

Authority: Items 10, 11, 12, 13, 14, 15, 16,
17, 18, 19 & 20
General Issues Committee
Report: 14-021
CM: December 10, 2014

Item 5, General Issues
Committee Report: 15-006
CM: February 18, 2015

Bill No. 123

CITY OF HAMILTON

BY-LAW NO. 15-123

***A BY-LAW TO LEVY A SPECIAL CHARGE UPON
THE RATEABLE PROPERTY IN THE BUSINESS IMPROVEMENT AREAS
FOR THE YEAR 2015***

WHEREAS section 208 of the Municipal Act, 2001, S.O. 2001, c. 25 (the "Municipal Act") authorizes the City of Hamilton to levy a special charge upon the rateable properties in the Business Improvement Areas that are in a prescribed business property class sufficient to raise the amount required for the purposes of the Boards of Management of the Business Improvement Areas;

AND WHEREAS City of Hamilton By-law No. 13-131 establishes optional property classes for the 2015 taxation year;

AND WHEREAS City of Hamilton By-law No. 13-132 establishes tax ratios and tax reductions for the 2015 taxation year;

AND WHEREAS the City of Hamilton has created 13 Business Improvement Areas as listed in Schedule "A" attached to this By-law;

AND WHEREAS the amount of money to be provided by the City of Hamilton for each of the 12 Business Improvement Areas' Boards of Management with an approved 2015 budget for the 2015 taxation year is set out in Schedule "A" attached to this By-law;

AND WHEREAS the total rateable property in each Business Improvement Area, upon which assessment will be levied, is set out in Schedule "A" attached to this By-law and which said assessment is the basis upon which the taxes for the Business Improvement Area will be raised.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

***A By-law to Levy a Special Charge Upon the Rateable Property in the Business
Improvement Areas for the Year 2015
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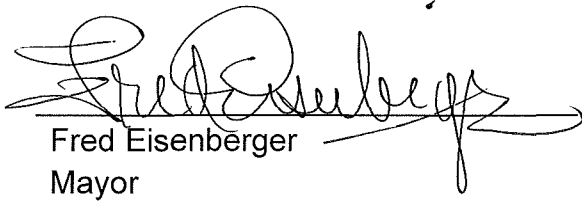
1. The tax rates set out in Schedule "A" attached to this By-law shall be levied for 2015 upon the rateable properties as set out therein for the purposes of raising the sums of money required by the respective Boards of Management of the 12 Business Improvement Areas with an approved 2015 budget.
2. The Treasurer shall proceed to collect the amount to be raised by this By-law, together with all other sums on the tax roll in the manner as set forth in the Assessment Act, R.S.O. 1990, c. A.31, the Municipal Act and any other applicable Acts and the By-laws in force in the City of Hamilton.
3. All property taxes and special levies, other than those levied by interim levy, shall be paid in two instalments, the first due July 2, 2015 and the second due September 30, 2015, or 21 days after an instalment tax bill is mailed out, whichever is later.
4. Under subsection 342(b) of the Municipal Act, which allows for alternative instalment due dates to spread the payment of taxes more evenly over the year, the final tax levy and any special levies, other than those levied by interim levy, shall be as follows:
 - (i) for those on one of the 12-month pre-authorized automatic bank withdrawal payment plans, shall be paid in 6 equal instalments due on the first working day of each month, July to December, inclusive, or due on the first working day on or after the 15th of each month, July to December, inclusive.
 - (ii) for those on the 10-month pre-authorized automatic bank withdrawal payment plan, paid in 5 equal instalments, due on the first working day of each month, July to November, inclusive.

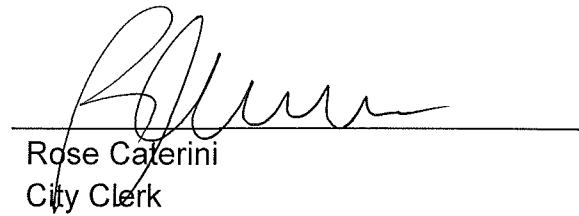
The payment plans set out in subsections (i) and (ii) shall be penalty free for so long as the taxpayer is in good standing with the terms of the plan agreement.
5. When payment of any instalment or any part of any instalment of taxes levied by this By-law is in default, penalties and where applicable interest, shall be imposed respectively in accordance with City of Hamilton policies.
6. The Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes levied to the person or persons taxed at the address of the resident or place of business of such person.
7. The Treasurer is authorized to accept part payment from time to time on account of any taxes due, or alternatively is authorized to refuse acceptance of any such part payment.

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8. Schedule "A", attached to this By-law, forms part of this By-law.
9. This By-law is deemed to come into force on January 1st, 2015.

PASSED this 13th day of May, 2015.


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 1 - Dundas Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	46,105,985 -	0.00508970 0.00356279	\$ 118,518 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	498,713	0.00508970	\$ 1,282
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	- -	0.00802605 0.00561823	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	- -	0.00941158 0.00658810	\$ - \$ -
Total			\$ 46,604,697		\$ 119,800

Approved 2015 Levy \$ 119,800 (divided by weighted assessment) = **0.00257056** tax rate at tax ratio of 1.00

Table 2 - Barton Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	34,582,599 -	0.00254932 0.00178452	\$ 44,526 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	1,634,490	0.00254932	\$ 2,104
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	724,530 -	0.00402007 0.00281405	\$ 933 \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	4,975,707 -	0.00471405 0.00329983	\$ 6,406 \$ -
Total			\$ 41,917,325		\$ 53,970

Approved 2015 Levy \$ 53,970 (divided by weighted assessment) = **0.00128753** tax rate at tax ratio of 1.00

Use Rateable Assessment

* 2/3 assessment reduction as per By-law 98-15

			Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Net Tax
*							
Commercial - Taxable	CT	030.233.06055	1,027,500	685,000	342,500	2,619.42	873.14
Commercial - Vacant land	CX	030.233.06040	278,750	185,833	92,917	710.62	236.87
Commercial - Vacant land	CX	030.237.03410	325,000	216,667	108,333	828.53	276.18
Industrial - Large	LT	030.233.06050	4,077,000	2,718,000	1,359,000	19,219.18	6,406.39
			5,708,250	3,805,500	1,902,750	23,377.76	7,792.59

Net Adjustment: 15,585.17

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 3 - Consession Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	61,835,172 -	0.00253259 0.00177281	\$ 79,092 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	1,295,910	0.00253259	\$ 1,658
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	- -	0.00399369 0.00279558	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	- -	0.00468311 0.00327818	\$ - \$ -
Total			\$ 63,131,082		\$ 80,750

Approved 2015 Levy \$ 80,750 (divided by weighted assessment) = **0.00127908** tax rate at tax ratio of 1.00

Table 4 - Downtown Hamilton

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	250,822,440 -	0.00216139 0.00151297	\$ 273,801 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	24,000,570	0.00216139	\$ 26,199
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	- -	0.00340834 0.00238584	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	- -	0.00399672 0.00279770	\$ - \$ -
Total			\$ 274,823,010		\$ 300,000

Approved 2015 Levy \$ 300,000 (divided by weighted assessment) = **0.00109161** tax rate at tax ratio of 1.00

Use Rateable Assessment

* 2/3 assessment reduction as per By-law 92-119

			Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Net Tax
*							
Commercial - Residual	CT	020.152.00010	1,063,000	708,667	354,333	2,297.56	765.85
Commercial - Shopping	ST	020.152.00010	7,756,678	5,171,119	2,585,559	16,765.21	5,588.40
			8,819,678	5,879,785	2,939,893	19,062.77	6,354.26

Net Adjustment: 12,708.52

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 5 - Waterdown

Property Class		Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT/DT/ST/XT/YT/ZT	84,158,951	1.9800	166,634,723	0.00223004	\$ 187,678
- excess land	CU/DU/SU/XU/YU/ZU	1,278,305	1.3860	1,771,731	0.00156103	\$ 1,995
3b Commercial - Parking Lot & Vacant Land	GT/CX	4,000,850	1.9800	7,921,683	0.00223004	\$ 8,922
4a Industrial - Residual	IT/JT	385,163	3.1223	1,202,594	0.00351660	\$ 1,354
- vacant land / excess land	IU/IX/JU/JX		2.1856	-	0.00246162	\$ -
4b Industrial - Large	LT/KT		3.6613	-	0.00412366	\$ -
- excess land	LU/KU		2.5629	-	0.00288656	\$ -
Total		\$ 89,823,269		\$ 177,530,731		\$ 199,950
Approved 2015 Levy \$ 199,950 (divided by weighted assessment) = 0.00112628 tax rate at tax ratio of 1.00						

Table 6 - International Village

Property Class		Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT/DT/ST/XT/YT/ZT	40,125,802	1.9800	79,449,088	0.00322608	\$ 129,449
- excess land	CU/DU/SU/XU/YU/ZU		1.3860	-	0.00225825	\$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	3,109,918	1.9800	6,157,638	0.00322608	\$ 10,033
4a Industrial - Residual	IT/JT	101,861	3.1223	318,041	0.00508726	\$ 518
- vacant land / excess land	IU/IX/JU/JX		2.1856	-	0.00356109	\$ -
4b Industrial - Large	LT/KT		3.6613	-	0.00596547	\$ -
- excess land	LU/KU		2.5629	-	0.00417583	\$ -
Total		\$ 43,337,581		\$ 85,924,766		\$ 140,000
Approved 2015 Levy \$ 140,000 (divided by weighted assessment) = 0.00162933 tax rate at tax ratio of 1.00						

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 7 - King Street West

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	6,688,726	1.9800 1.3860	13,243,677 -	0.00072049 0.00050434	\$ 4,819 \$ -
3b Commercial - Parking Lot & Vacant Land	251,000	1.9800	496,980	0.00072049	\$ 181
4a Industrial - Residual - vacant land / excess land		3.1223 2.1856	- -	0.00113615 0.00079531	\$ - \$ -
4b Industrial - Large - excess land		3.6613 2.5629	- -	0.00133229 0.00093260	\$ - \$ -
Total	\$ 6,939,726		\$ 13,740,657		\$ 5,000
Approved 2015 Levy \$ 5,000 (divided by weighted assessment) = 0.00036388 tax rate at tax ratio of 1.00					

Table 8 - Locke Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	14,973,339	1.9800 1.3860	29,647,211 -	0.00197784 0.00138449	\$ 29,615 \$ -
3b Commercial - Parking Lot & Vacant Land	194,750	1.9800	385,605	0.00197784	\$ 385
4a Industrial - Residual - vacant land / excess land		3.1223 2.1856	- -	0.00311889 0.00218322	\$ - \$ -
4b Industrial - Large - excess land		3.6613 2.5629	- -	0.00365730 0.00256011	\$ - \$ -
Total	\$ 15,168,089		\$ 30,032,816		\$ 30,000
Approved 2015 Levy \$ 30,000 (divided by weighted assessment) = 0.00099891 tax rate at tax ratio of 1.00					

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 9 - Main West Esplanade

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	27,603,853 -		\$ - \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	2,845,508		\$ -
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	- -		\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	- -		\$ - \$ -
Total			\$ 30,449,361		\$ -
Approved 2015 Levy (divided by weighted assessment) = tax rate at tax ratio of 1.00					

Table 10 - Ancaster

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	1.9800 1.3860	66,166,256 -	0.00273286 0.00191300	\$ 91,325 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	1,431,045	0.00273286	\$ 1,975
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1223 2.1856	- -	0.00430950 0.00301665	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.6613 2.5629	- -	0.00505345 0.00353741	\$ - \$ -
Total			\$ 67,597,301		\$ 93,300
Approved 2015 Levy \$ 93,300 (divided by weighted assessment) = 0.00138023 tax rate at tax ratio of 1.00					

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 11 - Ottawa Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	19,828,805	1.9800	39,261,034	0.00647806	\$ 128,452
		1.3860	-	0.00453464	\$ -
3b Commercial - Parking Lot & Vacant Land	702,033	1.9800	1,390,025	0.00647806	\$ 4,548
4a Industrial - Residual - vacant land / excess land		3.1223	-	0.01021538	\$ -
		2.1856	-	0.00715076	\$ -
4b Industrial - Large - excess land		3.6613	-	0.01197885	\$ -
		2.5629	-	0.00838519	\$ -
Total	\$ 20,530,838		\$ 40,651,059		\$ 133,000
Approved 2015 Levy \$ 133,000 (divided by weighted assessment) = 0.00327175 tax rate at tax ratio of 1.00					

Table 12 - Stoney Creek

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	15,051,546	1.9800	29,802,061	0.00081651	\$ 12,290
		1.3860	-	0.00057156	\$ -
3b Commercial - Parking Lot & Vacant Land	443,750	1.9800	878,625	0.00081651	\$ 362
4a Industrial - Residual - vacant land / excess land	138,000	3.1223	430,877	0.00128758	\$ 178
	274,250	2.1856	599,404	0.00090130	\$ 247
4b Industrial - Large - excess land		3.6613	-	0.00150985	\$ -
		2.5629	-	0.00105690	\$ -
Total	\$ 15,907,546		\$ 31,710,967		\$ 13,077
Approved 2015 Levy \$ 13,077 (divided by weighted assessment) = 0.00041238 tax rate at tax ratio of 1.00					

2015 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 13 - Westdale

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
3a Commercial - Residual - excess land	20,360,303	1.9800	40,313,400	0.00594294	\$ 121,000
		1.3860	-	0.00416006	\$ -
3b Commercial - Parking Lot & Vacant Land		1.9800	-	0.00594294	\$ -
4a Industrial - Residual - vacant land / excess land		3.1223	-	0.00937153	\$ -
		2.1856	-	0.00656007	\$ -
4b Industrial - Large - excess land		3.6613	-	0.01098933	\$ -
		2.5629	-	0.00769253	\$ -
Total	\$ 20,360,303		\$ 40,313,400		\$ 121,000
Approved 2015 Levy \$ 121,000 (divided by weighted assessment) = 0.00300148 tax rate at tax ratio of 1.00					