

**COUNCIL NOVEMBER 21, 2017**

**TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357 AND 358 OF THE *MUNICIPAL ACT, S.O. 2001 - ALL WARDS***

**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 schedule be approved.

**Contribution to Sustainability**

This is not applicable to this report.

**Economic Impact**

The City's share of these property tax adjustments is approximately \$75,674. A provision for tax adjustments has been budgeted. There is a budget pressure but the office of the Chief Financial Officer is able to manage it from within.

**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 detailing 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's approval for the increase or cancellation of property taxes as permitted under Section 354, 357 and 358 of the *Municipal Act, 2001*.

**Background - Analysis and Options**

The City prepares these types of reports two times a year. The prior report was prepared for Council on March 21, 2017. There were Twenty-eight applications on that report and the total cancellation, reduction or refund of taxes amounted to \$255,522. The City portion was \$50,423 or approx. 20%.

For the current report, Sixty-four (64) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357 and 358 of the *Municipal Act, 2001, as amended*. There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$439,119. The City portion of this amount is approximately \$75,674, or approximately 17% broken down per year as follows:

2013 = \$1,622 / 2014 = \$9,181 / 2015 = \$8,379 / 2016 = \$21,164 / 2017 = \$35,327

The City's share of the total adjustments for the 2017 tax year is \$126,097 (\$50,423 + \$75,674).

Following the approval of these adjustments, the applicants will have the right to appeal the decision to the Assessment Review Board within 35 days.

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

The cancellation or increase of property taxes as permitted under Section 354, 357 and 358 of the *Municipal Act, 2001*, 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**

The Region’s share of these property tax adjustments is approximately \$129,730 or approx. 29%.

### **Conclusion**

The Municipal Act will allow staff to proceed with the property tax adjustments as applicable. Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

### **Attachments**

1. Tax Appeal Report

### **Report prepared by:**

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Ext. 8268

Respectfully submitted,

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

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

<b>TAX APPEAL REPORT</b>				<b>COUNCIL NOVEMBER 21, 2017</b>			
<b>SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001</b>							
<b>APPL. #</b>	<b>ROLL #</b>	<b>TAX YEAR</b>	<b>AMOUNT ADJUSTED</b>	<b>CITY PORTION</b>	<b>REGION PORTION</b>	<b>EDUCATION PORTION</b>	<b>REASON</b>
6963	000.230.31500	2013	(\$10,791.00)	(\$1,621.89)	(\$2,819.69)	(\$6,349.42)	MPAC ERROR
7112	000.230.31105	2014	(\$4,424.33)	(\$668.52)	(\$1,149.44)	(\$2,606.37)	MPAC ERROR
7109	000.230.31300	2014	(\$20,846.63)	(\$3,149.93)	(\$5,415.95)	(\$12,280.75)	MPAC ERROR
6964	000.230.31500	2014	(\$35,493.14)	(\$5,363.01)	(\$9,221.12)	(\$20,909.01)	MPAC ERROR
7218	000.210.36243	2015	(\$150.33)	(\$42.35)	(\$72.97)	(\$35.01)	MPAC ERROR
7257	00.230.21600	2015	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7113	000.230.31105	2015	(\$5,198.44)	(\$788.60)	(\$1,359.40)	(\$3,050.44)	MPAC ERROR
7110	000.230.31300	2015	(\$22,345.31)	(\$3,389.78)	(\$5,843.30)	(\$13,112.23)	MPAC ERROR
6965	000.230.31500	2015	(\$25,694.35)	(\$3,897.83)	(\$6,719.08)	(\$15,077.44)	MPAC ERROR
7197	000.310.56000	2015	(\$131.38)	(\$37.01)	(\$63.77)	(\$30.60)	DEMOLITION
7219	000.330.50500	2015	(\$791.88)	(\$223.07)	(\$384.38)	(\$184.43)	MPAC ERROR
7203	000.190.05526	2016	(\$933.80)	(\$264.08)	(\$454.57)	(\$215.15)	DEMOLITION
7217	000.210.36243	2016	(\$155.01)	(\$43.84)	(\$75.46)	(\$35.71)	MPAC ERROR
7194	000.211.11148	2016	(\$746.81)	(\$112.54)	(\$193.73)	(\$440.54)	RENOVATION
7080	000.213.06301	2016	(\$1,525.71)	(\$431.47)	(\$742.72)	(\$351.52)	FIRE DAMAGE
7124	000.213.32504	2016	(\$1,535.98)	(\$231.47)	(\$398.43)	(\$906.08)	MPAC ERROR
7195	000.230.13500	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7114	000.230.31105	2016	(\$5,902.29)	(\$889.48)	(\$1,531.05)	(\$3,481.76)	MPAC ERROR
7111	000.230.31300	2016	(\$24,460.47)	(\$3,686.19)	(\$6,345.05)	(\$14,429.23)	MPAC ERROR
7250	000.230.31500	2016	(\$27,736.82)	(\$4,179.94)	(\$7,194.93)	(\$16,361.95)	MPAC ERROR
7208	000.230.40800	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7201	000.230.50575	2016	(\$8,075.17)	(\$1,216.93)	(\$2,094.70)	(\$4,763.54)	DEMOLITION
7211	000.230.51001	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7252	000.233.60800	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7210	000.233.70300	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7104	000.250.52500	2016	(\$519.01)	(\$146.78)	(\$252.65)	(\$119.58)	DEMOLITION
7118	000.251.03000	2016	(\$698.15)	(\$197.44)	(\$339.86)	(\$160.85)	DEMOLITION
7166	000.270.24052	2016	(\$9.80)	(\$2.77)	(\$4.77)	(\$2.26)	MPAC ERROR
7196	000.271.58000	2016	(\$1,509.32)	(\$426.83)	(\$734.74)	(\$347.75)	DEMOLITION
6946	000.280.54100	2016	(\$32,887.93)	(\$4,956.21)	(\$8,531.13)	(\$19,400.59)	DEMOLITION
7209	000.290.29100	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7212	000.292.28000	2016	(\$1,471.45)	(\$416.13)	(\$716.30)	(\$339.02)	DEMOLITION
7192	000.300.28500	2016	(\$657.29)	(\$99.06)	(\$170.50)	(\$387.73)	WATER DAMAGE
7115	000.311.13756	2016	(\$3,483.84)	(\$985.23)	(\$1,695.93)	(\$802.68)	RENOVATION
7198	000.310.56000	2016	(\$128.10)	(\$36.23)	(\$62.36)	(\$29.51)	DEMOLITION
7193	000.321.00101	2016	(\$1,057.43)	(\$159.35)	(\$274.30)	(\$623.78)	RENOVATION
7199	000.321.03070	2016	(\$472.58)	(\$71.41)	(\$122.92)	(\$278.25)	CLASS CHANGE
7202	000.321.03510	2016	(\$11,006.13)	(\$1,658.62)	(\$2,854.99)	(\$6,492.52)	RENOVATION
7200	000.321.45391	2016	(\$1,123.42)	(\$169.30)	(\$291.42)	(\$662.70)	CLASS CHANGE
7256	000.321.8010	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7253	000.321.92011	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7254	000.321.92012	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7255	000.322.02000	2016	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
7220	000.330.50500	2016	(\$1,573.20)	(\$444.90)	(\$765.84)	(\$362.46)	MPAC ERROR
7165	000.331.61500	2016	(\$745.48)	(\$210.82)	(\$362.90)	(\$171.76)	DEMOLITION
7159	000.331.70000	2016	(\$123.25)	(\$34.85)	(\$60.00)	(\$28.40)	MPAC ERROR
7204	000.361.87500	2016	(\$327.42)	(\$92.59)	(\$159.39)	(\$75.44)	DEMOLITION
7215	000.040.75000	2017	(\$3,316.95)	(\$940.69)	(\$1,604.07)	(\$772.19)	DEMOLITION

<u>APPL. #</u>	<u>ROLL #</u>	<u>TAX YEAR</u>	<u>AMOUNT ADJUSTED</u>	<u>CITY PORTION</u>	<u>REGION PORTION</u>	<u>EDUCATION PORTION</u>	<u>REASON</u>
7238	000.201.16500	2017	(\$53,857.35)	(\$8,234.79)	(\$14,046.00)	(\$31,576.56)	CITY LEASE
7240	000.210.16105	2017	(\$27,387.85)	(\$7,767.19)	(\$13,244.77)	(\$6,375.89)	EXEMPT - CITY SALE
7235	000.213.12000	2017	(\$9,774.01)	(\$2,771.91)	(\$4,726.71)	(\$2,275.39)	EXEMPT - CITY
7205	000.213.50500	2017	(\$2,071.33)	(\$316.71)	(\$540.20)	(\$1,214.42)	CLASS CHANGE
7206	000.232.41000	2017	(\$1,055.32)	(\$161.36)	(\$275.23)	(\$618.73)	DEMOLITION
7207	000.232.41500	2017	(\$1,101.92)	(\$168.48)	(\$287.38)	(\$646.06)	DEMOLITION
7237	000.250.75700	2017	(\$854.97)	(\$242.47)	(\$413.46)	(\$199.04)	DEMOLITION
7216	000.271.92600	2017	(\$2,689.84)	(\$762.84)	(\$1,300.81)	(\$626.19)	FIRE DAMAGE
7248	000.281.57000	2017	(\$66,551.52)	(\$10,175.72)	(\$17,356.64)	(\$39,019.16)	EXEMPT - CITY LEASE
7249	000.281.58000	2017	(\$5,161.97)	(\$789.27)	(\$1,346.24)	(\$3,026.46)	EXEMPT - CITY LEASE
7213	000.292.28000	2017	(\$2,441.59)	(\$692.43)	(\$1,180.76)	(\$568.40)	DEMOLITION
7221	000.341.05500	2017	(\$1,842.19)	(\$522.45)	(\$890.88)	(\$428.86)	DEMOLITION
7214	000.360.32500	2017	(\$3,308.63)	(\$938.33)	(\$1,600.05)	(\$770.25)	EXEMPT - CITY
7223	000.430.01300	2017	(\$2,646.82)	(\$750.64)	(\$1,280.00)	(\$616.18)	DEMOLITION
7224	000.430.01400	2017	(\$324.11)	(\$91.92)	(\$156.74)	(\$75.45)	DEMOLITION
7222	000.430.01800	2017	\$0.00	\$0.00	\$0.00	\$0.00	NO ADJUSTMENT
<b>Grand Total:</b>			<b>(\$439,119.02)</b>	<b>(\$75,673.65)</b>	<b>(\$129,729.68)</b>	<b>(\$233,715.69)</b>	
		<b>Tax Yr</b>	<b>Amt Adjusted</b>				
		2013	(\$10,791.00)				
		2014	(\$60,764.10)				
		2015	(\$54,311.69)				
		2016	(\$128,865.86)				
		2017	(\$184,386.37)				
			<b>(\$439,119.02)</b>	***prior to any applicable Capping Adjustment			