

To: Council in Committee of the Whole

From: Paul Ralph, Chief Administrative Officer,
Office of the C.A.O.

Report Number: CNCL-20-195

Date of Report: December 4, 2020

Date of Meeting: December 10, 2020

Subject: Results of the Oshawa Central Business District Improvement
Area Balloted Opinion Survey

File: A-2100

1.0 Purpose

The purpose of this report is to provide Council with the results of the Balloted Opinion Survey of the members of the Oshawa Central Business District Improvement Area (“O.C.D.B.I.A.”) as directed on November 10, 2020 to obtain the opinion of the levied membership with respect to a motion by Council to dissolve the designated Business Improvement Area.

Attachment 1 is a copy of the balloted opinion survey.

Attachment 2 is the list of qualified members of the Oshawa Central Business District Improvement Area as determined by the City Clerk, in accordance with the Municipal Act, 2001, S.O. 2001, c. 25, for the purposes of the Balloted Opinion Survey.

2.0 Recommendation

It is recommended to City Council:

That in accordance with Report CNCL-20-195, dated December 4, 2020, concerning the results of the Oshawa Central Business District Improvement Area Balloted Opinion Survey, Council provide direction on how to proceed.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Durham Region Health Department
- Finance Services
- City Solicitor

5.0 Analysis

5.1 Background

On June 9, 2020, City Council directed the following:

“That the City of Oshawa formally demands the release of all financial records and other documentation as required by law, and that the staff of the City of Oshawa undertake a comprehensive review of the finances, management and operations of the Oshawa BIA and bring a report back to Council at a future meeting prior to consideration of the 2021 Operational Budget.”

On October 22, 2020 Council considered Report CNCL-20-169 concerning the review of the finances, management and operations of the O.C.D.B.I.A. in response to the June 9, 2020 direction of City Council. City staff recommended the following:

“That in accordance with Report CNCL-20-169, dated October 16, 2020, concerning a review of the finances, management and operations of the Oshawa Central Business District Improvement Area (O.C.B.D.I.A.):

1. That the Board of Management of the O.C.B.D.I.A. be directed to work with City staff to amend the Terms of Reference approved in 2018, the Policy and Procedure Manual and the Constitution both adopted in 2019 to ensure compliance with legislation, to reflect best practices, and to ensure consistency with Council approved by-laws and policies; and,
2. That the new Procedure By-law as set out in Attachment 7 to Report CNCL-20-169 be endorsed and the Board of Management of the O.C.B.D.I.A. be directed to place the By-law on a Board agenda for adoption; and,
3. That the recommendations contained in Attachment 10 and Confidential Attachment 11 related to the financial review be endorsed and the Board of Management of the O.C.B.D.I.A. be directed to work with the City's Finance Services staff to implement them; and,
4. That City staff be directed to review By-law 94-74 and report back to Council with an updated By-law; and,
5. That City staff provide training to the Board of Management of the O.C.B.D.I.A with respect to such matters as the By-law establishing the O.C.B.D.I.A. financial oversight, the holding of open and closed meetings, declarations of conflict of interest, the Code of Conduct By law 51-2015

and rules of procedure in the first quarter of 2021 and thereafter in the commencement of each new term following a municipal election; and,

6. That the City Clerk provide on-going training to O.C.B.D.I.A. staff with respect to compliance with the City's Records Retention By-law and best practices concerning publication of complete Board meeting agenda packages and minutes online."

Council did not adopt staff's recommendations but adopted instead the following motion which was referred to staff to prepare a report on how to conduct a survey of the levied membership of the O.C.B.D.I.A. for their opinion on the motion:

"Whereas Report CNCL-20-169, dated October 16, 2020, concerning a review of the finances, management and operations of Oshawa Central Business District Improvement Area (O.C.B.D.I.A.) reveals extensive governance, management and financial issues; and,

Whereas the current economic state of the area is in a downward trend due in part to the COVID-19 pandemic and the long term impact is indeterminable at this point in time;

Therefore be it resolved:

1. That the Board of Management and staff of the O.C.B.D.I.A. be directed to work with City staff to fulfill its current obligations and responsibilities and complete an orderly dissolution of the O.C.B.D.I.A. on or before December 31,2020;
2. That By-law 94-74, as amended, be repealed on or before December 31, 2020;
3. That the Chief Administrative Officer investigate taking over the activities normally performed by a B.I.A.
4. That staff be directed to report back to Council at its January 25, 2021, meeting."

On November 10, 2020, Report CNCL-20-182 recommended a process to survey the O.C.D.B.I.A. membership. The report contemplated a single survey question distributed via regular mail and contained the following staff recommendation:

"That Council endorse the process for conducting a survey of the qualified members of the Oshawa Central Business District Improvement Area as set out in Report CNCL-20-182, dated November 6, 2020, in order to obtain their opinion on Council's motion of October 22, 2020 to dissolve the Oshawa Central Business District Improvement Area."

At that meeting, a delegation addressed Council concerning Report CNCL-20-182. At the conclusion of the delegation, Council adopted the following:

- “1. That the survey be conducted in the same manner as an election by casting a secret ballot to vote on the question; and,
2. That the City Clerk compile and prepare a list of qualified members in accordance with the regulations of the Municipal Act and that the list shall be released publicly upon conclusion of its compilation; and
3. That the City Clerk establish the necessary procedures to conduct this vote including procedures for a corporate member to nominate an individual to vote on behalf of the corporation in accordance with Section 204 (7) of the Municipal Act, 2001 as amended; and,
4. That qualified members of the Oshawa Central Business District Improvement Area be required to attend City Hall to provide identification and proof of membership, to the satisfaction of the City Clerk, prior to being provided with a secret ballot; and,
5. That the a ballot box be set up in order for each qualified member to cast their ballot; and,
6. That in order to ensure the secrecy of the vote is maintained, the City Clerk or her designate be required to be present during the voting process; and,
7. That the City Clerk establish a location, date and time for the vote to take place; and,
8. That the use of public funds, including those of the Downtown Oshawa BIA, for the support, advocacy or publication of information in support or opposition to the proposition to be voted upon is prohibited, and that this prohibition include use of BIA administrative assets and equipment, and that BIA employees and Board members be prohibited from using BIA assets, including but not limited to equipment, websites, phone lines and membership information collected for the use of BIA for the purposes of influencing the vote.”

The following outlines the timing and actions undertaken by City Clerk Services to prepare a list of qualified members of the O.C.B.D.I.A., and the procedures established to conduct the balloted opinion survey at City Hall including the procedure for proxy voting.

5.2 Timing

5.2.1 Notification to Owners and Business Tenants

On November 17 and 18, 2020, letters were sent to all property owners who are on the last returned assessment roll and own a rateable property that is in a prescribed business property class as set out in By-law 53-2020. The notification included information on the Balloting Day as well as a request to provide a list to the City Clerk of their business tenants that are responsible for paying all or a part of the taxes on the property and the amount each business tenant is required to pay. This mailing list was established via receipt of a list from Taxation Services.

Notification was also sent to a list of business tenants to advise these business tenants that they may be qualified members of the O.C.B.D.I.A. provided they meet the criteria set out in the Municipal Act, 2001. Instructions were provided to allow these business tenants to present the required information to prove membership during the Revision Period or on Balloting Day. This list was based on the list of businesses referred to as “members” by the Board of Management for the O.C.B.D.I.A. after removal of duplicates and addresses that did not qualify or were not in one of the prescribed business property tax classes on the tax roll.

5.2.2 Revision Period

From November 17 to November 30, 2020, business tenants had the opportunity to make an appointment at City Hall to be qualified as a member by the City Clerk or Deputy City Clerk. Individuals were asked to provide valid identification as well as proof of payment of taxes on the property in the O.C.B.D.I.A. This could be demonstrated by way of a Commissioned declaration form, cancelled cheque or a copy of a lease agreement showing taxes paid to the City.

Two business tenants booked an appointment and were qualified as a member of the O.C.B.D.I.A. by the Deputy City Clerk during this period.

5.2.3 Balloting Day

The Balloting Opinion Survey was held on December 1, 2020 from 8:00 a.m. to 8:00 p.m. at City Hall, 50 Centre Street South, in the Council Chamber.

5.3 Qualified Members

A key criteria in establishing membership in an improvement area as per the Municipal Act, 2001 is that the business must be in a rateable property that is in a prescribed business property class **and** must pay all or a portion of the tax levy on that property.

In accordance with Subsections 204(4) and (5) of the Municipal Act, 2001, membership in a business improvement area is determined as follows:

Membership

(4) Members of an improvement area consist of persons who are assessed, on the last returned assessment roll, with respect to rateable property in the area that is in a prescribed business property class and tenants of such property.

Determining tenancy

(5) In determining whether a person is a tenant or not, the clerk of the municipality may accept a list provided under clause 210 (2) (b) or the declaration of a person that the person is a tenant and the determination of the clerk is final.

The list provided for under Section 210(2)(b) is identified as a list of every tenant of an applicable property who is required to pay all or part of the taxes on the property, and the share of taxes that each business tenant is required to pay.

Where these lists are not provided by property owners, business tenants may make a declaration to the same effect to the City Clerk or Deputy City Clerk. This declaration must include the name of the business, its representative and the amount of taxes for which the business tenant is responsible. The determination of the City Clerk or Deputy City Clerk with respect to the membership of a business tenant is final.

In determining membership, the City Clerk or Deputy Clerk required property owners and business tenants to provide the following documentation to establish the list of qualified members in accordance with the Municipal Act, 2001:

- **Owners – Acceptable Proof of Ownership**
(to be provided along with proof of identity)
 - Deed to the property
 - Tax bill addressed to the property, care of their name
- **Business Tenants – Acceptable Proof of Membership**
(to be provided along with proof of identity)
 - Lease agreement identifying amount of property taxes paid
 - Cancelled cheque payable to the City of Oshawa for Property Taxes
 - Completed Declaration of Tenancy Form (Sworn Affidavit)

A number of property owners also own businesses operating in their buildings under a different name. For example, for a property owned by a numbered company, and operating a business under a different name at that civic address, this poses challenges whereby there is no way to cross-reference this information to know if the business tenant and property owner are the same. As such, these owners received the letter sent to property owners (to the numbered company on the tax assessment roll) as well as the letter sent to business tenants (to the business name on the list received from the O.C.B.D.I.A.). City Clerk Services responded to a number of inquiries from such property owners to clarify that the member would be entitled to only one vote.

In response to the letters sent out, 17 property owners contacted the City Clerk and provided a list of business tenants and the portion of the tax levy paid by each tenant.

Of the responses received, 5 property owners also identified business tenants which do not pay the tax levy and therefore do not qualify as members of the O.C.D.B.I.A. A total of 30 qualified business tenants were added to the membership list ("Membership List") pursuant to the membership requirements of the Municipal Act, 2001 and in accordance with information provided by property owners.

5.4 Proxy Appointment

In order to facilitate proxy voting for qualified members unable to attend City Hall on December 1, 2020, individual property owners were permitted to appoint a proxy by submitting proof of ownership to City Clerk Services along with a signed letter identifying the person they have appointed to cast their ballot.

On Balloting Day, persons appointed to vote on a member's behalf would be instructed to bring a copy of the appointment letter as well as personal identification in order to receive a ballot; however, there were no members who appointed a proxy for voting purposes.

5.5 Balloting Day

To ensure the safety of staff and members of the public as a result of the COVID-19 pandemic, Durham Region's Health Department reviewed the layout and procedures prepared by City staff in advance of Balloting Day to provide feedback regarding compliance with Provincial regulations and Durham Region Health guidelines. City staff implemented recommendations provided by Durham Region Health including screening in and out of the Balloting Location, personal protective equipment for all staff, disinfection of areas used by the public and staff, and limitations on the number of individuals inside the balloting place at one time.

The following is the process that took place in the Council Chamber on December 1, 2020 from 8 a.m. until 8 p.m.:

- Ballots were numbered to ensure only City-Issued ballots were counted in the final tally. These numbers were not correlated to member names to ensure the integrity and confidentiality of the ballot responses. Attachment 1 is a copy of the Ballot.
- A large format consolidated version of By-law 94-74, as amended was displayed on easels just outside the Council Chamber. In addition, copies of the by-law were also available for members who wished to take a copy with them.

If a member appeared on the Membership List:

- They presented personal identification as well as proof of ownership (or, in the case of business tenants, proof of tax payment and/or proof that the business operates in the address provided i.e. utility bill at that address) to the Ballot Issuing Clerk to receive a Ballot and marking pen.

- The Ballot Issuing Clerk instructed members on the use of the marking pen on the Ballot to provide their opinion of the motion in question and provide instructions on how to fold the Ballot for insertion in the Ballot Box.
- The Ballot Issuing Clerk marked the Membership List to identify the member as having been provided a Ballot.
- The Ballot Issuing Clerk then directed the Member to an available Ballot Booth to complete their Ballot in private.
- Once the Member completed their ballot, the Supervisor directed them to the Ballot Box Clerk to insert their folded ballot in the ballot box.

If a member did not appear on the Membership List:

- The City Clerk/Deputy City Clerk reviewed the information provided by the individual to determine if they met the requirements for membership in accordance with the Municipal Act, 2001. The determination of the City Clerk/Deputy City Clerk was final.
- If the City Clerk/Deputy City Clerk determined that the individual did not meet the requirements, they were advised that they could not receive a ballot at this time and were asked to leave the Balloting Location. This occurred three times, with one instance impacting two businesses located on the same property:
 - In the first instance, the business was located outside of the boundaries of the designated business improvement area.
 - In the second instance, two business tenants on the same property arrived with the property owner; however, no one was able to provide the information regarding the amount of taxes paid by the tenants. The owner went to Service Oshawa to get a copy of their property tax bill as proof of ownership. Upon returning with this information, they were able to cast their individual ballot and was provided with a form that could be completed to provide the required information to qualify the tenants as members. The two tenants and property owner said they would return with the required information, however they did not return to City Hall.
 - In the final instance, a property owner also ran a business out of the same building and requested a second ballot. The second ballot was refused in accordance with the Municipal Act, 2001 which provides that each member of an improvement area has one vote, regardless of the number of properties owned or leased in an improvement area.
- If the City Clerk/Deputy City Clerk determined that the individual met the requirements, they completed and signed the Declaration of Tenancy Form in the presence of the City Clerk/Deputy City Clerk and was added to the Membership List. This occurred twice.

- The City Clerk/Deputy City Clerk then provided the Member with a ballot and advised them to use the marking pen on the Ballot to provide their opinion of the motion in question, provided instructions on how to fold the Ballot for insertion in the Ballot Box and marked them as having been provided with a Ballot.
- The City Clerk/Deputy City Clerk then directed the Member to an available Ballot Booth to complete their Ballot in private.

Following all revisions completed in advance and on Balloting Day, the final number of qualified members is 223. Attachment 2 provides the list of qualified members of the O.C.B.D.I.A., which includes both property owners and business tenants added by the City Clerk in accordance with the requirements of the Municipal Act, 2001 for the purposes of conducting the balloted opinion survey.

As noted in Report CNCL-20-182, the final list may not be 100% accurate due to tenant turnover, differing lease agreements or information not being provided by rateable property owners with respect to tenant lists. As there are a number of business tenants who appear on the O.C.B.D.I.A. list but did not contact the City Clerk, there may be additional members who could be qualified if the information were to be provided.

5.6 Ballot Results

In total, there were 47 ballots cast by qualified O.C.B.D.I.A. members. Below are the results.

Operative Clause	Yes, I agree	No, I do not agree
That the Board of Management and staff of the O.C.B.D.I.A. be directed to work with City staff to fulfill its current obligations and responsibilities and complete an orderly dissolution of the O.C.B.D.I.A. on or before December 31, 2020	28	19
That By-law 94-74, as amended, be repealed on or before December 31, 2020	28	19
That the Chief Administrative Officer investigate taking over the activities normally performed by a B.I.A.	29	18
That staff be directed to report back to Council at its January 25, 2021 meeting.	35*	11*

* One ballot did not indicate either Yes or No to the final question.

5.7 Feedback Received During the Process

During the course of Balloting Day, staff received a number of comments and feedback related to the process:

- Many members expressed concern with the Balloted Opinion Survey content, stating that they didn't understand what was being asked or that the language was confusing. Voters asked staff to explain what the word "repeal" means, or how to vote if they wanted to keep (or disband) the O.C.B.D.I.A. Staff provided explanations with respect to definitions or the effect of the Balloted Opinion Survey should it be passed, but remained impartial and did not provide advice in any way.
- Some individuals complained that not all businesses in the downtown area received a letter. As noted, City Clerk Services provided information to all property owners as listed on the tax roll and business tenants on the list provided by the O.C.B.D.I.A. with addresses in a property in one of the prescribed business classes. Five letters were returned from the tax roll mail out and 16 were returned from the list provided by the Board of Management for the O.C.B.D.I.A. The tax roll list was up-to-date as of the date of mailing however; Taxation Services updates the accounts daily. The list from the Board of Management for the O.C.B.D.I.A. was provided on November 3, 2020; therefore some changes may have taken place after the list was provided.
- Conversely, some property owners complained that they received both the property owner letter and the letter to business tenants, which caused confusion. As noted previously, if the property owner is a numbered company and the business operates under a different name, staff had no way to connect that they were the same individual.
- Some individuals stated that insufficient notice was provided for Balloting Day. Following Council's direction of November 10, 2020, staff established a timeframe that ensured the results of the vote would be provided to City Council before the anticipated completion of the 2021 Budget as the continuance or dissolution of the O.C.B.D.I.A. may have budget impact.
- A number of property owners reside outside of Durham Region and were unable or unwilling to travel to the City to cast their ballot. Based on the list provided by Taxation Services, 32 owners receive tax mail at an address outside of Durham Region. Two owners made inquiries related to proxy voting, however no proxy votes were registered.
- Staff also received some positive feedback from some members who attended City Hall to vote stating that the process was seamless and very well run.

6.0 Financial Implications

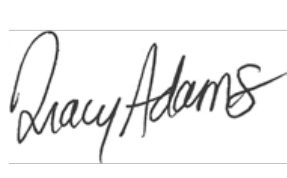
There were costs associated with this balloted opinion survey including PPE, staff overtime, office supplies, postage, signage and security. These costs are being funded from the Corporate Contingency account.

7.0 Relationship to the Oshawa Strategic Plan

This report responds to the Oshawa Strategic Plan Goals of Economic Prosperity and Financial Stewardship and Accountable Leadership.



Mary Medeiros,
City Clerk, City Clerk Services



Tracy Adams, Commissioner,
Corporate Services Department



Paul Ralph, Chief Administrative Officer,
Office of the C.A.O.

Attachments

Oshawa City Council is seeking the opinion of the levied membership of the Oshawa Central Business District Improvement Area on the following motion:

“Whereas Report CNCL-20-169, dated October 16, 2020, concerning a review of the finances, management and operations of Oshawa Central Business District Improvement Area (O.C.B.D.I.A.) reveals extensive governance, management and financial issues; and,

Whereas the current economic state of the area is in a downward trend due in part to the COVID-19 pandemic and the long-term impact is indeterminable at this point in time;

Therefore be it resolved:

1. That the Board of Management and staff of the O.C.B.D.I.A. be directed to work with City staff to fulfill its current obligations and responsibilities and complete an orderly dissolution of the O.C.B.D.I.A. on or before December 31, 2020; and,
2. That By-law 94-74, as amended, be repealed on or before December 31, 2020; and,
3. That the Chief Administrative Officer investigate taking over the activities normally performed by a B.I.A.; and,
4. That staff be directed to report back to Council at its January 25, 2021 meeting.”

Please indicate your opinion of each part by checking the boxes below.

Operative Clause	Yes, I agree	No, I do not agree
That the Board of Management and staff of the O.C.B.D.I.A. be directed to work with City staff to fulfill its current obligations and responsibilities and complete an orderly dissolution of the O.C.B.D.I.A. on or before December 31, 2020	<input type="checkbox"/>	<input type="checkbox"/>
That By-law 94-74, as amended, be repealed on or before December 31, 2020	<input type="checkbox"/>	<input type="checkbox"/>
That the Chief Administrative Officer investigate taking over the activities normally performed by a B.I.A.	<input type="checkbox"/>	<input type="checkbox"/>
That staff be directed to report back to Council at its January 25, 2021 meeting	<input type="checkbox"/>	<input type="checkbox"/>

Owner Name	Civic Address
1022569 ONTARIO LIMITED	124 KING ST E
10349364 CANADA INC	50 RICHMOND ST E SUITE 109
1044925 ONTARIO LIMITED	97 KING ST E
10480169 CANADA INC	71 BRUCE ST
11355597 CANADA CORP	12 1/2 SIMCOE ST S
11706616 CANADA CORPORATION	9 SIMCOE ST S
1191373 ONTARIO INC	2 properties at 55 Athol St. E
1268439 ONTARIO LIMITED	SIMCOE ST N
1334943 ONTARIO LTD	39 King St E, 105-50 Richond St & 72-74 Celina St
1378002 ONTARIO LIMITED	55 WILLIAM ST E SUITE 101
14TH LIGHT CORP	22 King St W Units 102, 103, 201, 202,203, 204, 301, 302, 401, 402, 501, 502
15 SIMCOE STREET NORTH OSHAWA LTD	13-15 SIMCOE ST N
1523956 ONTARIO LIMITED	73-75 WILLIAM ST W
1548077 ONTARIO LIMITED	4-6 BOND ST W
1594468 ONTARIO LTD	172 KING ST E
16 CENTRE STREET (OSHAWA) HOLDINGS LTD	16 CENTRE ST N
1661803 ONTARIO INC	67-77 KING ST E
17 ONTARIO STREET INC	17 ONTARIO ST
1707430 ONTARIO INC	20 SIMCOE ST N
1836781 ONTARIO INC	22 BOND ST E
1997395 ONTARIO INC	9 BAGOT ST
2079948 ONTARIO INC	31 Simcoe St N, 2 King St E
2187130 ONTARIO INC	82-86 SIMCOE ST N
2237385 ONTARIO INC	8-10 and 10 1/2 Simcoe St N
2340285 Ontario Limited	71 ALBERT ST
2342880 ONTARIO LIMITED	116 BOND ST W

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Owner Name	Civic Address
2372755 ONTARIO LIMITED	16-18 SIMCOE ST N
2417479 ONTARIO CORP	35-37 KING ST E
2445922 ONTARIO INC	7 SIMCOE ST S
2486239 ONTARIO INC	60 ATHOL ST E
2548266 ONTARIO LIMITED	19 CELINA ST
2548533 ONTARIO INC	78 ALBERT ST
2571644 ONTARIO INCORPORATED	73 CENTRE ST S
2582147 ONTARIO INC, MORLESE PAULA	50 RICHMOND ST E SUITE 103
2588617 ONTARIO INC	17-19 KING ST W
2606307 ONTARIO LTD	50 RICHMOND ST E SUITE 108
2607785 ONTARIO LIMITED	88 CENTRE ST N
2660570 ONTARIO INC	50 RICHMOND ST E SUITE 110
2702758 ONTARIO LTD	88 KING ST W
2706858 ONTARIO INC	19 SIMCOE ST S
2712259 ONTARIO CORPORATION	22 BOND ST W
2713888 ONTARIO INC	27 SIMCOE ST N
2722204 ONTARIO INC	66 BOND ST W
2734699 ONTARIO INC	50 RICHMOND ST E SUITE 118
2736516 ONTARIO INC	87 SIMCOE ST N
38 SIMCOE STREET SOUTH OSHAWA LTD	38 SIMCOE ST S
40 KING WEST HOLDINGS INC	2 Properties at 40 King St W
477566 ONTARIO LIMITED	11 SIMCOE ST S
578448 ONTARIO LIMITED	96 KING ST E
694614 ONTARIO INC	76 MCMILLAN DR
714503 ONTARIO INC	33-43 SIMCOE ST N
73 CELINA STREET INC	73 CELINA ST

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Owner Name	Civic Address
74-76 KING STREET WEST CORPORATION	74 and 76 King St W
904384 ONTARIO INC	88 BOND ST W
AHMED PARVIN	26-28 SIMCOE ST N
ALBIS HOLDINGS LIMITED	17 and 19-25 King St E
ANGELANNA PROPERTIES INC	104 KING ST E
APOLLCO CONSTRUCTION LTD	48 SIMCOE ST N
Arc Holdings Inc.	50 Richmond St. Ste. 119 and 120
ARMSTRONG FUNERAL HOME LIMITED	130 KING ST E
ARSTCAN INC	13 ATHOL ST W
ATHANASOPOULOS DIMITRA	76-78 SIMCOE ST N
ATMZ CONSULTANTS INC	20 BOND ST W
BAGOLA LEEOR	50 RICHMOND ST E SUITE 102
Barber Store	27 King Street East
Bayshore Medical	150 BOND ST E
BEAUTY BEYOND SKIN DEEP DAY SPA INC	27 Celina St and 36A Athol St E
BELL CANADA	15 VICTORIA ST
BENETATOS ENTERPRISES LTD	14 KING ST W
BENETATOS INVESTMENTS LTD	18 KING ST W
BENETATOS PROPERTIES LTD	9 BOND ST W
BFLP PROPERTIES INC	17-21 SIMCOE ST N
BOND & MARY DEVELOPMENT INC	100 BOND ST E
BRL REALTY LIMITED	78 BOND ST W
Bruno's Barbershop	14 Bond St W
Budget Rent A Car	78 Bond Street West
CANADA POST CORPORATION	51 SIMCOE ST S
CANADIAN AUTOMOTIVE MUSEUM INC	99 SIMCOE ST S

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Owner Name	Civic Address
Canadian Cannabis	12 Simcoe St S, Unit 12
CECILE Y LEBLANC LTD	43 McMillan Dr and 92 Bond St W
Cellphone Store	29 King Street East
CHADAGOPAN NADARAJAR, SUTHTHANANTHAN PATHMANATHAN, RAVEENDRAN RAJADURAI	74 SIMCOE ST N
CHALABARDO MARIA LURDES	37 BAGOT ST
CHAYELL HOTELS LTD	67 SIMCOE ST N
CHO KWOK LAM	20 KING ST E
CHOW DERRICK, CHOW GORDON DONALD	21-23 KING ST W
CHOW SHIRLEY CHONG, CHOW GORDON DONALD, CHOW DERRICK	19 KING ST W
CHOY ANNA	89 SIMCOE ST S
CHS Pharmacy Ltd.	111 King Street East
Classic Flowers	102-74 Simcoe Street South
CLINIC BUILDINGS (1979) LTD	See King Oshawa Medical
Clinic Eyewear	111 King Street East
Compass Wealth Partners	92 Albert St
CONDARCURI VINCENZO	50 RICHMOND ST E SUITE 117
COOPER DOUGLAS GEORGE	56 BRUCE ST
COOPER DOUGLAS GEORGE, COOPER LISA MARIE	55 BRUCE ST
CORSA HOLDINGS CORP	75 KING ST W
COURT STREET PARKING LIMITED	COURT ST
CRISCORP LTD	3 properties at 2 Simcoe St S
CROKIDAS JAMES	24 BOND ST W
D D 33 RICHMOND LTD	33 RICHMOND ST W
DE SAO JOSE DAVID, DE SAO JOSE VINCENZINA	83 CENTRE ST S
DIVERSIFIED MANAGEMENT LTD	78 KING ST W
DOLPHIN LEASEHOLDS LTD	162 KING ST E

Replacement Page

Owner Name	Civic Address
DOUG WILSON MENS WEAR LTD	18 SIMCOE ST S
DURHAM CONDOMINIUM CORPORATION NO 56	50 RICHMOND ST E SUITE 112
Durham Family Court Clinic	44 Richmond Street, Suite 200, 201
Durham Rape Crisis Centre	44 Richmond St W Suite 101, 102
DURHAM REGION ASSOCIATION OF REALTORS DURHAM REGION NON-PROFIT HOUSING CORPORATION	50 RICHMOND ST E SUITE 116 28A-28 ALBERT ST
Dynacare	111 King Street East
Empty	33 King Street East
ENSO PROPERTIES INC	29-31 Celina St and 62 Albert St
FAMME VERNA LORRAINE ESTATE	110 KING ST E
First Step Oshawa	32 Simcoe St S
FRANK REAL ESTATE LTD	2 Properties at 80 Athol St E
Greater Oshawa Chamber of Commerce	44 Richmond St W Suite 100
GREENWAY LORALEE MARY, BRUCE DIANE ELIZABETH	114 KING ST E
HATH2020 HOLDINGS INC	40-44 SIMCOE ST N
HAZE JOHN	89 BOND ST W
HEATHROW PROPERTIES INC	63 KING ST E
HOLMES DEVELOPMENT CORPORATION	45-47 PRINCE ST
IANNI ADA	77 CELINA ST
IANNI CORRADO, IANNI ADA	75 CELINA ST
IEZZI ANNAMARIA	59 KING ST E
INF HOLDINGS INC	70-72 SIMCOE ST N
ISG HOLDING CORPORATION	68 CENTRE ST N
JAY-MILL HOLDINGS LIMITED	2 Properties at 50 McMillan Dr
JEFLAW DEVELOPMENTS LIMITED	80 MCMILLAN DR
JSR MANAGEMENT LTD	Celina St. and 57-65 Simcoe St S

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Owner Name	Civic Address
KANOUN HAYSSAM	39 BOND ST E
KAY DOUGLAS NORMAN, BRANTON DOUGLAS, BURGESS SIDNEY, TAYLOR GRANT, WESSON GEORGE	115 ALBERT ST
KAZI BELAL MOHD	38 SIMCOE ST N
KEPT PROPERTIES LTD	10-16 BOND ST W
KHANNA HOLDINGS INC	62-70 King St W and 88-92 Simcoe St N
KING OSHAWA MEDICAL HOLDINGS INC	111-117 King St E and Athol St E
KISBEE NEIL, KISBEE JUDY	122 ALBERT ST
KOWALENKO LENARD NICK	22 SIMCOE ST N
KOZCO HOLDINGS INC	78 CENTRE ST N
Kozia Reczulski Hunter Law	78 Center St. N 2nd Floor
KOZIAR ANDREW, KOZIAR MARY LOUISE	72 CENTRE ST N
LABRAKOS STEVE, LABRAKOS AGAPE	70 BOND ST W
LATTOUF GEORGES	81 BOND ST W
Legend of Fazio's	33 Simcoe Street South
LEILA LIMITED IN TRUST	20 CENTRE ST N
LESLIE ROBERT GORDON, LESLIE DELMA JACQUELINE	85 ONTARIO ST
LIQUOR CONTROL BOARD ONTARIO	45 RICHMOND ST W
LIU JIAN JUN, ZHAO YA JUN	36 SIMCOE ST N
LOKEY VENTURES INC	32-40 KING ST E
LORALGIA MANAGEMENT LTD	32 SIMCOE ST S
LOUIE CHEE KWONG, LOUIE JUDY FUNG LIN	46 SIMCOE ST N
LOVELL HOLDINGS LTD	6-18 King St E, 16 Simcoe St. S and 52-54 Simcoe St N
LUKASEWYCZ STEFANIA, KOZAK OKSANA, KOZAK LUDMILA LIDIA, KOZAK ELIZABETH ANN	95-97 SIMCOE ST S
MANIZA INVESTMENTS LTD	64 SIMCOE ST N
Mathilda's	29 Simcoe St S
McGibbon Bastedo Armstrong & Armstrong	32 Simcoe Street South, 2nd Floor

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Owner Name	Civic Address
McIntosh-Anderson-Kellam Funeral Home	152 King St E
Meineke Car Care Centre	162 King St.
Metis Nation of Ontario	103-74 Simcoe St S
MK PRIME REAL ESTATE INC	20-22 SIMCOE ST S
MN PHYSIOTHERAPY CLINIC INC	50 RICHMOND ST E SUITE 107
MOTT JOHN DAVID JAMES	80-82 CENTRE ST N
MOWAD HOLDINGS INC	115 SIMCOE ST S
MUSIAL STEPHEN REGINALD, MUSIAL FRANCES LOUISE	92 ALBERT ST
MUSIEJ DANUTA	73 ONTARIO ST
NATIONAL DEFENCE CANADA	53 SIMCOE ST N
NAVE ANTHONY, NAVE LENA MARY	74 SIMCOE ST S
NEIL M KISBEE PROFESSIONAL CORPORATION	123-125 CELINA ST
NEW MIDWEST AUTO COLLISION INC	97-103 ALBERT ST
NIHAL & LACHHMAN INC	10 SIMCOE ST S
Notorious Inc	27 Simcoe St S
NOWWARAH JAMIL	70 MCMILLAN DR
OHM ENTERTAINMENT LTD	21 CELINA ST
O'MALLEY THOMAS CHARLES	77 ONTARIO ST
Oshawa & District Real Estate	50 Richmond St. Ste. 114 and 115
Oshawa Car Wash	116 Bond St W
Oshawa Psychological & Counselling Services Group	111 King Street East
Oshawa PUC	100 SIMCOE ST S
Oshawa Travel Limited	101-74 Simcoe St South
PAPADAKIS SAM ZACHARIAS, PAPADAKIS JANNY EYGENIA	15 MCMILLAN DR
Parmac Relationship Marketing Ltd.	52 1/2 Simcoe St N
PLUMB LIFE INC	82-84 SIMCOE ST S

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Owner Name	Civic Address
Pohl Jayson Robert	113-50 Richmond St
PORRITT LINDA	50 RICHMOND ST E SUITE 106
PRIORITY REALTY CORP	21-23 SIMCOE ST S
Q's Royal Jewellery	16 Bond St W
RALLIS THEODOROS	11 ONTARIO ST
RICHMOND & MARY DEVELOPMENT INC	RICHMOND ST E
RICHMOND OSHAWA INC	2 properties at 44 Richmond St W
SACCO ANGELO	16 CELINA ST
SACCO SCHOOLS LIMITED	15 Simcoe St. S, 32-50 Bond St E and 22-28 King St E
SALLAI WILLIAM, SALLAI ANN THERESA	90 BOND ST W
SAMRA DEEPAJ	50 RICHMOND ST E SUITE 104
SAMRA SHAMINDER	50 RICHMOND ST E SUITE 111
Santa Fe Salon	5 Celina Street
SANTIAGO INC	89 ONTARIO ST
Saphora Software	203-74 Simcoe Street South
SHERMAN HELEN LEILA	81 RICHMOND ST W
SIMKING HOLDINGS INC	1-5 SIMCOE ST S
SIMMS TIMOTHY, SIMMS BERNADETTE MARIE	80 SIMCOE ST N
SKLIFAS JOHN	13-15 KING ST W
Specialty Pharma Group	44 Richmond St W Suite 103, 104, 105, 202
STATHAKIS HOLDINGS LIMITED	22 ATHOL ST E
STATHMAR MANAGEMENT CORP	81 KING ST E S/S
THE COURT HOUSE BLOCK INC	2 Properties at 78 Richmond St W
THE DONALD G SPIERS CHARITABLE FOUNDATION	152-156 KING ST E
THE QUADRILLIUM CORPORATION	17 Athol St W and 44 Simcoe St S
THE TORONTO-DOMINION BANK	2 Properties at 4 King St W

