

AGENDA FOR TAX ADJUSTMENT APPLICATIONS

The enclosed Agenda is regarding Tax Adjustment Applications made to the City of London or by the City of London under Sections 357, 358 and 359 of the *Ontario Municipal Act, 2001*.

Section 357

Under Section 357 the municipality may cancel, reduce, or refund all or part of the taxes levied in the year in respect of which the application is made. Applications under Section 357 may include:

- A change in tax class as a result of a change event;
- land that has vacant or excess;
- land that has become exempt from taxation;
- a building on the land that has been razed, demolished or otherwise, or damaged by fire, demolition, or otherwise;
- the applicant is unable to pay taxes because of sickness or extreme poverty;
- a mobile unit was removed;
- an overcharge due to a clerical or factual error; or
- repairs or renovations to non-residential properties preventing the normal use of the land for at least three months.

Section 358

Under Section 358 the municipality may cancel, reduce, or refund all or part of the taxes levied on the land in one or both of the two years preceding the year in which the application is made. Applications under Section 358 are made for any overcharge caused by an error in the preparation of the assessment roll that is clerical or factual in nature, but not an error in judgment in assessing the property.

Section 359

Under Section 359 the municipality may increase taxes levied to the extent of any undercharge caused by a gross or manifest error that is clerical or factual in nature, but not an error in judgment in assessing the property.

Council Meeting

As per *Ontario Municipal Act* Sections 357.(5), 358.(9) and 359.(3), Council is required to hold a meeting to address Tax Adjustment Applications.

Notices

All property owners who have applications included on this agenda have been asked in writing to contact Taxation Division staff if they have any disagreement with the recommendation listed. If any property owner appears at a Corporate Services Committee meeting and has not notified Taxation Division staff of their disagreement with the listed recommendation then it is recommended that their particular application be deferred to the next Corporate Services Committee meeting and that Taxation Division staff be directed to meet with the applicant to review and clarify their concerns and that the application be rescheduled to the next Corporate Services Committee meeting.

A G E N D A
TAX ADJUSTMENT APPLICATIONS
(sorted by property street, then street number)

Corporate Services Committee
Tuesday, December 11, 2018, commencing at 1:00 PM
Council Chambers, City Hall

PROPERTY:	2249 Blackwater	TAX YEAR: 2016
ROLL NUMBER:	3936.090.450.76622.0000	APPLICATION No.: 2016-217
ASSESSED PERSON(S):	Drewlo Holdings Inc	
APPLICANT(S):	Paul Goulet	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	2249 Blackwater	TAX YEAR: 2017
ROLL NUMBER:	3936.090.450.76622.0000	APPLICATION No.: 2017-151
ASSESSED PERSON(S):	Drewlo Holdings Inc	
APPLICANT(S):	Paul Goulet	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	1286 Bramblewood Street	TAX YEAR: 2017
ROLL NUMBER:	3936.080.070.40500.0000	APPLICATION No.: 2017-146
ASSESSED PERSON(S):	Douglas Arthur Stapells Karen Louise Stapells	
APPLICANT(S):	Douglas Stapells	
APPEAL REASON:	Section 358, Gross or manifest error, factual or clerical - 358(1)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$26,500 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 360.52	

PROPERTY:	0 Chesterfield Ave	TAX YEAR: 2018
ROLL NUMBER:	3936.050.371.11500.0000	APPLICATION No.: 2018-45
ASSESSED PERSON(S):	City of London	
APPLICANT(S):	City of London c/o Yasmin Jiwani	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	Cancel 123 days of 2018 realty taxes on an assessment of \$6,950 RT–Residential Full Taxable.	
TAX REDUCTION:	\$ 31.64	

PROPERTY:	193 Commissioners Road West	TAX YEAR: 2018
ROLL NUMBER:	3936.070.161.09700.0000	APPLICATION No.: 2018-42
ASSESSED PERSON(S):	2614442 ONTARIO INC	
APPLICANT(S):	Yossef Lavie	
APPEAL REASON:	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	
PROPERTY:	195 Dufferin Ave	TAX YEAR: 2017
ROLL NUMBER:	3936.010.010.07200.0000	APPLICATION No.: 2017-114
ASSESSED PERSON(S):	The Incorporated Synod of The Diocese of Huron	
APPLICANT(S):	DMA Canada c/o Matt Cunningham	
APPEAL REASON:	Section 357, Repairs or renovations preventing normal use greater than 3 months 357(1)(g)	
DECISION:	Cancel 184 days of 2017 realty taxes at a rate of 30% on an assessment of \$256,449 CT–Commercial Full Taxable. Cancel 184 days of 2017 realty taxes at a rate of 30% on an assessment of \$452,165 DT–Office Building Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$266.31.	
TAX REDUCTION:	\$4,224.83	
PROPERTY:	505-507 Dundas Street	TAX YEAR: 2017
ROLL NUMBER:	3936.050.030.00700.0000	APPLICATION No.: 2017-153
ASSESSED PERSON(S):	The LONDON Cross-Cultural Learner Centre	
APPLICANT(S):	The LONDON Cross-Cultural Learner Centre c/o Steven Dai	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	Cancel 365 days of 2017 realty taxes on an assessment of \$44,875 CT–Commercial Full Taxable. Cancel 365 days of 2017 realty taxes on an assessment of \$13,675 RT–Residential Full Taxable.	
TAX REDUCTION:	\$1,843.64	
PROPERTY:	505-507 Dundas Street	TAX YEAR: 2018
ROLL NUMBER:	3936.050.030.00700.0000	APPLICATION No.: 2018-36
ASSESSED PERSON(S):	The LONDON Cross-Cultural Learner Centre	
APPLICANT(S):	The LONDON Cross-Cultural Learner Centre c/o Steven Dai	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	No Recommendation	

TAX REDUCTION: Zero

PROPERTY:	190 Edinburgh Street	TAX YEAR: 2018
ROLL NUMBER:	3936.010.200.09300.0000	APPLICATION No.: 2018-20
ASSESSED PERSON(S):	Martin Oreskovic Michael Oreskovic	
APPLICANT(S):	Martin Oreskovic	
APPEAL REASON:	Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)	
DECISION:	Cancel 260 days of 2018 realty taxes on an assessment of \$94,666 RT-Residential Full Taxable.	
TAX REDUCTION:	\$ 910.90	

PROPERTY:	1640 Fanshawe Park Road West	TAX YEAR: 2017
ROLL NUMBER:	3936.090.460.14100.0000	APPLICATION No.: 2017-158
ASSESSED PERSON(S):	Copp Lintied	
APPLICANT(S):	Corporation of the City of London	
APPEAL REASON:	Section 359, Increase of taxes - 359(1)	
DECISION:	Add on 365 days of 2017 realty taxes on an assessment of \$701,360 CT-Commercial Full Taxable. Add on 365 days of 2017 realty taxes on an assessment of \$606,640 CU-Commercial Excess Land.	
TAX INCREASE:	\$41,592.66	

PROPERTY:	502 First Street	TAX YEAR: 2017
ROLL NUMBER:	3936.030.260.13700.0000	APPLICATION No.: 2017-104
ASSESSED PERSON(S):	1441128 ONTARIO INC	
APPLICANT(S):	Nick Enns Consulting	
APPEAL REASON:	Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	163 Grenfell Place	TAX YEAR: 2018
ROLL NUMBER:	3936.020.500.03023.0000	APPLICATION No.: 2018-33
ASSESSED PERSON(S):	Susan Lynne Daub Steven Lloyd Daub	
APPLICANT(S):	Steven Lloyd Daub	
APPEAL REASON:	Section 357, Became Exempt - 357(1)(c)	
DECISION:	No Recommendation	
TAX REDUCTION:	Zero	

PROPERTY:	6 Lisa Court	TAX YEAR: 2017
ROLL NUMBER:	3936.050.070.04818.0000	APPLICATION No.: 2017-31

ASSESSED PERSON(S): Brittany Homes Ltd
APPLICANT(S): C/O Phil Megaro
Brittany Homes Ltd
APPEAL REASON: Section 357, Gross or manifest error, factual or clerical - 357(1)(f)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 7620 Longwoods Road TAX YEAR: 2016
ROLL NUMBER: 3936.080.070.08100.0000 APPLICATION No.: 2016-220
ASSESSED PERSON(S): Jacqueline Caranci
Stefano Caranci

APPLICANT(S): Jacqueline Caranci
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 7620 Longwoods Road TAX YEAR: 2017
ROLL NUMBER: 3936.080.070.08100.0000 APPLICATION No.: 2017-157
ASSESSED PERSON(S): Jacqueline Caranci
Stefano Caranci

APPLICANT(S): Jacqueline Caranci
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$88,500 RT-Residential Full Taxable.
TAX REDUCTION: \$1,203.99

PROPERTY: 2547 Main Street TAX YEAR: 2018
ROLL NUMBER: 3936.080.000.61400.0000 APPLICATION No.: 2018-43
ASSESSED PERSON(S): Mariusz Wojciechowski
APPLICANT(S): Mariusz Wojciechowski
APPEAL REASON: Section 357, Became Exempt - 357(1)(c)
DECISION: Cancel 365 days of 2018 realty taxes on an assessment of \$26,512 CT-Commercial Full Taxable.
TAX REDUCTION: \$ 959.46

PROPERTY: 165 Oxford Street East TAX YEAR: 2018
ROLL NUMBER: 3936.010.090.01100.0000 APPLICATION No.: 2018-30
ASSESSED PERSON(S): Bruce Leonard Jones

APPLICANT(S): Bruce Jones
APPEAL REASON: Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)
DECISION: Cancel 266 days of 2018 realty taxes on an assessment of \$237,191 CT–Commercial Full Taxable. Add 266 days of 2018 realty taxes on an assessment of \$260,928 RT–Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$415.72.
TAX REDUCTION: \$4,102.72

PROPERTY: 1866 Reilly Walk TAX YEAR: 2015
ROLL NUMBER: 3936.090.440.26341.0000 APPLICATION No.: 2015-234
ASSESSED PERSON(S): Nayngim Cheam
Taing Ly
APPLICANT(S): Nayngim Cheam
Taing Ly
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel days 365 of 2015 realty taxes on an assessment of \$25,371 RT–Residential Full Taxable.
TAX REDUCTION: \$ 346.74

PROPERTY: 1057 Richmond Street TAX YEAR: 2018
ROLL NUMBER: 3936.010.530.01200.0000 APPLICATION No.: 2018-44
ASSESSED PERSON(S): Thrive Real Estate Development Corp.
APPLICANT(S): Mei Tong
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: Cancel 275 days of 2018 realty taxes on an assessment of \$117,928 RT–Residential Full Taxable.
TAX REDUCTION: \$1,200.20

PROPERTY: 332 Riverside Drive TAX YEAR: 2016
ROLL NUMBER: 3936.010.231.02200.0000 APPLICATION No.: 2016-188
ASSESSED PERSON(S): Morgan Pavia
APPLICANT(S): Morgan Pavia
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 3595 Scotland Drive TAX YEAR: 2018
ROLL NUMBER: 3936.080.020.16500.0000 APPLICATION No.: 2018-32
ASSESSED PERSON(S): City of London
APPLICANT(S): City of London
c/o Realty Services - Tony Staltari

APPEAL REASON: Section 357, Became Exempt - 357(1)(c)
DECISION: Cancel days 365 of 2018 realty taxes on an assessment of \$406,500
CT-Commercial Full Taxable.
TAX REDUCTION: \$14,711.16

PROPERTY: 1164 St. Anthony Road TAX YEAR: 2016
ROLL NUMBER: 3936.010.330.09700.0000 APPLICATION No.: 2016-221
ASSESSED PERSON(S): Derick Darmendra Mahipaul
Susan Lynn Mahipaul
APPLICANT(S): Derick Mahipaul
Susan Mahipaul
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 1164 St. Anthony Road TAX YEAR: 2017
ROLL NUMBER: 3936.010.330.09700.0000 APPLICATION No.: 2017-159
ASSESSED PERSON(S): Derick Darmendra Mahipaul
Susan Lynn Mahipaul
APPLICANT(S): Derick Mahipaul
Susan Mahipaul
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$317,250
RT-Residential Full Taxable.
TAX REDUCTION: \$4,316.01

PROPERTY: 74 Stanley Street TAX YEAR: 2016
ROLL NUMBER: 3936.060.060.04400.0000 APPLICATION No.: 2016-200
ASSESSED PERSON(S): David Ian Russell
APPLICANT(S): David Russell
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 74 Stanley Street TAX YEAR: 2017
ROLL NUMBER: 3936.060.060.04400.0000 APPLICATION No.: 2017-116
ASSESSED PERSON(S): David Ian Russell
APPLICANT(S): David Russell
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 500 Talbot Street TAX YEAR: 2017
ROLL NUMBER: 3936.010.010.00112.0000 APPLICATION No.: 2017-95
ASSESSED PERSON(S): Marion Jean Carter
APPLICANT(S): Marion - Ralph Carter
APPEAL REASON: Section 357, Ceases to be liable for tax at rate it was taxed - 357(1)(a)
DECISION: No Recommendation
TAX REDUCTION: Zero

PROPERTY: 616 WATERLOO ST TAX YEAR: 2016
ROLL NUMBER: 3936.020.150.10900.0000 APPLICATION No.: 2016-222
ASSESSED PERSON(S): GELDON PROPERTIES HOLDINGS INC
APPLICANT(S): Paul Onn
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 366 days of 2016 realty taxes on an assessment of \$41,200 CT-Commercial Full Taxable. Add 366 days of 2016 realty taxes on an assessment of \$41,200 RT-Residential Full Taxable.
TAX REDUCTION: \$ 959.08

PROPERTY: 616 WATERLOO ST TAX YEAR: 2017
ROLL NUMBER: 3936.020.150.10900.0000 APPLICATION No.: 2017-160
ASSESSED PERSON(S): GELDON PROPERTIES HOLDINGS INC
APPLICANT(S): Paul Onn
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$41,825 CT-Commercial Full Taxable. Add 365 days of 2017 realty taxes on an assessment of \$41,825 RT-Residential Full Taxable. Cancel 70 days of 2017 realty taxes on an assessment of \$5,456 CT-Commercial Full Taxable. Add 70 days of 2017 realty taxes on an assessment of \$5,456 RT-Residential Full Taxable.
TAX REDUCTION: \$1,000.35

PROPERTY: 616 WATERLOO ST TAX YEAR: 2018
ROLL NUMBER: 3936.020.150.10900.0000 APPLICATION No.: 2018-47
ASSESSED PERSON(S): GELDON PROPERTIES HOLDINGS INC
APPLICANT(S): Paul Onn
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2018 realty taxes on an assessment of \$49,037 CT-Commercial Full Taxable. Add 365 days of 2018 realty taxes on an assessment of \$49,064 RT-Residential Full Taxable.
TAX REDUCTION: \$1,111.87

PROPERTY: 875 Wellington Road TAX YEAR: 2015
ROLL NUMBER: 3936.060.580.37100.0000 APPLICATION No.: 2015-237
ASSESSED PERSON(S): Wellington Harlech Centre Inc
APPLICANT(S): DMA Canada
c/o Bill Mayuk
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2015 realty taxes on an assessment of \$98,841 CT-Commercial Full Taxable.
TAX REDUCTION: \$3,671.78

PROPERTY: 875 Wellington Road TAX YEAR: 2017
ROLL NUMBER: 3936.060.580.37100.0000 APPLICATION No.: 2017-93
ASSESSED PERSON(S): Wellington Harlech Centre Inc
APPLICANT(S): DMA Canada
c/o Bill Mayuk
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)
DECISION: Cancel 365 days of 2017 realty taxes on an assessment of \$96,000 XT-Commercial (New Construction) Full Taxable.
TAX REDUCTION: \$3,306.06

PROPERTY: 977-981 Wellington Road TAX YEAR: 2017
ROLL NUMBER: 3936.060.580.37104.0000 APPLICATION No.: 2017-113
ASSESSED PERSON(S): Partners Reit
APPLICANT(S): Altus Group
c/o David Coulter
APPEAL REASON: Section 357, Gross or manifest error, factual or clerical - 357(1)(f)
DECISION: Add on 365 days of 2017 realty taxes on an assessment of \$76,300 CT-Commercial Full Taxable. Cancel 365 days of 2017 realty taxes on an assessment of \$827,300 ST-Shopping Center Full Taxable.
TAX REDUCTION: \$27,740.56

PROPERTY: 120 York Street TAX YEAR: 2017
ROLL NUMBER: 3936.060.050.09100.0000 APPLICATION No.: 2017-127
ASSESSED PERSON(S): Farhi Holdings Corporation
APPLICANT(S): Steve Pocrnic
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)
DECISION: Cancel 184 days of 2017 realty taxes on an assessment of \$118,453 CT-Commercial Full Taxable. Cancel 184 days of 2017 realty taxes on an assessment of \$38,375 ST-Shopping Center Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$196.46.
TAX REDUCTION: \$3,116.74

**TAX ADJUSTMENT APPLICATIONS
INDEX BY ASSESSED PERSON (APPLICANT)**

Assessed Person (Applicant)	App'tn No.	Property
1441128 ONTARIO INC (Nick Enns Consulting)	2017-104	502 First Street
2614442 ONTARIO INC (Yossef Lavie)	2018-42	193 Commissioners Road West
Brittany Homes Ltd (C/O Phil Megaro Brittany Homes Ltd)	2017-31	6 Lisa Court
Bruce Leonard Jones (Bruce Jones)	2018-30	165 Oxford Street East
City of London (City of London c/o Yasmin Jiwani)	2018-45	0 Chesterfield Ave
City of London (City of London c/o Realty Services - Tony Staltari)	2018-32	3595 Scotland Drive
Copp Lintied (Corporation of the City of London)	2017-158	1640 Fanshawe Park Road West
David Ian Russell (David Russell)	2016-200	74 Stanley Street
David Ian Russell (David Russell)	2017-116	74 Stanley Street
Derick Darmendra Mahipaul Susan Lynn Mahipaul (Derick Mahipaul Susan Mahipaul)	2016-221	1164 St. Anthony Road
Derick Darmendra Mahipaul Susan Lynn Mahipaul (Derick Mahipaul Susan Mahipaul)	2017-159	1164 St. Anthony Road
Douglas Arthur Stapells Karen Louise Stapells (Douglas Stapells)	2017-146	1286 Bramblewood Street
Drewlo Holdings Inc (Paul Goulet)	2016-217	2249 Blackwater
Drewlo Holdings Inc (Paul Goulet)	2017-151	2249 Blackwater
Farhi Holdings Corporation (Steve Pocrnic)	2017-127	120 York Street
GELDON PROPERTIES HOLDINGS INC (Paul Onn)	2016-222	616 WATERLOO ST
GELDON PROPERTIES HOLDINGS INC (Paul Onn)	2017-160	616 WATERLOO ST
GELDON PROPERTIES HOLDINGS INC (Paul Onn)	2018-47	616 WATERLOO ST
Jacqueline Caranci Stefano Caranci (Jacqueline Caranci)	2016-220	7620 Longwoods Road
Jacqueline Caranci Stefano Caranci (Jacqueline Caranci)	2017-157	7620 Longwoods Road
Marion Jean Carter (Marion - Ralph Carter)	2017-95	500 Talbot Street
Mariusz Wojciechowski (Mariusz Wojciechowski)	2018-43	2547 Main Street

Assessed Person <i>(Applicant)</i>	App'tn No.	Property
Martin Oreskovic Michael Oreskovic <i>(Martin Oreskovic)</i>	2018-20	190 Edinburgh Street
Morgan Pavia <i>(Morgan Pavia)</i>	2016-188	332 Riverside Drive
Nayngim Cheam Taing Ly <i>(Nayngim Cheam</i> <i>Taing Ly)</i>	2015-234	1866 Reilly Walk
Partners Reit <i>(Altus Group</i> <i>c/o David Coulter)</i>	2017-113	977-981 Wellington Road
Susan Lynne Daub Steven Lloyd Daub <i>(Steven Lloyd Daub)</i>	2018-33	163 Grenfell Place
The Incorporated Synod of The Diocese of Huron <i>(DMA Canada</i> <i>c/o Matt Cunningham)</i>	2017-114	195 Dufferin Ave
The LONDON Cross-Cultural Learner Centre <i>(The LONDON Cross-Cultural Learner</i> <i>Centre</i> <i>c/o Steven Dai)</i>	2017-153	505-507 Dundas Street
The LONDON Cross-Cultural Learner Centre <i>(The LONDON Cross-Cultural Learner</i> <i>Centre</i> <i>c/o Steven Dai)</i>	2018-36	505-507 Dundas Street
Thrive Real Estate Development Corp. <i>(Mei Tong)</i>	2018-44	1057 Richmond Street
Wellington Harlech Centre Inc <i>(DMA Canada</i> <i>c/o Bill Mayuk)</i>	2015-237	875 Wellington Road
Wellington Harlech Centre Inc <i>(DMA Canada</i> <i>c/o Bill Mayuk)</i>	2017-93	875 Wellington Road