

## **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, September 24, 2019, commencing at 12:45 PM**  
**Council Chambers, City Hall**

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|                     |   |                          |
|---------------------|---|--------------------------|
| PROPERTY:           | 1400 Adelaide Street North  | TAX YEAR: 2019           |
| ROLL NUMBER:        | 3936.020.430.38200.0000   | APPLICATION No.: 2019-47 |
| ASSESSED PERSON(S): | City of London  |                          |
| APPLICANT(S):       | City of London - c/o Tony Staltari  |                          |
| APPEAL REASON:      | Section 357, Became Exempt - 357(1)(c)  |                          |
| DECISION:           | Cancel 365 days of 2019 realty taxes on an assessment of \$535,650 RT-Residential Full Taxable. |                          |
| TAX REDUCTION:      | \$7,178.92  |                          |

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|---------------------|---|--------------------------|
| PROPERTY:           | 1510 Commissioners Road West  | TAX YEAR: 2019           |
| ROLL NUMBER:        | 3936.040.640.31100.0000   | APPLICATION No.: 2019-43 |
| ASSESSED PERSON(S): | City of London  |                          |
| APPLICANT(S):       | City of London - c/o Tony Staltari  |                          |
| APPEAL REASON:      | Section 357, Became Exempt - 357(1)(c)  |                          |
| DECISION:           | Cancel 365 days of 2019 realty taxes on an assessment of \$268,900 RT-Residential Full Taxable. |                          |
| TAX REDUCTION:      | \$3,603.87  |                          |

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|---------------------|---|--------------------------|
| PROPERTY:           | 129 Dundas St.  | TAX YEAR: 2019           |
| ROLL NUMBER:        | 3936.060.030.01000.0000   | APPLICATION No.: 2019-29 |
| ASSESSED PERSON(S): | 129 Dundas Developments Inc.  |                          |
| APPLICANT(S):       | 129 Dundas Developments Inc. - c/o Stuart McCulloch   |                          |
| APPEAL REASON:      | Section 357, Damaged and substantially unusable - 357(1)(d)(ii)   |                          |
| DECISION:           | Cancel 331 days of 2019 realty taxes on an assessment of \$107,122 CT-Commercial Full Taxable. Cancel 331 days of 2019 realty taxes on an assessment of \$494,193 MT-Multi-Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$219.54. |                          |
| TAX REDUCTION:      | \$13,637.30   |                          |

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|---------------------|--|---------------------------|
| PROPERTY:           | 167 Dundas St.   | TAX YEAR: 2017            |
| ROLL NUMBER:        | 3936.060.040.00200.0000  | APPLICATION No.: 2017-177 |
| ASSESSED PERSON(S): | Luxurs Inc.  |                           |
| APPLICANT(S):       | Luxurs Inc. - c/o Monika Spinney                                   |                           |
| 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 \$147,485 CT–Commercial Full Taxable. Add 365 days of 2017 realty taxes on an assessment of \$147,496 RT–Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$366.50.  
TAX REDUCTION: \$3,807.73

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PROPERTY: 167 Dundas St. TAX YEAR: 2018  
ROLL NUMBER: 3936.060.040.00200.0000 APPLICATION No.: 2018-92  
ASSESSED PERSON(S): Luxurs Inc.  
APPLICANT(S): Luxurs Inc. - c/o Monika Spinney  
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 \$174,557 CT–Commercial Full Taxable. Add 365 days of 2018 realty taxes on an assessment of \$174,564 RT–Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$419.81.  
TAX REDUCTION: \$4,378.93

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PROPERTY: 167 Dundas St. TAX YEAR: 2019  
ROLL NUMBER: 3936.060.040.00200.0000 APPLICATION No.: 2019-31  
ASSESSED PERSON(S): Luxurs Inc.  
APPLICANT(S): Luxurs Inc. - c/o Monika Spinney  
APPEAL REASON: Section 358, Gross or manifest error, factual or clerical - 358(1)  
DECISION: Cancel 365 days of 2019 realty taxes on an assessment of \$201,628 CT–Commercial Full Taxable. Add 365 days of 2019 realty taxes on an assessment of \$201,632 RT–Residential Full Taxable. Cancel Business Improvement Area (BIA) adjustment of \$455.68.  
TAX REDUCTION: \$4,919.46

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PROPERTY: 2192 Evans Blvd. TAX YEAR: 2019  
ROLL NUMBER: 3936.040.640.52765.0000 APPLICATION No.: 2019-36  
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 289 days of 2019 realty taxes on an assessment of \$272,297 RT–Residential Full Taxable.  
TAX REDUCTION: \$2,889.52

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PROPERTY: 943-945 Hamilton Rd TAX YEAR: 2018  
ROLL NUMBER: 3936.040.500.03415.0000 APPLICATION No.: 2018-77  
ASSESSED PERSON(S): BASLAUGH PETER WOODSIDE  
APPLICANT(S): Mirian Mamaril-Padilla - RioCan Management Inc

APPEAL REASON: Section 357/359, Repairs or renovations preventing normal use greater than 3 months 357(1)(g) and Section 359, Gross or manifest errors.  
DECISION: Cancel 123 days of 2018 realty taxes at a rate of 30% on an assessment of \$84,454 CT–Commercial Full Taxable.  
TAX REDUCTION: \$ 308.98

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PROPERTY: 567 King St. TAX YEAR: 2019  
ROLL NUMBER: 3936.050.030.08500.0000 APPLICATION No.: 2019-24  
ASSESSED PERSON(S): Joseph Edward O'Neil & Kathleen Anne O'Neil  
APPLICANT(S): Joseph E. O'Neil  
APPEAL REASON: Section 357, Damaged and substantially unusable - 357(1)(d)(ii)  
DECISION: Cancel 222 days of 2019 realty taxes on an assessment of \$61,295 CT–Commercial Full Taxable. Cancel 222 days of 2019 realty taxes on an assessment of \$34,688 RT–Residential Full Taxable.  
TAX REDUCTION: \$1,042.24

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PROPERTY: 0 Lawson Rd. TAX YEAR: 2019  
ROLL NUMBER: 3936.090.460.27968.0000 APPLICATION No.: 2019-42  
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 264 days of 2019 realty taxes on an assessment of \$81,591 RT–Residential Full Taxable.  
TAX REDUCTION: \$ 790.92

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PROPERTY: 94 Oxford St. W TAX YEAR: 2019  
ROLL NUMBER: 3936.010.190.04200.0000 APPLICATION No.: 2019-45  
ASSESSED PERSON(S): City of London  
APPLICANT(S): City of London - c/o Tony Staltari  
APPEAL REASON: Section 357, Became Exempt - 357(1)(c)  
DECISION: Cancel 365 days of 2019 realty taxes on an assessment of \$191,750 RT–Residential Full Taxable.  
TAX REDUCTION: \$2,569.88

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PROPERTY: 6664 Pack Rd. TAX YEAR: 2019  
ROLL NUMBER: 3936.080.050.30540.0000 APPLICATION No.: 2019-39  
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 173 days of 2019 realty taxes on an assessment of \$78,500 RT–Residential Full Taxable.

TAX REDUCTION: \$ 498.66

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PROPERTY: 1226 Sandbar St. TAX YEAR: 2019  
ROLL NUMBER: 3936.090.460.49682.0000 APPLICATION No.: 2019-40  
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 264 days of 2019 realty taxes on an assessment of \$9,375 RT–Residential Full Taxable.  
TAX REDUCTION: \$ 90.87

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PROPERTY: 1232 Sandbar St. TAX YEAR: 2019  
ROLL NUMBER: 3936.090.460.49683.0000 APPLICATION No.: 2019-41  
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 264 days of 2019 realty taxes on an assessment of \$4,075 RT–Residential Full Taxable.  
TAX REDUCTION: \$ 39.50

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PROPERTY: 1236 Sandbar St. TAX YEAR: 2019  
ROLL NUMBER: 3936.090.460.27967.0000 APPLICATION No.: 2019-38  
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 309 days of 2019 realty taxes on an assessment of \$116,980 RT–Residential Full Taxable.  
TAX REDUCTION: \$1,327.26

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PROPERTY: 1105 Wellington Rd TAX YEAR: 2018  
ROLL NUMBER: 3936.060.580.41100.0000 APPLICATION No.: 2018-69  
ASSESSED PERSON(S): WHITE OAKS MALL HOLDINGS LTD C/O BENTALL KENNEDY (CANADA)  
APPLICANT(S): Altus Group  
APPEAL REASON: Section 357/359, Repairs or renovations preventing normal use greater than 3 months 357(1)(g) and Section 359, Gross or manifest errors.  
DECISION: Cancel 98 days of 2018 realty taxes at a rate of 30% on an assessment of \$160,382 CT–Commercial Full Taxable. Cancel 98 days of 2018 realty taxes at a rate of 30% on an assessment of \$4,289,779 ST–Shopping Center Full Taxable.  
TAX REDUCTION: \$12,972.29

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PROPERTY: 784 Wharncliffe Rd S TAX YEAR: 2018  
ROLL NUMBER: 3936.060.570.51100.0000 APPLICATION No.: 2018-73  
ASSESSED PERSON(S): MAPLEROSE HOLDINGS (CANADA) INC  
APPLICANT(S): Neil Kepp - Paramount Properties Inc  
APPEAL REASON: Section 357/359, Repairs or renovations preventing normal use greater than 3 months 357(1)(g) and Section 359, Gross or manifest errors.  
DECISION: Cancel 116 days of 2018 realty taxes at a rate of 30% on an assessment of \$1,714,454 CT–Commercial Full Taxable.  
TAX REDUCTION: \$5,915.59

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PROPERTY: 820 Wharncliffe Rd S TAX YEAR: 2018  
ROLL NUMBER: 3936.060.570.50500.0000 APPLICATION No.: 2018-72  
ASSESSED PERSON(S): MAPLEROSE HOLDINGS (CANADA) INC  
APPLICANT(S): Neil Kepp - Paramount Properties Inc  
APPEAL REASON: Section 357/359, Repairs or renovations preventing normal use greater than 3 months 357(1)(g) and Section 359, Gross or manifest errors.  
DECISION: Cancel 92 days of 2018 realty taxes at a rate of 30% on an assessment of \$177,281 CT–Commercial Full Taxable. Cancel 92 days of 2018 realty taxes at a rate of 30% on an assessment of \$313,528 ST–Shopping Center Full Taxable.  
TAX REDUCTION: \$1,343.11

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PROPERTY: 5725 White Oak Road TAX YEAR: 2019  
ROLL NUMBER: 3936.080.020.17110.0000 APPLICATION No.: 2019-44  
ASSESSED PERSON(S): City of London  
APPLICANT(S): City of London - c/o Tony Staltari  
APPEAL REASON: Section 357, Razed by fire, demolition or otherwise - 357(1)(d)(i)  
DECISION: Cancel 365 days of 2019 realty taxes on an assessment of \$116,000 RT–Residential Full Taxable.  
TAX REDUCTION: \$1,554.66

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

| <b>Assessed Person<br/>(Applicant)</b>  | <b>App'tn<br/>No.</b> | <b>Property</b>   |
|---|-----------------------|---|
| <b>129 Dundas Developments Inc.</b><br><i>(129 Dundas Developments Inc. - c/o Stuart McCulloch)</i> | 2019-29               | 129 Dundas St.<br>3936.060.030.01000.0000               |
| <b>BASLAUGH PETER WOODSIDE</b><br><i>(Mirian Mamaril-Padilla - RioCan Management Inc)</i>           | 2018-77               | 943-945 Hamilton Rd<br>3936.040.500.03415.0000          |
| <b>City of London</b><br><i>(City of London - c/o Tony Staltari)</i>                                | 2019-45               | 94 Oxford St. W<br>3936.010.190.04200.0000              |
| <b>City of London</b><br><i>(City of London - c/o Tony Staltari)</i>                                | 2019-47               | 1400 Adelaide Street North<br>3936.020.430.38200.0000   |
| <b>City of London</b><br><i>(City of London - c/o Tony Staltari)</i>                                | 2019-43               | 1510 Commissioners Road West<br>3936.040.640.31100.0000 |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-36               | 2192 Evans Blvd.<br>3936.040.640.52765.0000             |
| <b>City of London</b><br><i>(City of London - c/o Tony Staltari)</i>                                | 2019-44               | 5725 White Oak Road<br>3936.080.020.17110.0000          |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-39               | 6664 Pack Rd.<br>3936.080.050.30540.0000                |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-38               | 1236 Sandbar St.<br>3936.090.460.27967.0000             |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-42               | 0 Lawson Rd.<br>3936.090.460.27968.0000                 |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-40               | 1226 Sandbar St.<br>3936.090.460.49682.0000             |
| <b>City of London</b><br><i>(City of London - c/o Yasmin Jiwani)</i>                                | 2019-41               | 1232 Sandbar St.<br>3936.090.460.49683.0000             |
| <b>Joseph Edward O'Neil &amp; Kathleen Anne O'Neil</b><br><i>(Joseph E. O'Neil)</i>                 | 2019-24               | 567 King St.<br>3936.050.030.08500.0000                 |
| <b>Luxurs Inc.</b><br><i>(Luxurs Inc. - c/o Monika Spinney)</i>                                     | 2017-177              | 167 Dundas St.<br>3936.060.040.00200.0000               |
| <b>Luxurs Inc.</b><br><i>(Luxurs Inc. - c/o Monika Spinney)</i>                                     | 2018-92               | 167 Dundas St.<br>3936.060.040.00200.0000               |
| <b>Luxurs Inc.</b><br><i>(Luxurs Inc. - c/o Monika Spinney)</i>                                     | 2019-31               | 167 Dundas St.<br>3936.060.040.00200.0000               |
| <b>MAPLEROSE HOLDINGS (CANADA) INC</b><br><i>(Neil Kepp - Paramount Properties Inc)</i>             | 2018-72               | 820 Wharncliffe Rd S<br>3936.060.570.50500.0000         |
| <b>MAPLEROSE HOLDINGS (CANADA) INC</b><br><i>(Neil Kepp - Paramount Properties Inc)</i>             | 2018-73               | 784 Wharncliffe Rd S<br>3936.060.570.51100.0000         |
| <b>WHITE OAKS MALL HOLDINGS LTD C/O BENTALL KENNEDY (CANADA)</b><br><i>(Altus Group)</i>            | 2018-69               | 1105 Wellington Rd<br>3936.060.580.41100.0000           |