

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



**MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS**

KEITH WHELAN
FACILITIES & REAL ESTATE METRO HALL
55 JOHN ST FLR 2nd
TORONTO ON M5V 3C6
CAN

Contact Us



Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday 8 a.m. to 5 p.m.



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway
Suite 101, Pickering ON L1V0C4

If you have any accessibility needs, please contact MPAC for assistance.

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the revised property assessment below.

Owner name(s)	CITY OF TORONTO
Roll number	19-04-041-030-01500-0000
Property location and description	2 STADIUM RD PLAN D1397 PT BLK A PT WATER LOT IN TORONTO HARBOUR PT WATER LOT DT163 RP 63R3424 PARTS 6 TO 11
Municipality/Local taxing Authority	City of Toronto

CURRENT Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$3,986,000	\$5,118,000
Total	\$3,986,000	\$5,118,000

Property Classification	Effective date: January 01, 2020
	Phase-in Assessment for Taxation Years
	2020
Residential (RT)	\$5,118,000
Total	\$5,118,000

RECOMMENDED Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$3,986,000	\$2,920,000
Total	\$3,986,000	\$2,920,000

Property Classification	Effective date: January 01, 2020
	Phase-in Assessment for Taxation Years
	2020
Residential (RT)	\$2,920,000
Total	\$2,920,000

Why your property assessment changed

- **Adjustment based on similar properties**

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2020 property taxes.

Please check (✓) one of the following:

I **accept** my recommended assessment
 I understand that **if I accept** the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR

I **reject** my recommended assessment
 I understand that **if I reject** the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:




Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway,
 Suite 101, Pickering ON L1V 0C4

We must receive your response no later than January 01, 2021. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative Simon Hewett	Print name Simon Hewett. Supervisor- Tax and Assessment. City of Toronto	Date (yyyy/mm/dd) 2020/11/12
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Signature of MPAC representative 	Print name Greg Baxter, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal:

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2020

Roll Number: 19-04-041-030-01500-0000