



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 19, 2023
Report Number: SRCFS. 23.021

Department: Corporate and Financial Services
Division: Financial Services

Subject: **SRCFS.23.021 Treasurers Write Off, Municipal Act, 2001, Section 354**

Purpose:

To obtain Council approval to adjust taxes and penalties, pursuant to the provision of Section 354 of the Municipal Act, 2001.

Recommendation(s):

- a) That taxes amounting to \$84,332.30 be written off pursuant to the provisions of Section 354 of the Municipal Act, 2001;
- b) That applicable penalty and interest be adjusted accordingly; and
- c) That the Treasurer be directed to adjust the applicable property tax roll accordingly.

Contact Person:

Gigi Li, Director Financial Services and Treasurer, ext. 6435

Report Approval:

Submitted by: Sherry Adams, Commissioner of Corporate and Financial Services

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Page 2

Background:

Section 354 of the Municipal Act, 2001, provides for the removal of unpaid taxes from the tax roll if the Council of the local municipality, on the recommendation of the Treasurer, writes off the taxes as uncollectible. The local municipality may write off taxes after an unsuccessful tax sale, or if the recommendation of the Treasurer includes an explanation of why conducting a tax sale would be ineffective or inappropriate.

Staff has determined that taxes billed on thirteen properties are uncollectible or no longer payable and should be written off. Details of the properties including the reason the amounts are being recommended for write off are provided below.

Roll No.	Address	Tax Year	Amount
19-38-01-0-011-48500	0 Woodriver Street	2021-2023	\$2,131.67

This property ownership on title is a dissolved corporation. MPAC has reduced the property assessment value for this vacant land, to a nominal value effective 2021. Outstanding taxes are uncollectible.

Roll No.	Address	Tax Year	Amount
19-38-02-0-040-06810	0 Allen Court	2021-2023	\$5,921.09

This property ownership is vested in the Crown, from forfeiture of a dissolved corporation. Council previously approved the write off of taxes, for the partial year of 2019 through the partial year of 2021. Outstanding taxes are uncollectible.

Roll No.	Address	Tax Year	Amount
19-38-05-0-022-99311	75 Weldrick Road E.	2021-2023	\$97.53

A review of the property by MPAC concludes this condominium locker, should be included in the legal description, for a residential condominium property. Outstanding taxes reflect duplication of assessment.

Roll No.	Address	Tax Year	Amount
19-38-05-0-023-01500	0 Church Street	2021-2023	\$2,805.05

This property ownership is vested in the Crown, from forfeiture of a dissolved corporation. Council previously approved the write off of taxes, for the partial year of 2019 through the partial year of 2021. Outstanding taxes are uncollectible.

Page 3

Roll No.	Address	Tax Year	Amount
19-38-05-0-021-62463	9471 Yonge Street	2017 – 2021	\$13,533.75

This property has a number of locker units and parking units in the condominium building that were doubly assessed. MPAC deleted the roll effective January 1, 2023.

Roll No.	Address	Tax Year	Amount
19-38-05-0-040-23143	370 Highway 7 E.	2019	\$1,320.99

This property has a number of locker units and parking units in the condominium building that were doubly assessed. MPAC deleted the roll effective January 1, 2022.

Roll No.	Address	Tax Year	Amount
19-38-05-0-040-23145	370 Highway 7 E.	2017 - 2020	\$246.72

This property has a number of locker units and parking units in the condominium building that were doubly assessed. MPAC deleted the roll effective January 1, 2022.

Roll No.	Address	Tax Year	Amount
19-38-05-0-053-47089	1335 Elgin Mills Rd E.	2021	\$18,526.45

This land parcel encountered taxation complications, during severance of parent roll into individual town home parcels sold throughout 2021. As the parent tax roll expired effective January 1, 2022, outstanding taxes are uncollectible.

Roll No.	Address	Tax Year	Amount
19-38-06-0-110-80400	0 Elgin Mills Road W S/S	2021-2023	\$723.42

This land parcel is a laneway. The Ownership is unclear. Outstanding taxes are uncollectible and should be written off.

Roll No.	Address	Tax Year	Amount
19-38-06-0-111-05516	224 Regent Street	2021	\$617.84

This land parcel encountered complications, during administration of consolidation and severance with adjoining parcels, as well as effective date of R-plan registration. As the tax roll is expired, outstanding taxes are uncollectible. MPAC deleted the roll effective January 1, 2022.

Page 4

Roll No.	Address	Tax Year	Amount
19-38-07-0-011-36120	0 Kaitlin Drive	2010 – 2023	\$10,967.62

Unsuccessful tax sale because of a Section 118 restriction which prevents conveyance of property until it is combined with an adjacent parcel. Effective January 1, 2021 MPAC has reduced the assessment valuation.

Roll No.	Address	Tax Year	Amount
19-38-07-0-020-90800	0 Bayview Avenue E/S	2011 – 2023	\$16,262.78

This parcel is landlocked and the ownership is unclear, therefore the lands cannot be conveyed. Outstanding taxes are uncollectible and should be written off. MPAC reduced the assessment valuation effective January 1, 2021.

Roll No.	Address	Tax Year	Amount
19-38-08-0-014-64501	4 Parker Avenue	2020	\$11,177.39

This land parcel encountered assessment complications, during severance of parent roll into individual town home parcels. The effective date of 2020 supplementary taxes is subsequent to expiry of the parent roll. As the parent tax roll is expired, outstanding taxes are uncollectible.

Financial/Staffing/Other Implications:

A total amount of \$84,332.30 representing Richmond Hill, Region, and School Board portion of taxes is being submitted for approval to be removed from the accounts receivable pursuant to Section 354 of the Municipal Act, 2001. Of this total, Richmond Hill's share of the taxes is estimated at \$21,275.08. Richmond Hill's 2023 budget includes a provision for such adjustments for \$400,000. Richmond Hill will also bear full responsibility for the penalties being reversed on cancelled taxes.

Relationship to Council's Strategic Priorities 2020-2022:

The report is required to meet the statutory obligations of Richmond Hill under the Municipal Act, 2001. The appropriate adjustment of property tax accounts in a timely manner and with clear application of procedures meets the Strategic Plan goal of Fiscal Responsibility.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Based on the recommendations of Staff, a net amount of \$84,332.30 is recommended to be removed from the accounts receivable and allocated to Richmond Hill, Region and School Boards.

Page 5

Report Approval Details

Document Title:	SRCFS.23.021 Treasurers Write Off, Municipal Act, 2001, Section 354.docx
Attachments:	
Final Approval Date:	Apr 4, 2023

This report and all of its attachments were approved and signed as outlined below:

Gigi Li - Apr 4, 2023 - 1:37 PM

Sherry Adams - Apr 4, 2023 - 2:04 PM

Darlene Joslin - Apr 4, 2023 - 2:38 PM