



City of Hamilton
MUNICIPAL ACT APPEALS
MINUTES

September 14, 2020, 9:00 a.m.

Virtual Meeting

Hamilton City Hall, 71 Main Street West

Staff Present: M. Di Santo (Manager of Taxation); J. Janaszek (Tax Assessment & Appeals Administrator); I. Sampat (Tax Assessment and Appeals Advisor) and A. Tyutyunnik (Tax Assessment and Appeals Advisor)

1. PUBLIC HEARINGS / DELEGATIONS

There were no registered delegations for this meeting. There were no other speakers.

2. DISCUSSION ITEMS – LIST OF PROPERTIES AND AMOUNTS

The Municipal Act Appeals for the following properties were approved:

App #	Taxation Year	Roll No.	Address	Reason for Application	Tax Adjustment*
39158	2017	060.761.05090.0000	31 GLOVER RD	Became Exempt	-\$5,209.32
38192	2019	020.124.50500.0000	221 YORK BLVD	Became Exempt	-\$44,723.80
39292	2017	030.202.00010.0000	18 WEST AVE S	Became Exempt	-\$9,814.31
39293	2018	030.202.00010.0000	18 WEST AVE S	Became Exempt	-\$10,027.92
39294	2019	030.202.00010.0000	18 WEST AVE S	Became Exempt	-\$10,279.77
38773	2019	010.053.01930.0000	85 PAISLEY AVE S	Became PILT	-\$662.11
38774	2019	010.054.03540.0000	160 BOND ST S	Became PILT	-\$630.72
38879	2019	010.057.00190.0000	918 MAIN ST W	Became PILT	-\$5,962.76
38729	2019	010.057.00220.0000	940 MAIN ST W	Became PILT	-\$4,147.39
38775	2019	010.105.06050.0000	23 QUEEN ST N	Became PILT	-\$403.71
38776	2019	030.211.51000.0000	652-654 KING ST E	Became PILT	-\$1,233.77
38795	2019	030.212.01690.0000	416 KING ST E	Became PILT	-\$1,796.04
38796	2019	030.212.01720.0000	411 KING ST E	Became PILT	-\$108.28
38797	2019	030.212.01750.0000	409 KING ST E	Became PILT	-\$106.65
38798	2019	030.212.01780.0000	405 KING ST E	Became PILT	-\$2,986.39
38799	2019	030.212.01810.0000	403 KING ST E	Became PILT	-\$3,177.07
38800	2019	030.212.01840.0000	401 KING ST E	Became PILT	-\$3,716.70
38737	2019	030.232.50010.0000	674 KING ST E	Became PILT	-\$978.50
38881	2019	030.232.50040.0000	676 KING ST E	Became PILT	-\$5,689.35
38801	2019	030.232.50070.0000	692 KING ST E	Became PILT	-\$2,411.53
38804	2019	030.232.50100.0000	694 KING ST E	Became PILT	-\$2,267.49
38806	2019	030.232.55820.0000	789 KING ST E	Became PILT	-\$844.71
38807	2019	030.232.55850.0000	787 KING ST E	Became PILT	-\$231.45

App #	Taxation Year	Roll No.	Address	Reason for Application	Tax Adjustment*
38808	2019	030.236.05740.0000	911 KING ST E	Became PILT	-\$6,683.95
38883	2019	030.263.50820.0000	1030 KING ST E	Became PILT	-\$2,749.33
38809	2019	030.263.51300.0000	1149-1151 KING ST E	Became PILT	-\$1,891.48
38779	2019	030.211.51090.0000	658-660 KING ST E	Became PILT	-\$869.40
38732	2019	030.231.57800.0000	832 KING ST E	Became PILT	-\$1,810.44
38753	2019	030.263.51360.0000	1141-1143 KING ST E	Became PILT	-\$1,359.48
38243	2015	050.481.05780.0000	502-544 CENTENNIAL PK N	Gross or Manifest Error	-\$50,338.79
38802	2018	040.332.01930.0000	178 BARONS AVE N	Gross or Manifest Error	-\$1,928.40
38803	2019	040.332.01930.0000	178 BARONS AVE N	Gross or Manifest Error	-\$2,252.19
39442	2019	010.042.08900.0000	38 EMERSON ST	Gross or Manifest Error	-\$360.46
39697	2018	040.305.00580.0000	1334 MAIN ST E 1340	Gross or Manifest Error	-\$3,610.29
39082	2018	901.310.68794.0000	160 WILLS CRES	Gross or Manifest Error	-\$133.16
38636	2017	020.152.00070.0000	160 KING ST E	Gross or Manifest Error	-\$16,190.21
38637	2018	020.152.00070.0000	160 KING ST E	Gross or Manifest Error	-\$16,963.98
39331	2019	081.062.02091.0000	0 STONE CHURCH RD W	Gross or Manifest Error	-\$709.74
38805	2019	260.150.01800.0000	249 HATT ST	Demolition/Razed by Fire	-\$1,176.44
38740	2019	140.230.01400.0000	99 LLOYMINN AVE	Demolition/Razed by Fire	-\$76.94
38700	2019	140.250.05000.0000	412 WILSON ST E	Demolition/Razed by Fire	-\$1,271.20
38827	2019	030.214.51360.0000	390 CANNON ST E	Classification change	-\$48.61
39075	2019	081.081.04108.0000	0 SANATORIUM RD	Gross or Manifest Error	\$0.00
39076	2019	081.081.04103.0000	501 SANATORIUM RD 565	Gross or Manifest Error	\$0.00
39146	2019	030.211.08460.0000	36 GRANT AVE	Damaged by Fire	-\$1,368.18
39144	2019	030.246.05850.0000	227 ST CLAIR BLVD	Damaged by Fire	-\$1,844.73
39145	2019	040.323.08550.0000	1495 BURLINGTON ST E	Repairs or Renovations	-\$29,702.61
39043	2017	071.131.00250.0000	1725 UPPER JAMES ST	Gross or Manifest Error	-\$8,440.13
39044	2018	071.131.00250.0000	1725 UPPER JAMES ST	Gross or Manifest Error	-\$8,992.52
39153	2019	003.140.16400.0000	380 GRAYS RD	Gross or Manifest Error	-\$15,461.10
39152	2018	003.140.16400.0000	380 GRAYS RD	Gross or Manifest Error	-\$17,161.16
40047	2018	902.110.52200.0000	1853 HIGHWAY 6	Gross or Manifest Error	-\$6,924.07
38786	2019	140.320.15000.0000	198 VALLEYVIEW DR	Structure demolished	-\$88.39
39053	2019	901.210.10200.0000	1027 WOODBURN RD	Structure demolished	-\$813.40
38825	2019	030.214.51360.0000	390 CANNON ST E	Repairs or Renovations	-\$1,450.95
38885	2020	003.020.13400.0000	1097 NORTH SERVICE RD	Razed by Fire	\$0.00
39049	2018	070.883.00760.0000	141 HESTER ST	Repairs or renovations	-\$925.95
39050	2019	070.883.00760.0000	141 HESTER ST	Repairs or renovations	-\$758.34
38473	2019	302.430.04600.0000	13 CAREY ST	Structure demolished	-\$1,928.49
38704	2019	301.110.07800.0000	4777 GOVERNOR'S RD	Property Class Change	\$0.00
38498	2019	902.210.34400.0000	2060 UPPER JAMES ST	Became Tax Exempt	\$0.00
38706	2019	140.240.55800.0000	213 WILSON ST E	Structure demolished	-\$6.20
38696	2019	040.305.00580.0000	1334 MAIN ST E 1340	Gross or Manifest Error	-\$3,960.36
39051	2019	020.152.51930.0000	43 KING ST E 51	Structure demolished	-\$3,922.26
38472	2019	010.091.01400.0000	606 ABERDEEN AVE	Became Exempt	-\$39,064.81
37933	2019	003.240.36700.0000	703 HIGHWAY 8	Became Exempt	-\$71,169.23
39080	2019	070.674.05080.0000	200 EAST 23RD ST	Gross or Manifest Error	\$0.00
38632	2019	301.710.03600.0000	1429 SHEFFIELD RD	Structure demolished	-\$62.54
38635	2019	301.710.03600.0000	1429 SHEFFIELD RD	Structure demolished	-\$53.23
38633	2019	301.710.03600.0000	1429 SHEFFIELD RD	Structure demolished	-\$43.85
38634	2019	301.710.03600.0000	1429 SHEFFIELD RD	Structure demolished	-\$25.70
38698	2019	030.243.00580.0000	156 SANFORD AVE S	Damaged by fire	-\$581.42
38470	2018	060.721.05510.0000	245 HEMPSTEAD DR	Became Excess/Vacant Land	\$0.00
38626	2019	030.211.51060.0000	656 KING ST E	Classification change	-\$226.83
38630	2019	030.232.51060.0000	902 KING ST E	Classification change	-\$348.29

App #	Taxation Year	Roll No.	Address	Reason for Application	Tax Adjustment*
38831	2019	003.850.31200.0000	2119 RYMAL RD E	Structure demolished	-\$21.46
38821	2019	003.850.31200.0000	2119 RYMAL RD E	Structure demolished	-\$102.14
39052	2019	030.232.08230.0000	86 SHERMAN AVE S	Razed by fire	-\$1,600.22
38816	2019	010.042.03880.0000	77 LELAND ST	Demolition/Razed by Fire	-\$5,211.87
39042	2019	081.081.04176.0000	1 REDFERN AVE	Classification change from MT to RT	\$0.00
39045	2019	071.131.00250.0000	1725 UPPER JAMES ST	Gross or Manifest Error	-\$9,545.69
38757	2019	040.315.00310.0000	1227 BARTON ST E 1271	Repairs or Renovations	\$0.00
39374	2019	020.152.00070.0000	160 KING ST E	Gross or Manifest Error	-\$17,761.75
38701	2019	140.250.04600.0000	400 WILSON ST E 402	Demolition/Razed by Fire	-\$954.93
38823	2019	050.481.04185.0000	505 KENORA AVE	Demolition/Razed by Fire	-\$17,762.73
39048	2019	902.110.52200.0000	1853 HIGHWAY 6	Classification change	-\$6,885.49
38638	2019	070.882.04830.0000	105 RIDGE ST	Repairs or Renovations	-\$103.90
39046	2019	140.130.08000.0000	1244 WILSON ST E	Damaged by Fire	-\$15.45
38631	2019	040.281.54000.0000	1216 KING ST E	Damaged by Fire	-\$4,303.79
39079	2019	140.380.05011.0000	10 NEAR LANE	Gross or Manifest Error	0.00
39147	2019	070.676.02730.0000	688 QUEENSDALE AVE E	Became Exempt	-\$2664.68

The Municipal Act Appeals for the following properties were referred back to staff for further review and follow-up with the Municipal Property Assessment Corporation (MPAC), to be rescheduled for a future Municipal Act Appeals meeting:

App #	Taxation Year	Roll No.	Address	Reason for Application	Tax Adjustment*
39077	2019	060.581.05460.0000	649 PRITCHARD RD	Gross or Manifest Error	\$0.00
37722	2018	260.070.43200.0000	119 OSLER DR	Repairs or Renovations	\$0.00

*TAX ADJUSTMENT - figures are approximate and may differ from the actual adjusted figures, due to rounding

3. ADJOURNMENT

The Municipal Act Appeals meeting, adjourned at 10:04 a.m.