

**Authority:** Item 13, Committee of the Whole  
Report 05-001 (FCS05001)  
CM: April 11, 2005

**Bill No. 133**

**CITY OF HAMILTON**

**BY-LAW NO. 05-133**

**A By-law to Levy a Special Charge Upon the Rateable Property in the  
Business Improvement Areas for the Year 2005**

**WHEREAS** Section 208 of the Municipal Act, S.O. 2001, c. 25 (herein referred to as "the Municipal Act") requires the City 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. 05-130 establishes optional tax classes for the year 2005;

**AND WHEREAS** City of Hamilton By-law No. 05-131 establishes tax ratios and tax reduction amounts for the year 2005;

**AND WHEREAS** the City has created the eleven (11) Business Improvement Areas, as listed in Schedule 'A' attached to this By-law;

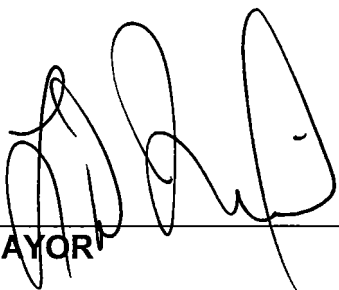
**AND WHEREAS** the amount of money to be provided by the City to the Boards of Management of the Business Improvement Areas for the year 2005 is set out in Schedule 'A';

**AND WHEREAS** the total rateable property in the Business Improvement Areas, upon which assessment will be levied, is set out in Schedule 'A' 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. THAT the tax rates set out in Schedule 'A' attached hereto shall be levied 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 eleven (11) Business Improvement Areas.
2. THAT the collector 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, the Municipal Act, 2001 and any other applicable Acts and the By-laws in force in this Municipality.
3. All property taxes and special levies other than those levied by interim levy, shall be paid in two installments, the first due June 30, 2005 and the second due September 30, 2005.
4. THAT in default of payment of any instalment of taxes or any part of any instalment, by the first day past the due date for the payment thereof, the subsequent installment or installments shall forthwith become due and payable.
5. THAT 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. THAT the Treasurer is authorized and directed to serve personally or to mail or cause to be mailed, notices of the taxes hereby levied to the person or persons taxed at the address of the resident or place of business of such person.
7. THAT the Treasurer and Collector of Taxes 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.
8. Schedule " A attached to this By-law, forms part of this By-law.

**PASSED and ENACTED** this 25<sup>th</sup> day of May, 2005.

  
MAYOR

  
A/CLERK

CITY OF HAMILTON

BY-LAW NO. 05-133  
(A By-law to repeal By-law No. 04-105)

Schedule "A"  
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2005 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 1 - Concession Street

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial- Residual	CT	\$ 18,026,260	1.9800	35,691,995		\$ 35,691,995	0.00317136	\$ 57,167.75
- vacant bldg, excess land	CU		1.3860			\$	0.00221995	\$
3c Commercial- Shopping	ST		1.9800			\$	0.00317136	\$
- vacant bldg, excess land	SU		1.3860			\$	0.00221995	\$
3b Commercial- Parking Lot & Vacant Land	GT & CX	\$ 871,000	1.9800	1,724,580		\$ 1,724,580	0.00317136	\$ 2,762.25
4a Industrial- Residual	IT		3.2226			\$	0.00516163	\$
- vacant bldg, excess land,	IU		2.0947			\$	0.00335507	\$
4b Industrial- Large	LT		3.7789			\$	0.00605265	\$
- vacant bldg, excess land	LU		2.4563			\$	0.00393425	\$
								\$ 59,930.00
Approved 2005 Budget		\$ 59,930	divided by assessmentvacancy adjusted		\$ 37,416,575	equals tax rate		0.00160170 at ratio 1.00.

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial- Residual	CT	\$ 11,589,805	1.9800	22,947,814		\$ 22,947,814	0.00854199	\$ 99,000.00
- vacant bldg, excess land	CU		1.3860			\$ -	0.00597939	\$
3c Commercial- Shopping	ST		1.9800			\$ -	0.00854199	\$
- vacant bldg, excess land	SU		1.3860			\$ -	0.00597939	\$
3b Commercial- Parking Lot & Vacant Land	GT & CX		1.9800			\$ -	0.00854199	\$
4a Industrial- Residual	IT		3.2226			\$ -	0.01390274	\$
- vacant bldg, excess land,	IU		2.0947			\$ -	0.00903682	\$
4b Industrial- Large	LT		3.7789			\$ -	0.01630269	\$
- vacant bldg, excess land	LU		2.4563			\$ -	0.01059681	\$
						\$ 22,947,814		\$ 99,000.00
Approved 2005 Budget		\$ 99,000	divided by assessmentvacancy adjusted		\$ 22,947,814	equals tax rate		0.00431414 at ratio 1.00.

**CITY OF HAMILTON**

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**2005 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS**

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT	\$ 13,612,985	1.9800	26,953,710		\$ 26,953,710	0.00887911	\$ 120,871.21
- vacant bldg, excess land	CU		1.3860			\$ \$ \$	0.00621538	\$ \$
3c Commercial - Shopping	ST	\$	1.9800			\$ \$ \$	0.00887911	\$ \$
- vacant bldg, excess land	SU	\$	1.3860			\$ \$ \$	0.00621538	\$ \$
3b Commercial - Parking Lot & Vacant Land	GT & CX	\$ 465,000	1.9800	920,700		\$ 920,700	0.00887911	\$ 4,128.79
4a Industrial - Residual	IT	\$	3.2226			\$ \$ \$	0.01445143	\$ \$
- vacant bldg, excess land,	IU	\$	2.0947			\$ \$ \$	0.00939347	\$ \$
4b Industrial - Large	LT	\$	3.7789			\$ \$ \$	0.01694610	\$ -
- vacant bldg, excess land	LU	\$	2.4563			\$ \$ \$	0.01101503	\$ -
<b>Total</b>		<b>\$ 14,077,985</b>		<b>\$ 27,874,410</b>		<b>\$ 27,874,410</b>		<b>\$ 125,000.00</b>
Approved 2005 Budget \$ <b>125,000</b> divided by assessment vacancy adjusted \$ 27,874,410 equals tax rate 0.00448440 at ratio 1.00.								

Table 4 - International Village

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT/DT	\$ 24,924,410	1.9800	49,350,332		\$ 49,350,332	0.00419081	\$ 104,453.46
- vacant bldg, excess land	CU		1.3860			\$ \$ \$	0.00293357	\$ \$
3c Commercial - Shopping	ST	\$	1.9800			\$ \$ \$	0.00419081	\$ \$
- vacant bldg, excess land	SU	\$	1.3860			\$ \$ \$	0.00293357	\$ \$
3b Commercial - Parking Lot & Vacant Land	GT & CX	\$ 1,323,500	1.9800	2,620,530		\$ 2,620,530	0.00419081	\$ 5,546.54
4a Industrial - Residual	IT	\$	3.2226			\$ \$ \$	0.00682086	\$ \$
- vacant bldg, excess land,	IU	\$	2.0947			\$ \$ \$	0.00443358	\$ \$
4b Industrial - Large	LT	\$	3.7783			\$ \$ \$	0.00799831	\$ \$
						\$ \$ \$	0.00519893	\$ \$
				<b>\$ 51,970,862</b>		<b>\$ 51,970,862</b>		<b>\$ 110,000.00</b>
Approved 2005 Budget \$ <b>110,000</b> divided by assessment vacancy adjusted \$ 51,970,862 equals tax rate 0.00211657 at ratio 1.00.								

CITY OF HAMILTON

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(A By-law to repeal By-law No. 04-105)

2005 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Property Class	Current Value Assessment	Ratio	Weighted Assessment	Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT \$ 10,646,190	1.9800	21,079,456	\$ 21,079,456	0.00207889	\$ 22,132.24
- vacant bldg, excess land	CU	1.3860		\$	0.00145522	\$ -
3c Commercial - Shopping	ST \$	1.9800		\$	0.00207889	\$ -
- vacant bldg, excess land	SU \$	1.3860		\$	0.00145522	\$ -
3b Commercial - Parking Lot & Vacant Land	GT & CX \$ 139,133	1.9800	275,484	\$ 275,484	0.00207889	\$ 289.24
4a Industrial - Residual	IT \$ 90,000	3.2226	290,034	\$ 290,034	0.00338355	\$ 304.52
- vacant bldg, excess land,	IU	2.0947		\$	0.00219932	\$
4b Industrial - Large	LT \$ 1,833,333	3.7789	6,927,983	\$ 6,927,983	0.00396763	\$ 7,273.99
- vacant bldg, excess land	LU \$	2.4563		\$	0.00257898	\$
				\$ 28,572,958		\$ 30,000.00

Approved 2005 Budget \$ 30,000 divided by assessment vacancy adjusted \$ 28,572,958 equals tax rate 0.00104994 at ratio 1.00.

Use Rateable Assessment

\* Westinghouse 2/3 assessment reduction as per By-law 98-15  
030-233-06050, 030-237-03410, 030-237-09140

			Gross Assessment	Adjustment	Rateable Assessment	Gross Tax	Adj Tax	Net Tax
Residual Commercial	030-237-03410, 09140	CX	\$ 196,900	\$ 131,267	\$ 65,633	\$ 409.33	\$ 272.89	136.44439836
-vacant unit, excess land		LU	\$	\$ -	\$ -	\$ -	\$	
Residual Industrial		IT	\$	\$ -	\$ -	\$ -	\$	
Residual Industrial		IU	\$	\$ -	\$ -	\$ -	\$	
Large Industrial	030-233-06050	LT	\$ 5,500,000	\$ 3,666,667	\$ 1,833,333	\$ 21,821.98	\$ 14,547.99	7,273.99324190
			\$ 5,696,900	\$ 3,797,933	\$ 1,898,967	\$ 22,231.31	\$ 14,820.88	7,410.43764025



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**2005 TAX RATES AND LEVY - BUSINESS IMPROVEMENT AREAS**

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT	\$ 4,332,810	1.9800	8,578,964		\$ 8,578,964	0.00103859	\$ 4,500.00
- vacant bldg, excess land	CU	\$	1.3860	-		\$ -	0.00072701	\$
3c Commercial - Shopping	ST	\$	1.9800	-		\$ -	0.00103859	\$
- vacant bldg, excess land	SU	\$	1.3860	-		\$ -	0.00072701	\$
3b Commercial - Parking Lot & Vacant Land	GT & CX	\$	1.9800	-		\$ -	0.00103859	\$
4a Industrial - Residual	IT	\$	3.2226	-		\$ -	0.00169038	\$
- vacant bldg, excess land,	IU	\$	2.0947	-		\$ -	0.00109875	\$
4b Industrial - Large	LT	\$	3.7789	-		\$ -	0.00198218	\$
- vacant bldg, excess land	LU	\$	2.4563	-		\$ -	0.00128842	\$
<b>Total</b>		<b>\$ 4,332,810</b>		<b>\$ 8,578,964</b>		<b>\$ 8,578,964</b>		<b>\$ 4,500.00</b>
Approved 2005 Budget \$ <b>4,500</b> divided by assessment vacancy adjusted \$ 8,578,964 equals tax rate 0.00052454 at ratio 1.00.								

**Table 8 - Main Street West**

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT	\$ 7,916,600	1.9800	15,674,868		\$ 15,674,868	0.00062653	\$ 4,960.00
- vacant bldg, excess land	CU	\$	1.3860	-		\$ -	0.00043857	\$
3c Commercial - Shopping	ST	\$	1.9800	-		\$ -	0.00062653	\$
- vacant bldg, excess land	SU	\$	1.3860	-		\$ -	0.00043857	\$
3b Commercial - Parking Lot & Vacant Land	GT & CX	\$	1.9800	-		\$ -	0.00062653	\$
4a Industrial - Residual	IT	\$	3.2226	-		\$ -	0.00101973	\$
- vacant bldg, excess land,	IU	\$	2.0947	-		\$ -	0.00066283	\$
4b Industrial - Large	LT	\$	3.7789	-		\$ -	0.00119576	\$
- vacant bldg, excess land	LU	\$	2.4563	-		\$ -	0.00077725	\$

CITY OF HAMILTON

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(A By-law to repeal By-law No. 04-105)

2005 TAX FATES AND LEVY - BUSINESS IMPROVEMENT AREAS

Table 9 - Woodburn

		Assessment	Ratio	Assessment		Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a	Commercial - Residual	CT \$ 32,931,125	1.9800	65,203,628		\$ 65,203,628	0.00062204	\$ 20,484.41
	- vacant bldg, excess land	CU \$ 435,000	1.3860	602,910		\$ 602,910	0.00043543	\$ 189.41
3c	Commercial - Shopping	ST \$ 17,715,580	1.9800	35,076,848		\$ 35,076,848	0.00062204	\$ 11,019.76
	- vacant bldg, excess land	SU \$ 217,000	1.3860	300,762		\$ 300,762	0.00043543	\$ 94.49
3b	Commercial - Parking Lot & Vacant Land	GT & CX \$ 1,303,700	1.9800	2,581,326		\$ 2,581,326	0.00062204	\$ 810.95
4a	Industrial - Residual	IT \$ 159,000	3.2226	512,393		\$ 512,393	0.00101241	\$ 160.97
	- vacant bldg, excess land,	IU \$	2.0947			\$	0.00065807	\$
4b	Industrial - Large	LT \$	3.7789			\$	0.00118718	\$
	- vacant bldg, excess land	LU \$	2.4563			\$	0.00077167	\$ -
								<b>\$ 32,760.00</b>
Approved 2005 Budget \$ <b>32,760</b> divided by assessment vacancy adjusted \$ 104,277,867 equals tax rate 0.00031416 at ratio 1.00.								

Table 10 - Stoney Creek

		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a	Commercial - Residual	CT \$ 6,458,700	1.9800	12,788,226		\$ 12,788,226	0.00238283	\$ 15,390.00
	- vacant bldg, excess land	CU \$ -	1.3860	-		\$ -	0.00166798	\$ -
3c	Commercial - Shopping	ST \$ -	1.9800	-		\$ -	0.00238283	\$ -
	- vacant bldg, excess land	SU \$ -	1.3860	-		\$ -	0.00166798	\$ -
3b	Commercial - Parking Lot & Vacant Land	GT & CX	1.9800	-		\$ -	0.00238283	\$ -
4a	Industrial - Residual	IT \$ -	3.2226	-		\$ -	0.00387824	\$ -
	- vacant bldg, excess land,	IU \$ -	2.0947	-		\$ -	0.00252087	\$ -
4b	Industrial - Large	LT \$ -	3.7789	-		\$ -	0.00454772	\$ -
	- vacant bldg, excess land	LU \$	2.45631			\$	0.00295604	\$
Total								\$ 15,390.00
Approved 2005 Budget \$ <b>15,390.00</b> divided by assessment vacancy adjusted \$ 12,788,226 equals tax rate 0.00120345 at ratio 1.00.								



**CITY OF HAMILTON**

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(A By-law to repeal By-law No. 04-105)**

**2005 TAX RATES AND LEVY \* BUSINESS IMPROVEMENT AREAS**

**Table 11 - Dundas**

Property Class		Current Value Assessment	Ratio	Weighted Assessment		Assessment Vacancy Adjusted	BIA Tax Rate	BIA Levy
3a Commercial - Residual	CT	\$ 15,039,455	1.9800	29,778,121		\$ 29,778,121	0.00660395	\$ 99,319.79
- vacant bldg, excess land	CU		1.3860			\$ -	0.00462276	\$ -
3c Commercial - Shopping	ST	\$ -	1.9800			\$ -	0.00660395	\$ -
- vacant bldg, excess land	SU	\$ -	1.3860			\$ -	0.00462276	\$ -
3b Commercial - Parking Lot & Vacant Land	GT & CX	\$ 103,000	1.9800	203,940		\$ 203,940	0.00660395	\$ 680.21
4a Industrial - Residual	IT	\$ -	3.2226			\$ -	0.01074843	\$ -
- vacant bldg, excess land,	IU	\$ -	2.0947			\$ -	0.00698651	\$ -
4b Industrial - Large	LT	\$ -	3.7789			\$ -	0.01260387	\$ -
- vacant bldg, excess land	LU	\$ -	2.4563			\$ -	0.00819257	\$ -
<b>Total</b>								
<b>Approved 2005 Budget \$ 100,000 divided by assessment vacancy adjusted \$ 29,982,061 equals tax rate 0.00333533 at ratio 1.00.</b>								