

Policy, Priorities and Budgeting Committee
Comité des politiques, des priorités et des budgets

Agenda 7
Ordre du jour 7

Thursday, April 13, 2000 - 9:15 a.m.
Le jeudi 13 avril 2000 - 9 h 15

Victoria Hall, First Level
Bytown Pavilion, City Hall

Salle Victoria, niveau 1
Pavillon Bytown, hôtel de ville



**Confirmation of Minutes
Ratification des procès-verbaux**

Minutes 6 (March 30, 2000)
In-Camera Minutes 5 (March 30, 2000)

Procès-verbal 6 (Le 30 mars 2000)
Procès-verbal 5 huis clos (Le 30 mars 2000)

Index

Action Items Articles pour exécution

1. **Application for a Reduction and Refund of Taxes under Sections 447.26 and 442 of the Municipal Act in Respect of the Frozen Assessment Listing** **1**
Demande visant la réduction et le remboursement des taxes en vertu des articles 447.26 et 442 de la Loi sur les municipalités relativement au gel de l'évaluation foncière
Ref.: ACS2000-FN-FLS-0001 **City Wide**

**Regional Matters
Questions régionales**

**Municipal Government Reform
Réforme du gouvernement municipal**

**External Relations Matters
Questions de relations extérieures**

**Correspondence
Correspondance**

Members' Reports - Enquiries
Rapports des membres - demandes de renseignements

Councillor/Conseillère Diane Deans, Chairperson/Présidente

Councillor/Conseiller Jim Bickford, Vice-Chairperson/Vice-président

Councillor/Conseillère Inez Berg

Councillor/Conseiller Richard Cannings

Councillor/Conseiller Ron Kolbus

Councillor/Conseiller Brian Mackey

SEF

April 3, 2000

ACS2000-FN-FLS-0001
(File: ACS1300)

Department of Finance

Ward/Quartier
City Wide

- Policy, Priorities and Budgeting Committee / Comité des politiques, des priorités et des budgets
- City Council / Conseil municipal

Action/Exécution

1. Application for a Reduction and Refund of Taxes under Sections 447.26 and 442 of the *Municipal Act* in Respect of the Frozen Assessment Listing

Demande visant la réduction et le remboursement des taxes en vertu des articles 447.26 et 442 de la *Loi sur les municipalités* relativement au gel de l'évaluation foncière

Recommendation

That the properties listed in Document 1 be approved as “no recommendation”.



April 3, 2000 (2:34p)

Mona Monkman
City Treasurer



April 4, 2000 (9:34a)

Approved by
John S. Burke
Chief Administrative Officer

VBM:tsc

Contact: Mona Monkman - 244-5300 ext. 1-3889
Vic Melski - 244-5300 ext. 1-3898

Financial Comment

Approving the properties as “no recommendation” incurs no financial cost to the City.



April 3, 2000 (2:35p)

Mona Monkman
City Treasurer

VBM:tsc

Executive Report

Reasons Behind Recommendation

The City of Ottawa has received a number of applications (Document 1) for both the 1998 and 1999 tax cycles with respect to Section 447.26 of the *Municipal Act*.

Pursuant to Section 447.26 of the *Municipal Act*, an application may be made to Council in respect of the frozen assessment listing (FAL) by any person who is overcharged by reason of,

- (a) a gross or manifest error that is a clerical error, the transposition of figures, a typographical error or similar type of error; or
- (b) an error in judgement in a determination under Section 447.8, subsection 447.10(2) or (3), section 447.11, a regulation under subsection 447.16(5), paragraph 3 of section 447.21, paragraph 2 of section 447.22 or paragraph 2, 3 or 4 of section 447.23.

These applications are not typical applications made under Section 442 of the *Municipal Act*, and as such are not going to be reviewed by the Ontario Property Assessment Corporation (OPAC).

The applications are of a protective nature to ensure that applicants will have the ability to have their Frozen Assessment Listing changed should an error be found at a later date.

Therefore, applicants have been advised by letter (Document 2) of the City's intention to approve the applications as "no recommendation" so that they will have the ability to appeal the decision to the Assessment Review Board.

Consultation

No public consultation of the recommendations took place, as the Municipal Act, R.S.O. 1990 Chapter M.45, Section 442 provides Council with authority to approve these remissions.

Disposition

Originating Department to advise the appellants by notice of decision of the adjustments approved by City Council. Decisions may be appealed to the Assessment Review Board.

List of Supporting Documentation

- Document 1 Listing of applicants
- Document 2 Letter sent to applicants

Part II - Supporting Documentation

Listing of Applicants

Document 1

Applicant	Owner	Property Address	Roll Number
AEC Valuations Inc.	Loblaw Leased Properties Limited	20 Isabella Street	052-301-00100
	Loblaw Associated Properties Inc	64 Isabella Street	052-301-00300
	Loblaws Supermarkets Co Ltd	306 Bank Street	052-401-72800
	E.B. Eddy Forest Products Ltd.	6 Booth Street	062-901-44300
	Ottawa Hydro	Booth Street	062-901-44400
	E.B. Eddy Forest Products Ltd.	Booth Street	062-901-44500
	E.B. Eddy Forest Products Ltd.	Booth Street	062-901-44600
	E B Eddy Forest Products Ltd	Head Street	062-901-44700
	E B Eddy Forest Products Ltd	Booth Street	062-901-44800
	E B Eddy Forest Products Ltd	Booth Street	062-901-44900
	E B Eddy Forest Products Ltd	Booth Street	062-901-45000
	E B Eddy Forest Products Ltd	Chardiere Island	062-901-45100
	E.B. Eddy Forest Products Ltd.	Booth Street	062-901-45200
	E B Eddy Forest Products Ltd	Booth Street	062-901-45300
	E B Eddy Forest Products Ltd	Head Street	062-901-45400
	E B Eddy Forest Products Ltd	Albert Island	062-901-45500
	Loeb Canada Inc	345 Carleton Avenue	073-602-12200
	Riocan Holdings Inc	2148 Carling Avenue	095-202-01400

Applicant	Owner	Property Address	Roll Number
	Harry Leikin Holdings Ltd - The Home Depot	1900 Base Line Road	095-404-21800
	Loeb Canada Inc	1184 Old Innes Road	106-102-02500
	ICPF Properties Inc	Sheffield Road	106-102-04500
	ICPF Properties Inc	Leeds Avenue	106-102-06101
	Nabisco Ltd	2455 Don Reid Drive	116-505-01072
Metropolitan Leasehold Consultants Inc	Riocan Holdings Inc. and Tim Hortons	585 Montreal Road	010-401-30600
	Daniel John Marin, Barbara Lynn Marin and Tim Hortons	360 St. Patrick Street	020-701-27000
	Nicholby's Franchised Development and Tim Hortons	96 Sparks Street	041-701-08800
	1258881 Ontario Inc. and Tim Hortons	161 Laurier Avenue West	041-801-03300
	The TDL Group Ltd. T/A Tim Hortons	1384 Base Line Road	084-802-21800
	Gilcar Supervision and Management Limited and Tim Hortons	2970 Carling Avenue	095-303-02000
	The TDL Group Ltd. T/A Tim Hortons	1665 Hunt Club Road	116-502-34460
Fasken Martineau Dumoulin LLP	Day & Ross Inc.	2740 Sheffield Road	106-102-04700
Poole Milligan	Viking Rideau Corporation	80 Besserer Street	021-001-00700
	Bank of Montreal	144 Wellington Street	041-701-03400
Ducharme, McMillen & Associates, Inc.	Chapters Inc	47-57 Rideau Street	020-601-00500
	Toys R Us Canada Ltd.	1200-14 St. Laurent Blvd.	031-301-74382
	Chapters Inc	122-128 Bank Street	041-701-24900

Applicant	Owner	Property Address	Roll Number
	Colonial Furniture Co	403 Bank Street	042-101-68400
	Crain Drummond Inc	190 Richmond Road	084-401-01200
	Davis Agency of Ottawa Ltd	858-870 Campbell Avenue	095-201-07100
	Cal Corporation	1725 Woodward Drive	095-401-03700
	Dustbane Enterprises Ltd	25 Pickering Place	105-602-05100
	Dustbane Enterprises Ltd.	Avenue K	105-602-05500
	Dustbane Enterprises Ltd	1324 Avenue L	105-602-06000
	Ideal Roofing Co. Ltd.	1418 Michael Street	106-101-07400
	Calfra Mgmt Ltd	1705 St. Laurent Blvd.	106-102-00212
	Nestle Canada Inc	2370 Lancaster Road	106-102-00401
	Warnaco of Canada Ltd.	1250 Leeds Avenue	106-102-07000
	Toromont Industries Ltd	2437 Kaladar Avenue	116-301-03300
	Belfor & Co Ltd	1830 Walkley Road	116-505-00900
	Black & McDonald Ltd	2460 Don Reid Drive	116-505-01044
	Warnaco of Canada Ltd.	2355 St. Laurent Blvd.	116-506-01036
	Russel Metals	3101 Hawthorne Road	116-506-03101
I. I. Nash Associates Ltd.	The Manufacturers Life Insurance Co & 280 Albert Properties Inc.	294 Albert Street	041-701-20900
Colliers International Realty Advisors	Greiner-Pacaud Management Associates	535 Coventry Road	031-301-72600
	Greiner-Pacaud Management Associates	1335 Carling Avenue	084-401-28200
	Greiner-Pacaud Management Associates	1140-1150 Morrison Drive	095-503-02405

Applicant	Owner	Property Address	Roll Number
	Greiner-Pacaud Management Associates	1150 Morrison Drive	095-503-02406
	Canadian Waste Services Inc.	1152 Kenaston Street	106-101-07200
	Canadian Waste Services Inc.	1350 Leeds	106-102-06100
	Greiner-Pacaud Management Associates	3224-3268 Hawthorne Road	116-506-04123
McDonald's Restaurants of Canada Ltd.	McDonald's Restaurant in Wal-Mart	2525 Carling Avenue	095-101-41300
Divaris Alexander Corporation	Sun Life Assurance Company of Canada	955-1101 Green Valley Cres.	074-101-16001
	Sun Life Assurance Company of Canada	212 Latchford Road	084-301-08400
	Sun Life Assurance Company of Canada	Lanark Avenue	084-301-28500
	Sun Life of Canada	Lanark Avenue	084-301-28700
	Nation's Capital Television Inc.	1366 Base Line Road	084-802-21500
	Nation's Capital Television Inc.	1380 Base Line Road	084-802-21700
	Nation's Capital Television Inc.	1386 Base Line Road	084-802-21900
	Sun Life Assurance Company of Canada	1630-1660 Woodward Drive	095-401-00700
	Sun Life Assurance Company of Canada	1680-1690 Woodward Drive	095-401-00750
	1135029 Ontario Inc.	380-430 Terminal Avenue	105-605-58801
	Gestion Jan-Marc Baronet Inc.	1770 Bantree Street	106-102-02100
	Sun Life Assurance Company of Canada	1220-1240 Old Innes Road	106-102-02800
	Sun Life Assurance Company of Canada	1260 Old Innes Road	106-102-03300
	Sun Life Assurance Company of Canada	1280-1290 Old Innes Road	106-102-03500
Sun Life Assurance Company of Canada	Sheffield Road	106-102-03501	

Applicant	Owner	Property Address	Roll Number
	El Ef Investments Inc	2465 St. Laurent Blvd.	116-506-01053
Viceroy Property Tax Consultants Inc.	London Life Insurance Co.	155 Queen Street	041-701-10000
Dundee Realty Management Corp.	Continental Saxon Holdings Limited	222 Queen Street	041-701-24400
	Continental Saxon Holdings Limited	100 Metcalfe Street	041-801-00800
	Continental Saxon Holdings Limited	110 O'Connor Street	041-801-28500
	Hewepe Investments Ltd ACP Holdings Limited	222 Somerset Street	042-001-02300
	LAC Properties	1145 Hunt Club Road	116-402-39400
	LAC Properties	1133 Hunt Club Road	116-402-39501
Derbyshire Consultants Limited	Jobex Holdings Inc Berida Holdings Inc	585 Montreal Road	010-401-30600
	Chartwell Properties Inc	556-596 Montreal Road	010-502-00800
	Canadian Pacific Limited	1 Rideau Street	020-601-00200
	Morguard Investments Ltd	47 Clarence Street	020-701-00700
	965980 Ontario Limited	288 Rideau Street	021-001-04500
	Riocan Holdings Inc	St. Laurent Blvd.	031-202-67700
	713949 Ontario Limited	St. Laurent Blvd.	031-301-74200
	713949 Ontario Limited	1200-1400 St. Laurent Blvd.	031-301-74382
	90 Sparks Holdings Ltd	90 Sparks Street	041-701-08600
	Band of Nova Scotia	118 Sparks Street	041-701-09200
	Royal Trust Corporation	112 Kent Street	041-701-15600
	Camdev Properties Inc	300-330 Sparks Street	041-701-15700

Applicant	Owner	Property Address	Roll Number
	1210478 Ontario Inc	100 Kent Street	041-701-15800
	1384658 Ontario Inc	272 Queen Street	041-701-17500
	Great West Life Assurance Co	255 Albert Street	041-701-18800
	Constitution Square Limited	360 Albert Street	041-701-21100
	150 Kent Street Limited	350 Albert Street	041-701-21900
	National Trust Company	365 Laurier Avenue West	041-801-02300
	National Trust Company	300 Slater Street	041-801-02301
	1187541 Ontario Limited	150 Laurier Avenue West	041-801-06200
	200 Kent Street Limited	200 Kent Street	041-801-08700
	Trizec Hahn Corporation	160 Elgin Street	041-801-12100
	Co-Operators General Insurance Company	273-289 Bank Street	041-901-24600
	Mutual Life Assurance Company of Canada	292 Elgin Street	042-001-26600
	Mutual Life Assurance Company of Canada	700 Bank Street	052-401-72700
	Loblaws Supermarkets Co Ltd	710 Bank Street	052-401-72800
	Mutual Life Assurance Co of Canada and London Life	1115 Bank Street South	052-701-50000
	160901 Canada Inc	Catherine Street	063-101-57303
	Three Seventy Catherine Limited	370 Catherine Street	063-101-57600
	105284 Canada Inc in Trust	888 Meadowlands Drive East	074-202-06100
	626244 Ontario Inc	1896 Prince of Wales	074-202-11498
	Devan Properties Ltd	1377-1427 Carling Avenue	084-401-20200

Applicant	Owner	Property Address	Roll Number
	Morguard Realty Holdings Inc.	667 Kirkwood Avenue	084-401-20300
	GPM Real Property (6) Ltd	1335 Carling Avenue	084-401-28200
	129143 Canada Inc	1600 Carling Avenue	084-801-21000
	OPB Realty (Carlingwood) Inc	2083-2121 Carling Avenue	095-001-35200
	Sears Canada Inc	2165 Carling Avenue	095-001-35600
	Patriot Property Holdings Inc	2525 Carling Avenue	095-101-41300
	Truscan Realty Limited	1800-1810 Carling Avenue	095-201-01800
	Riocan Holdings Inc	2148 Carling Avenue	095-202-01300
	Riocan Holdings Inc	2148 Carling Avenue	095-202-01400
	CTREF Investments Limited	2148 Carling Avenue	095-202-01500
	Riocan Holdings Inc	2148 Carling Avenue	095-202-49100
	O & Y Properties Inc	2625 Queensview Drive	095-302-54300
	Harzena Holdings Limited	1974-1980 Base Line Road	095-404-21900
	IKEA Properties Limited	2685 Iris Street	095-502-00300
	O & Y Properties Inc	Baxter Road	095-502-00450
	Morrison Drive Investments Inc	1130 Morrison Drive	095-503-02404
	GPM Real Property (6) Ltd	1140-1150 Morrison Drive	095-503-02405
	GPM Real Property (6) Ltd	1150 Morrison Drive	095-503-02406
	Aquest II Acquisition Corp	1730 St. Laurent Blvd.	105-602-24501
	791111 Ontario Limited	705-725 Belfast Road	105-602-27402

Applicant	Owner	Property Address	Roll Number
	1910 St Laurent Blvd Limited	1910 St. Laurent Blvd.	105-703-03900
	Capital City Shopping Centre	2269-2323 Riverside Drive	106-001-02600
	1195993 Ontario Limited	1480 Michael Street	106-101-07700
	Gladwin Crescent Limited	2239-2261 Gladwin Crescent	106-102-00248
	Gladwin Crescent Limited	2265-2287 Gladwin Crescent	106-102-00254
	1195992 Ontario Limited	2495 Lancaster Road	106-102-00408
	Investors Group Trust Co Ltd	2750 Sheffield Road	106-102-04800
	1196043 Ontario Limited	1350 Leeds Avenue	106-102-06100
	Investors Group Ttust Co Ltd	1255 Leeds Avenue	106-102-06800
	MRC Properties Inc.	1670 Heron Road	116-301-57400
	Whitehaven Holdings Inc	2629-2681 Alta Vista Drive	116-301-62600
	Truscan Realty Limited	2446-2470 Bank Street	116-402-38000
	L & D Investments Limited	2515 Bank Street	116-501-83200
	Canderel Limited	2370 Walkley Road	116-506-00700
	1255037 Ontario Inc	2405 St. Laurent Blvd.	116-506-01050
	1368923 Ontario Inc	2445 St. Laurent Blvd.	116-506-01052
	2400 St Laurent Blvd Limited	2440 St. Laurent Blvd.	116-506-01060
	Royal Trust Corporation	2300 St. Laurent Blvd.	116-506-01072
	GPM Real Property (6) Ltd	3234-3268 Hawthorne Road	116-506-04123
Cadillac Fairview	The Cadillac Fairview Corporation Ltd.	77 Metcalfe Street	041-701-22600

Applicant	Owner	Property Address	Roll Number
	The Cadillac Fairview Corporation Ltd.	120 Metcalfe Street	041-801-27000
South Keys Shopping Centres	South Keys Shopping Centres Ltd.	2206 Bank Street	116-402-37100
Petro-Canada	Petro-Canada Inc	875 Montreal Road	010-401-35400
	Petro-Canada Inc	292 Rideau Street	021-001-04600
	Renaud Hubert Limited c/o Petro-Canada Inc	1018 Cyrville Road	031-301-74400
	Petro-Canada Inc	129 Main Street	031-601-61300
	Petro-Canada Inc	676 Somerset Street West	063-201-57400
	Petro-Canada Inc	470 Bronson Avenue	063 301 00200
	Petro-Canada Inc	1372 Prince of Wales Drive	074-201-09600
	Petro-Canada Inc	1599 Carling Avenue	084-501-57900
	Petro-Canada Inc	1432 Base Line Road	084-802-22100
	Petro-Canada Inc	1856 Carling Avenue	095-201-02200
	Harry Leikin Holdings Ltd c/o Leikin Group of Companies	1850 Base Line Road	095-404-21802
	Petro-Canada Inc	2577 Base Line Road	095-503-00900
	Petro-Canada Inc	709 Industrial Avenue	105-602-32300
	Denison Margaret	1740 St. Laurent Blvd.	105-602-35400
	Capital City Shopping Centre	1358 Bank Street	106-001-02600
Petro-Canada Inc	2801 Riverside Drive	116-201-04800	

Applicant	Owner	Property Address	Roll Number
	1346050 Ontario Limited c/o The Carter Group	1611 Bank Street	116-301-60300
	Petro-Canada Inc	1847 Bank Street	116-501-77000
	Petro-Canada Inc	2471 Bank Street	116-501-83100

Letter to Applicants

March 15, 2000

Addressee Information

Dear Salutation:

Subject: Application for a Reduction and Refund of Taxes under sections 447.26 and 442 of the *Municipal Act* in Respect of the Frozen Assessment Listing (See attached list)

The City of Ottawa acknowledges receipt of your applications filed pursuant to Section 447.26 of the *Municipal Act* with respect to the frozen assessment listing (FAL) for the attached properties.

As your application does not provide sufficient information for the municipality to fully consider your application, and as your application must be decided upon by City Council by April 30th 2000, and recognizing that the nature of this application is that of a protective measure, we are processing the application as a “no recommendation” so that you may keep the application alive by appealing the City Council decision to the Assessment Review Board.

The application will be processed as a “no recommendation” in late April. You will be advised shortly thereafter of the decision and advised on how to make a further appeal to the Assessment Review Board.

I trust the foregoing meets with your approval. If it should not, please contact me at 244-5300 extension 3898.

Yours truly,

Vic Melski
Manager of Assessment

VBM:tsc