece are apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the Assessment Review Board (ARB) for a further hearing.

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

Council approval for the apportionment of property taxes supports the strategic priorities established by the Service Excellence Strategy Map, in particular Consistent Service Delivery as well as to ensure “Financial Sustainability”.

Regional Implications

There are no Regional Implications in this Report.

Conclusion

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

Attachments

Attachment 1 – Severance Report

Report prepared by:

Maureen Zabiuk, AIMA, CMTP
Manager, Property Tax & Assessment
Ext. 8268

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE *MUNICIPAL ACT, 2001*-
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Maureen Zabiuk, AIMA, CMTP
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Respectfully submitted,

Laura Mirabella-Siddall, CPA, CA
Chief Financial Officer & City Treasurer

Dean Ferraro, CPA, CA
Director of Financial Services/Deputy Treasurer

SEVERENCE REPORT

SECTION 356, MUNICIPAL ACT, S.O. 2001

COUNCIL May 17 2016

<u>APPL. # 1</u>	<u>ROLL #</u>	<u>PROPERTY ADDRESS</u>	<u>TAX YEAR</u>	<u>AMOUNT ADJUSTED</u>
6918	000.422.16200.0000	8248 KIPLING AVE	2015	(3,722.73)
6919	000.422.15302.0000	8248 KIPLING AVE	2015	372.27
6920	000.422.15303.0000	0 KIPLING AVE	2015	2,940.96
6921	000.422.15304.0000	0 KIPLING AVE	2015	409.50
<u>APPL. # 2</u>				
6922	000.330.14002.0000	8248 KIPLING AVE	2015	(5,337.27)
6924	000.330.14007.0000	6560 LANGSTAFF RD	2015	3,309.11
6923	000.330.14010.0000	0 LANGSTAFF RD	2015	2,028.16
<u>APPL. # 3</u>				
6925	000.350.24500.0000	48 VALLEY RD	2015	(7,442.70)
6926	000.350.24503.0000	48 VALLEY RD	2015	4,668.99
6927	000.350.24504.0000	270 STEGMAN'S MILL RD	2015	2,773.71
<u>APPL. # 4</u>				
6928	000.331.16212.0000	0 SICILIA ST	2015	(98.58)
6929	000.331.16240.0000	0 SICILIA ST	2015	(8,898.49)
6930	000.331.16242.0000	0 SICILIA ST	2015	1,035.33
6931	000.331.16243.0000	0 SICILIA ST	2015	1,031.00
6932	000.331.16244.0000	0 SICILIA ST	2015	870.72
6933	000.331.16245.0000	0 SICILIA ST	2015	194.93
6934	000.331.16246.0000	0 SICILIA ST	2015	927.04
6935	000.331.16247.0000	0 SICILIA ST	2015	797.08
6936	000.331.16248.0000	0 SICILIA ST	2015	953.03
6937	000.331.16249.0000	0 SICILIA ST	2015	1,026.68
6938	000.331.16251.0000	0 SICILIA ST	2015	1,026.68
6939	000.331.16253.0000	0 SICILIA ST	2015	1,022.34
6940	000.331.16255.0000	0 SICILIA ST	2015	24.30
6941	000.331.16257.0000	0 SICILIA ST	2015	83.61
6942	000.331.16259.0000	0 SICILIA ST	2015	4.33
<u>APPL. # 5</u>				
6968	000.214.50605.0000	0 GOLDEN ORCHARD RD	2015	(2,514.30)
6969	000.214.50606.0000	215 GOLDEN ORCHARD RD	2015	633.61
6970	000.214.50607.0000	217 GOLDEN ORCHARD RD	2015	560.69
6971	000.214.50608.0000	219 GOLDEN ORCHARD RD	2015	560.69
6972	000.214.50609.0000	221 GOLDEN ORCHARD RD	2015	759.31
<u>APPL. # 6</u>				
6973	000.361.31783.0000	244-246 MOODY DR	2015	(2,760.44)
6974	000.361.31784.0000	246 MOODY DR	2015	1,414.35
6975	000.361.31785.0000	244 MOODY DR	2015	1,346.09

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COUNCIL May 17 2016**APPL # 7**

6976	000.361.31786.0000	238-240 MOODY DR	2015	(2,649.38)
6977	000.361.31787.0000	240 MOODY DR	2015	1,346.21
6978	000.361.31788.0000	238 MOODY DR	2015	1,303.17

APPL # 8

6979	000.361.31822.0000	204-206 MOODY DR	2015	(2,681.11)
6980	000.361.31823.0000	206 MOODY DR	2015	1,303.66
6981	000.361.31824.0000	204 MOODY DR	2015	1,377.45

APPL # 9

6982	000.361.31828.0000	194-196 MOODY DR	2015	(2,673.19)
6983	000.361.31829.0000	196 MOODY DR	2015	1,370.40
6984	000.361.31830.0000	194 MOODY DR	2015	1,302.79

APPL # 10

6985	000.361.31852.0000	44-46 KILLINGTON AVE	2015	(2,593.86)
6986	000.361.31853.0000	46 KILLINGTON AVE	2015	1,296.93
6987	000.361.31854.0000	44 KILLINGTON AVE	2015	1,296.93

APPL # 11

6988	000.361.31855.0000	38-40 KILLINGTON AVE	2015	(2,255.11)
6989	000.361.31856.0000	40 KILLINGTON AVE	2015	1,098.24
6990	000.361.31857.0000	38 KILLINGTON AVE	2015	1,156.87

APPL # 12

6991	000.361.31858.0000	30-32 KILLINGTON AVE	2015	(2,720.78)
6992	000.361.31859.0000	32 KILLINGTON AVE	2015	1,351.13
6993	000.361.31860.0000	30 KILLINGTON AVE	2015	1,369.65

APPL# 13

6994	000.361.31864.0000	16-18 KILLINGTON AVE	2015	(2,314.51)
6995	000.361.31865.0000	18 KILLINGTON AVE	2015	1,157.25
6996	000.361.31866.0000	16 KILLINGTON AVE	2015	1,157.26

APPL # 14

6997	000.361.31870.0000	2-4 KILLINGTON AVE	2015	(2,613.76)
6998	000.361.31871.0000	4 KILLINGTON AVE	2015	1,238.92
6999	000.361.31872.0000	2 KILLINGTON AVE	2015	1,374.84

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APPL # 15

7000	000.361.32355.0000	252-258 MOODY DR	2015	(4,759.39)
7001	000.361.32356.0000	258 MOODY DR	2015	1,384.24
7002	000.361.32357.0000	256 MOODY DR	2015	1,066.15
7010	000.361.32358.0000	254 MOODY DR	2015	1,060.25
7011	000.361.32359.0000	252 MOODY DR	2015	1,248.75

APPL # 16

7003	000.361.32361.0000	226-232 MOODY DR	2015	(7,139.07)
7004	000.361.32360.0000	232 MOODY DR	2015	1,212.07
7005	000.361.32362.0000	230 MOODY DR	2015	1,113.48
7006	000.361.32363.0000	228 MOODY DR	2015	1,113.48
7007	000.361.32364.0000	226 MOODY DR	2015	1,113.48
7008	000.361.32365.0000	224 MOODY DR	2015	1,113.48
7009	000.361.32366.0000	222 MOODY DR	2015	1,473.08
		Total		

APPL # 17

7012	000.361.36560.0000	178-180 PELEE AVE	2015	(1,769.86)
7013	000.361.36570.0000	180 PELEE AVE	2015	884.93
7014	000.361.36571.0000	178 PELEE AVE	2015	884.93

APPL # 18

7015	000.361.36563.0000	172-174 PELEE AVE	2015	(2,181.86)
7016	000.361.36567.0000	174 PELEE AVE	2015	1,090.93
7017	000.361.36568.0000	172 PELEE AVE	2015	1,090.93

APPL # 19

7018	000.361.37085.0000	18-20 OREN ST	2015	(2,593.86)
7019	000.361.37086.0000	18 OREN ST	2015	1,296.93
7020	000.361.37087.0000	20 OREN ST	2015	1,296.93

APPL # 20

7021	000.361.37088.0000	24-26 OREN ST	2015	(2,181.86)
7022	000.361.37089.0000	24 OREN ST	2015	1,090.93
7023	000.361.37090.0000	26 OREN ST	2015	1,090.93

APPL # 21

7024	000.361.37112.0000	199-201 DANBY ST	2015	(2,387.86)
7025	000.361.37113.0000	199 EAST'S CORNE BLVD	2015	1,193.93
7026	000.361.37114.0000	201 EAST'S CORNE BLVD	2015	1,193.93

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COUNCIL May 17 2016**APPL # 22**

7027	000.361.37119.0000	209-215 AGAR ST E	2015	(4,380.89)
7028	000.361.37120.0000	209 EAST'S CORNERS BLVD	2015	1,095.23
7029	000.361.37121.0000	211 EAST'S CORNERS BLVD	2015	1,007.60
7030	000.361.37122.0000	213 EAST'S CORNERS BLVD	2015	1,007.60
7031	000.361.37123.0000	215 EAST'S CORNERS BLVD	2015	1,270.46

APPL # 23

7032	000.361.37125.0000	177-183 AGAR ST E	2015	(4,759.39)
7033	000.361.37126.0000	177 EAST'S CORNERS BLVD	2015	1,422.42
7034	000.361.37127.0000	179 EAST'S CORNERS BLVD	2015	1,080.32
7035	000.361.37128.0000	181 EAST'S CORNERS BLVD	2015	1,080.32
7036	000.361.37129.0000	183 EAST'S CORNE BLVD	2015	1,176.33

APPL # 24

7037	000.361.37131.0000	279-289 BARON ST	2015	(7,139.07)
7038	000.361.37272.0000	279 BARONS ST	2015	1,190.79
7039	000.361.37273.0000	281 BARONS ST	2015	1,099.20
7040	000.361.37274.0000	283 BARONS ST	2015	1,099.20
7041	000.361.37275.0000	285 BARONS ST	2015	1,099.20
7042	000.361.37276.0000	287 BARONS ST	2015	1,099.20
7043	000.361.37277.0000	289 BARONS ST	2015	1,551.48

APPL # 25

7044	000.361.37137.0000	256-265 BARON ST	2015	(4,759.39)
7045	000.361.37138.0000	259 BARONS ST	2015	1,240.49
7046	000.361.37139.0000	261 BARONS ST	2015	1,139.21
7047	000.361.37140.0000	263 BARONS ST	2015	1,139.21
7048	000.361.37141.0000	265 BARONS ST	2015	1,240.48

APPL # 26

7049	000.361.37143.0000	249-255 BARON ST	2015	(4,759.39)
7050	000.361.37144.0000	249 BARONS ST	2015	1,430.83
7051	000.361.37145.0000	251 BARONS ST	2015	1,077.59
7052	000.361.37146.0000	253 BARONS ST	2015	1,077.59
7053	000.361.37147.0000	255 BARONS ST	2015	1,173.38

GRAND TOTAL**0.00**