

Authority: Item 8, General Issues Committee Report 24-009 (FCS24024)
CM: May 22, 2024 Ward: City Wide

Item 9, General Issues Committee Report 24-002 (PED24010, PED24011,
PED24012, PED24013, PED24014, PED24015, PED24016, PED24017)
CM: January 24, 2024 Ward: 1, 2, 3, 4, 5, 12, 13, 15

Items 6,7, General Issues Committee Report 23-033 (PED23249 and PED23250)
CM: December 13, 2023 Ward: 2, 3, 7

Item 3, General issues Committee (Special) Report 24-005 (PED24053)
CM: March 27, 2024 Ward: 1

Written approval for this by-law was given by Mayoral Decision MDE-2024 13
Approved by Council May 22, 2024

Bill No. 077

CITY OF HAMILTON

BY-LAW NO. 24-077

To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2024

WHEREAS section 208 of the *Municipal Act, 2001*, S.O. 2001, c. 25, 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. 24-074 establishes optional property classes within the City of Hamilton; and

WHEREAS City of Hamilton By-law No. 24-075 establishes tax ratios and tax reductions for the 2024 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 11 Business Improvement Areas' Boards of Management with an approved 2024 budget for the 2024 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:

1. This By-law applies to all land within the 13 Business Improvement Areas identified in City of Hamilton By-law 14-253. Any reference to Schedule "A" in this By-law means Schedule "A" attached to this By-law.
2. Within each Business Improvement Area identified in Schedule "A" the respective tax rate identified in Schedule "A" shall be levied upon the rateable properties for the tax classes and subclasses identified in the Schedule "A" in the Business Improvement Area in which the rateable property is located.
3. The Treasurer shall 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, the *Municipal Act, 2001* and any other applicable Acts and the By-laws in force in the City of Hamilton.
4. The special charge levied by this By-law other than that levied by the interim levy, shall be paid in two instalments, the first due July 2, 2024 and the second due September 30, 2024, or 21 days after an instalment tax bill is mailed out, whichever is later.
5. Pursuant to subsection 342(1)(b) of the *Municipal Act, 2001*, 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.
6. 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 By-law 13-136 and section 345 of the *Municipal Act, 2001*.
7. 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.
8. 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.

9. Schedule "A", attached to this By-law, forms part of this By-law.
10. This By-law is deemed to have come into force on January 1, 2024.

PASSED this 22nd day of May, 2024.

A. Horwath
Mayor

J. Pilon
Acting City Clerk

2024 LEVIES AND TAX RATES - BUSINESS IMPROVEMENT AREAS

Table 1 - Downtown Dundas BIA

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	34,337,387	1.9800	67,988,026	0.5209482%	\$ 178,880
Industrial		3.0066	-	0.7910520%	\$ -
Large Industrial		3.5256	-	0.9276035%	\$ -
Total	\$ 34,337,387		\$ 67,988,026		\$ 178,880
Approved 2024 Levy \$ 178,880 (divided by weighted assessment) = 0.00263105 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
Commercial	38,966,254	1.9800	77,153,183	0.3064923%	\$ 119,429
Industrial	1,197,120	3.0066	3,599,261	0.4654039%	\$ 5,571
Large Industrial		3.5256	-	0.5457420%	\$ -
Total	\$ 40,163,374		\$ 80,752,444		\$ 125,000
Approved 2024 Levy \$ 125,000 (divided by weighted assessment) = 0.00154794 tax rate at tax ratio of 1.00					

* Use Rateable Assessment (Report PED24012)

		Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Net Tax
Commercial	030.233.06055	1,035,000	414,000	621,000	3,172	1,903
Commercial	030.233.06040	7,507,000	3,002,800	4,504,200	23,008	13,805
Commercial	030.237.03410	436,000	174,400	261,600	1,336	802
Commercial	030.233.06050	3,470,800	1,388,320	2,082,480	10,638	6,383
Industrial	030.233.06050	1,690,200	676,080	1,014,120	7,866	4,720
		14,139,000	5,655,600	8,483,400	46,021	27,613

Table 3 - Concession Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	42,050,059	1.9800	83,259,117	0.4721753%	\$ 198,550
Industrial		3.0066	-	0.7169911%	\$ -
Large Industrial		3.5256	-	0.8407582%	\$ -
Total	\$ 42,050,059		\$ 83,259,117		\$ 198,550
Approved 2024 Levy \$ 198,550 (divided by weighted assessment) = 0.00238472 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
Commercial	218,874,592	1.9800	433,371,692	0.2055972%	\$ 450,000
Industrial		3.0066	-	0.3121962%	\$ -
Large Industrial		3.5256	-	0.3660876%	\$ -
Total	\$ 218,874,592		\$ 433,371,692		\$ 450,000
Approved 2024 Levy \$ 450,000 (divided by weighted assessment) = 0.00103837 tax rate at tax ratio of 1.00					

Use Rateable Assessment

Table 5 - Waterdown

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	137,554,896	1.9800	272,358,694	0.2070542%	\$ 284,813
Industrial	59,400	3.0066	178,592	0.3144087%	\$ 187
Large Industrial		3.5256	-	0.3686820%	\$ -
Total	\$ 137,614,296		\$ 272,537,286		\$ 285,000
Approved 2024 Levy \$ 285,000 (divided by weighted assessment) = 0.00104573 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
Commercial	72,722,023	1.9800	143,989,606	0.3136601%	\$ 228,100
Industrial		3.0066	-	0.4762882%	\$ -
Large Industrial		3.5256	-	0.5585051%	\$ -
Total	\$ 72,722,023		\$ 143,989,606		\$ 228,100
Approved 2024 Levy \$ 228,100 (divided by weighted assessment) = 0.00158414 tax rate at tax ratio of 1.00					

Table 7 - King Street West

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	12,558,900	1.9800	24,866,622	0.0000000%	\$ -
Industrial		3.0066	-	0.0000000%	\$ -
Large Industrial		3.5256	-	0.0000000%	\$ -
Total	\$ 12,558,900		\$ 24,866,622		\$ -
Approved 2024 Levy \$ - (divided by weighted assessment) = - 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
Commercial	37,387,731	1.9800	74,027,707	0.1114216%	\$ 41,658
Industrial		3.0066	-	0.1691920%	\$ -
Large Industrial		3.5256	-	0.1983979%	\$ -
Total	\$ 37,387,731		\$ 74,027,707		\$ 41,658
Approved 2024 Levy \$ 41,658 (divided by weighted assessment) = 0.00056274 tax rate at tax ratio of 1.00					

Table 9 - Main West Esplanade

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	23,179,325	1.9800	45,895,064	0.0000000%	\$ -
Industrial		3.0066	-	0.0000000%	\$ -
Large Industrial		3.5256	-	0.0000000%	\$ -
Total	\$ 23,179,325		\$ 45,895,064		\$ -
Approved 2024 Levy \$ - (divided by weighted assessment) = - tax rate at tax ratio of 1.00					

Table 10 - Ancaster Heritage Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	50,924,555	1.9800	100,830,619	0.2270903%	\$ 115,645
Industrial	1,553,000	3.0066	4,669,250	0.3448332%	\$ 5,355
Large Industrial		3.5256	-	0.4043584%	\$ -
Total	\$ 52,477,555		\$ 105,499,869		\$ 121,000
Approved 2024 Levy \$ 121,000 (divided by weighted assessment) = 0.00114692 tax rate at tax ratio of 1.00					

Table 11 - Ottawa Street

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	30,498,568	1.9800	60,387,165	0.5016629%	\$ 153,000
Industrial		3.0066	-	0.7617675%	\$ -
Large Industrial		3.5256	-	0.8932640%	\$ -
Total	\$ 30,498,568		\$ 60,387,165		\$ 153,000
Approved 2024 Levy \$ 153,000 (divided by weighted assessment) = 0.00253365 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
Commercial	17,976,955	1.9800	35,594,371	0.4090208%	\$ 73,529
Industrial	146,600	3.0066	440,768	0.6210918%	\$ 911
Large Industrial		3.5256	-	0.7283049%	\$ -
Total	\$ 18,123,555		\$ 36,035,138		\$ 74,440
Approved 2024 Levy \$ 74,440 (divided by weighted assessment) = 0.00206576 tax rate at tax ratio of 1.00					

Table 13 - Westdale Village

Property Class	Current Value Assessment	Tax Ratio	Weighted Assessment	BIA Tax Rate	BIA Levy
Commercial	32,726,489	1.9800	64,798,448	0.4028174%	\$ 131,828
Industrial		3.0066	-	0.6116722%	\$ -
Large Industrial		3.5256	-	0.7172591%	\$ -
Total	\$ 32,726,489		\$ 64,798,448		\$ 131,828
Approved 2024 Levy \$ 131,828 (divided by weighted assessment) = 0.00203443 tax rate at tax ratio of 1.00					