

**Authority:** Item 3,4,5,6,7,8,9,10,11 &12,  
General Issues Committee  
Report: 13-026  
CM: December 11, 2013  
  
Item 2, General Issues  
Committee Report: 14-003  
CM: February 5, 2014  
  
Items 3, General Issues  
Committee Report: 14-004  
CM: February 19, 2014  
  
Item 14, General Issues  
Committee Report: 14-009  
CM: April 23, 2014

**Bill No. 105**

**CITY OF HAMILTON**

**BY-LAW NO. 14-105**

***A BY-LAW TO LEVY A SPECIAL CHARGE UPON  
THE RATEABLE PROPERTY IN THE BUSINESS IMPROVEMENT AREAS  
FOR THE YEAR 2014***

**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 2014 taxation year;

**AND WHEREAS** City of Hamilton By-law No. 13-132 establishes tax ratios and tax reductions for the 2014 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 2014 budget for the 2014 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

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Improvement Areas for the Year 2014  
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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. The tax rates set out in Schedule "A" attached to this By-law shall be levied for 2014 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 2014 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, 2014 and the second due September 30, 2014, 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 15<sup>th</sup> 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.

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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.
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 1<sup>st</sup>, 2014.

**PASSED** this 14<sup>nd</sup> day of May, 2014.

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R. Bratina  
Mayor

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R. Caterini  
City Clerk

## 2014 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	CT/DT/ST/XT/YT/ZT	21,253,330	1.9800	42,081,593	0.00539840	\$ 114,734
- excess land	CU/DU/SU/XU/YU/ZU		1.3860	-	0.00377888	\$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	364,000	1.9800	720,720	0.00539840	\$ 1,965
4a Industrial - Residual	IT/JT		3.1752	-	0.00865707	\$ -
- vacant land / excess land	IU/IX/JU/JX		2.2226	-	0.00605995	\$ -
4b Industrial - Large	LT/KT		3.7233	-	0.01015150	\$ -
- excess land	LU/KU		2.6063	-	0.00710605	\$ -
Total		\$ 21,617,330		\$ 42,802,313		\$ 116,699
Approved 2014 Levy \$ 116,699 (divided by weighted assessment) = 0.00272646 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	CT/DT/ST/XT/YT/ZT	16,884,873	1.9800	33,432,049	0.00263902	\$ 44,559
- excess land	CU/DU/SU/XU/YU/ZU		1.3860	-	0.00184731	\$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	623,500	1.9800	1,234,530	0.00263902	\$ 1,645
4a Industrial - Residual	IT/JT	222,600	3.2078	714,057	0.00427548	\$ 952
- vacant land / excess land	IU/IX/JU/JX		2.2455	-	0.00299283	\$ -
4b Industrial - Large	LT/KT	1,359,000	3.7615	5,111,942	0.00501353	\$ 6,813
- excess land	LU/KU		2.6331	-	0.00350947	\$ -
Total		\$ 19,089,973		\$ 40,492,577		\$ 53,970
Approved 2014 Levy \$ 53,970 (divided by weighted assessment) = 0.00133284 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	1,009,000	672,667	336,333	2,662.77	887.59
Commercial - Vacant land	CX	030.233.06040	265,500	177,000	88,500	700.66	233.55
Commercial - Vacant land	CX	030.237.03410	300,000	200,000	100,000	791.71	263.90
Industrial - Large	LT	030.233.06050	<u>4,077,000</u>	<u>2,718,000</u>	<u>1,359,000</u>	<u>20,440.15</u>	<u>6,813.38</u>
			5,651,500	3,767,667	1,883,833	24,595.29	8,198.43
Net Adjustment:							<u>16,396.86</u>

## 2014 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	60,061,061 -	0.00171419 0.00119993	\$ 51,998 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	1,243,440	0.00171419	\$ 1,077
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1752 2.2226	- -	0.00274894 0.00192426	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.7233 2.6063	- -	0.00322348 0.00225643	\$ - \$ -
Total	\$ 30,961,869		\$ 61,304,501		\$ 53,075
Approved 2014 Levy \$ 80,750 (divided by weighted assessment) = 0.00131720 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	249,897,689 -	0.00216032 0.00151222	\$ 272,655 \$ -
3b Commercial - Parking Lot & Vacant Land	GT/CX	1.9800	25,062,181	0.00216032	\$ 27,345
4a Industrial - Residual - vacant land / excess land	IT/JT IU/IX/JU/JX	3.1752 2.2226	- -	0.00346436 0.00242505	\$ - \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.7233 2.6063	- -	0.00406240 0.00284368	\$ - \$ -
Total	\$ 138,868,621		\$ 274,959,870		\$ 300,000
Approved 2014 Levy \$ 300,000 (divided by weighted assessment) = 0.00109107 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	2,296.42	765.47
Commercial - Shopping	ST	020.152.00010	7,756,355	5,170,903	2,585,452	16,756.17	5,585.39
Commercial - Parking/Vacant	GT	020.151.50460	293,000	195,333	97,667	632.97	210.99
			9,112,355	6,074,903	3,037,452	19,685.56	6,561.85

Net Adjustment: 13,123.71

### 2014 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 - Residential - excess land	CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU 83,858,698 1,811,610	1.9800 1.3860	166,040,222 2,510,891	0.00171419 0.00119993	\$ 143,750 \$ 2,174
3b Commercial - Parking Lot & Vacant Land	GT/CX 2,485,700	1.9800	4,921,686	0.00171419	\$ 4,261
4a Industrial - Residential - vacant land / excess land	IT/JT IU/IX/JU/JX 369,325	3.1752 2.2226	1,172,681 -	0.00274894 0.00192426	\$ 1,015 \$ -
4b Industrial - Large - excess land	LT/KT LU/KU	3.7233 2.6063	- -	0.00322348 0.00225643	\$ - \$ -
Total	\$ 88,525,333		\$ 174,645,481		\$ 151,200
<b>Approved 2014 Levy \$ 151,200 (divided by weighted assessment) = 0.00086575 tax rate at tax ratio of 1.00</b>					

### Table 6 - International 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	38,433,863	1.9800 1.3860	76,099,049 -	0.00341010 0.00238707	\$ 131,063 \$ -
3b	Commercial - Parking Lot & Vacant Land GT/CX	2,458,250	1.9800	4,867,335	0.00341010	\$ 8,383
4a	Industrial - Residual - vacant land / excess land IT/JT IU/IX/JU/JX	101,301	3.1752 2.2226	321,651 -	0.00546856 0.00382799	\$ 554 \$ -
4b	Industrial - Large - excess land LT/KT LU/KU		3.7233 2.6063	- -	0.00641256 0.00448879	\$ - \$ -
Total		\$ 40,993,414		\$ 81,288,035		\$ 140,000
Approved 2014 Levy		\$ 140,000 (divided by weighted assessment) =		0.00172227	tax rate at tax ratio of 1.00	

2014 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 CT/DT/ST/XT/YT/ZT - excess land CU/DU/SU/XU/YU/ZU	6,391,101	1.9800 1.3860	12,654,380 -	0.00075493 0.00052845	\$ 4,825 -
3b Commercial - Parking Lot & Vacant Land GT/CX	232,000	1.9800	459,360	0.00075493	\$ 175
4a Industrial - Residual IT/JT - vacant land / excess land IU/IX/JU/JX		3.1752 2.2226	- -	0.00121064 0.00084745	\$ - -
4b Industrial - Large LT/KT - excess land LU/KU		3.7233 2.6063	- -	0.00141963 0.00099374	\$ - -
Total	\$ 6,623,101		\$ 13,113,740		\$ 5,000
Approved 2014 Levy \$ 5,000 (divided by weighted assessment) = 0.00038128 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 CT/DT/ST/XT/YT/ZT - excess land CU/DU/SU/XU/YU/ZU	14,185,797	1.9800 1.3860	28,087,878 -	0.00208677 0.00146074	\$ 29,602 -
3b Commercial - Parking Lot & Vacant Land GT/CX	190,500	1.9800	377,190	0.00208677	\$ 398
4a Industrial - Residual IT/JT - vacant land / excess land IU/IX/JU/JX		3.1752 2.2226	- -	0.00334642 0.00234249	\$ - -
4b Industrial - Large LT/KT - excess land LU/KU		3.7233 2.6063	- -	0.00392409 0.00274687	\$ - -
Total	\$ 14,376,297		\$ 28,465,068		\$ 30,000
Approved 2014 Levy \$ 30,000 (divided by weighted assessment) = 0.00105392 tax rate at tax ratio of 1.00					

## 2014 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 CT/DT/ST/XT/YT/ZT	13,316,580	1.9800	26,366,828		\$ -
- excess land CU/DU/SU/XU/YU/ZU		1.3860	-		\$ -
3b Commercial - Parking Lot & Vacant Land GT/CX	1,247,250	1.9800	2,469,555		\$ -
4a Industrial - Residual IT/JT		3.1752	-		\$ -
- vacant land / excess land IU/IX/JU/JX		2.2226	-		\$ -
4b Industrial - Large LT/KT		3.7233	-		\$ -
- excess land LU/KU		2.6063	-		\$ -
Total	\$ 14,563,830		\$ 28,836,383		\$ -
Approved 2014 Levy TBD (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 CT/DT/ST/XT/YT/ZT	32,073,150	1.9800	63,504,837	0.00285132	\$ 91,451
- excess land CU/DU/SU/XU/YU/ZU		1.3860	-	0.00199593	\$ -
3b Commercial - Parking Lot & Vacant Land GT/CX	648,500	1.9800	1,284,030	0.00285132	\$ 1,849
4a Industrial - Residual IT/JT		3.1752	-	0.00457249	\$ -
- vacant land / excess land IU/IX/JU/JX		2.2226	-	0.00320074	\$ -
4b Industrial - Large LT/KT		3.7233	-	0.00536181	\$ -
- excess land LU/KU		2.6063	-	0.00375327	\$ -
Total	\$ 32,721,650		\$ 64,788,867		\$ 93,300
Approved 2014 Levy \$ 93,300 (divided by weighted assessment) = 0.00144006 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
3a	Commercial - Residential - excess land CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	19,276,142	1.9800 1.3860	38,166,761	0.00666461 0.00466523	\$ 128,468 \$ -
3b	Commercial - Parking Lot & Vacant Land GT/CX	680,000	1.9800	1,346,400	0.00666461	\$ 4,532
4a	Industrial - Residential IT/JT		3.1752	-	0.01068762	\$ -
	- vacant land / excess land IU/IX/JU/JX		2.2226	-	0.00748134	\$ -
4b	Industrial - Large LT/KT		3.7233	-	0.01253257	\$ -
	- excess land LU/KU		2.6063	-	0.00877280	\$ -
Total		\$ 19,956,142		\$ 39,513,161		\$ 133,000
<b>Approved 2014 Levy \$ 133,000</b> (divided by weighted assessment) = <b>0.00336597</b> 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 CT/DT/ST/XT/YT/ZT CU/DU/SU/XU/YU/ZU	14,597,590	1.9800 1.3860	28,903,228 -	0.00083480 0.00058436	\$ 12,186 -
3b	Commercial - Parking Lot & Vacant Land GT/CX	396,500	1.9800	785,070	0.00083480	\$ 331
4a	Industrial - Residual - vacant land / excess land IT/JT IU/IX/JU/JX	138,000 258,500	3.1752 2.2226	438,178 574,553	0.00133871 0.00093710	\$ 185 242
4b	Industrial - Large - excess land LT/KT LU/KU		3.7233 2.6063	- -	0.00156981 0.00109886	\$ - -
Total		\$ 15,390,590		\$ 30,701,029		\$ 12,944
Approved 2014 Levy		\$ 12,944 (divided by weighted assessment) =	0.00042161 tax rate at tax ratio of 1.00			

2014 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	CT/DT/ST/XT/YT/ZT	19,118,292	1.9800	37,854,218	0.00633131	\$ 121,044
	- excess land	CU/DU/SU/XU/YU/ZU		1.3860	-	0.00443192	\$ -
3b	Commercial - Parking Lot & Vacant Land	GT/CX	230,000	1.9800	455,400	0.00633131	\$ 1,456
4a	Industrial - Residual	IT/JT		3.1752	-	0.01015312	\$ -
	- vacant land / excess land	IU/IX/JU/JX		2.2226	-	0.00710718	\$ -
4b	Industrial - Large	LT/KT		3.7233	-	0.01190580	\$ -
	- excess land	LU/KU		2.6063	-	0.00833406	\$ -
Total			\$ 19,348,292		\$ 38,309,618		\$ 122,500
Approved 2014 Levy			\$ 122,500 (divided by weighted assessment) =		0.00319763	tax rate at tax ratio of 1.00	