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| TO: | CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON JUNE 8, 2016 |
| FROM: | MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER |
| SUBJECT: | CITY INITIATED ASSESSMENT APPEALS |

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| RECOMMENDATION |
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That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, Taxation staff **BE AUTHORIZED** to proceed with appeals under the Assessment Act for the properties as set out in Schedule "A" to this report.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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None.

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| BACKGROUND |
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As has been done since 2004, the City's Taxation staff have initiated assessment appeals under Section 40 of the Assessment Act for the current year's taxation. These appeals have been initiated based on a review of the classifications and valuations on the roll. Where staff have determined that property classifications or valuations are incorrect, an appeal has been filed. All revenue generated from these appeals will constitute a source of revenue for the City for 2016 and future years.

The City is very limited in its ability to identify errors on the assessment roll. The City has no legal authority under assessment legislation to obtain detailed income, expense, lease and other information required to value non-residential properties. Only the Municipal Property Assessment Corporation (MPAC) has the legal authority to obtain this type of information under Section 10 and 11 of the Assessment Act. Under Section 53 of the Assessment Act, the Municipal Property Assessment Corporation is prohibited from disclosing income and expense information on individual properties to municipalities other than to meet the municipality's "planning requirements". Any errors which can be corrected by MPAC without an appeal by the City are first brought to their attention.



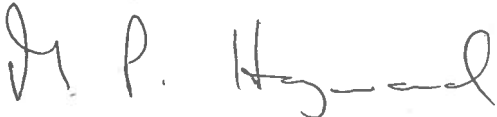
A list of all the appeals which have been filed is attached as Schedule "A" to this report for Council's information and approval. All of these properties have met one of the following criteria:

1. Property Classification appears to be incorrect (minimum \$500 tax change);
2. Sales in market suggest the quantum on a property or related group of properties could be low by at least \$250,000;
3. Land or buildings appear to be omitted from the roll;
4. Subdivision of land appears to be omitted from the roll.

In addition to initiating appeals on behalf of the City, the City's Taxation staff communicate with MPAC on an ongoing basis about the status of large assessment appeals which have been initiated by property owners. This purpose of this communication is to ensure that the City is kept informed of any significant potential losses and is aware of MPAC's approach on large files. Information obtained from MPAC relating to the potential resolution of large assessment appeals is utilized by staff in the City Tax Office in preparation of the annual budget for contributions to City's allowance for tax appeals and in the preparation of year-end financial statements.

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| SUMMARY |
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A list of all assessment appeals initiated by Taxation staff is attached for Council's information and approval.

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| PREPARED BY: | CONCURRED BY: |
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| JIM LOGAN DIVISION MANAGER TAXATION & REVENUE | ANNA LISA BARBON DIRECTOR, FINANCIAL SERVICES |
| RECOMMENDED BY: | |
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| MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER | |

SCHEDULE "A"
2016 CITY OF LONDON INITIATED ASSESSMENT COMPLAINTS

| Roll Number | Assessment Class | Assessment for 2016 Taxation | Property Address | Owner |
|--------------------|--------------------|------------------------------|--------------------------|---|
| 3936 020 423 60000 | E N | 245,000 | 1880 PHILLBROOK DR | ADELAIDE & PHILLBROOK CENTRE INC. |
| 3936 040 480 05400 | CXN | 384,000 | 71 CLARKE RD | JAMES C BENNETT HOLDINGS LIMITED |
| 3936 040 700 01900 | RTES | 225,000 | 1754 GORE RD | KEVIN MIANI HOLDINGS INC. |
| 3936 040 700 01902 | CXN | 238,000 | 90 CLARKE RD | PEPE DONATO |
| 3936 040 700 01904 | CXN | 272,000 | 0 CLARKE RD | MIAMI MOTORS (LONDON) INC |
| 3936 060 570 55700 | CXN | 479,000 | 847 WHARNCLIFFE RD S | KIN INSUP & INSUP JR KIM WINSTON & NAOMI |
| 3936 080 070 00218 | RTEP | 127,000 | 1342 SANDY SOMERVILLE DR | SIFTON PROPERTIES LIMITED C/O ANGELO & LAURA COLAVECCHIA |
| 3936 080 070 00220 | RTEP | 124,000 | 1334 SANDY SOMERVILLE DR | SIFTON PROPERTIES LIMITED C/O OTTO KIIR & LESLEY BROOKS |
| 3936 090 460 06900 | CXN | 180,000 | 0 FANSHAWE PAR RD W | ORGANIC CHOICE BAGGING COMPANY INC |
| 3936 090 460 07000 | CUN RTEP CTN | 75,000 112,000 223,000 | 1683 FANSHAWE PK W | 1891908 ONTARIO INC |