

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 17, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

**17 KLEINBURG BUSINESS IMPROVEMENT AREA – BY-LAW AMENDMENT
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services and the City Clerk, dated June 2, 2015:

Recommendation

The Director of Financial Services and the City Clerk, in consultation with the Deputy City Clerk and the Manager of Property Tax & Assessment, recommends:

1. That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to send out the required notice to all Kleinburg Business Improvement Area (KBIA) Commercial/Industrial owners of the request from the Board of Management of the KBIA to pass a By-law to amend By-law Number 169-84 by increasing the minimum and maximum special charge commencing 2015 as follows:

“2015	\$500 minimum / \$5000 maximum
2016	\$525 minimum / \$5250 maximum
2017	\$550 minimum / \$5500 maximum
2018	\$575 minimum / \$5750 maximum”
2. That a report be brought back to Council following the expiry of the time for filing objections (60 days) under subsection 210(3) of the *Municipal Act, 2001*.

Contribution to Sustainability

N/A

Economic Impact

There is no economic impact to the City of Vaughan.

Communications Plan

The KBIA Board of Management and every person assessed for rateable property in the prescribed business or commercial class within the improvement area will be notified of the proposed by-law amendment to increase the minimum/maximum charge commencing in 2015.

Purpose

The purpose of this report is to fulfill the request received from the Board of Management of the KBIA to change the special charge by increasing the minimum and maximum amount that is levied to each applicable property within the Kleinburg Business Improvement Area (“KBIA”) boundary, according to Section 210(1) of the Act.

Background - Analysis and Options

Each year the KBIA submits a budget for Council’s approval, which is required for the purposes of the KBIA. In accordance with section 208 of the Act, the municipality is then required to annually raise this amount from the BIA. The budgeted amount is apportioned, based on a minimum and maximum amount, on all commercial property within the KBIA boundary, utilizing the taxable

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 17, CW Report No. 24 – Page 2

commercial assessment of such property. The minimum/maximum is a method of apportionment of the annual budgeted amount. This approach, which has been used for many years, provides for a more fair distribution of the budgeted amount.

The Board has requested that the levy charged to each property be amended to reflect an increase in the minimum and maximum amounts currently being used. In 2012, By-law number 169-84 was amended to reflect new minimum and maximum charges:

2012	\$400 minimum / \$4000 maximum
2013	\$450 minimum / \$4500 maximum
2014	\$500 minimum / \$5000 maximum

Now that the above noted minimum/maximum charges have expired, the by-law must be amended to reflect a new minimum/maximum structure.

The amounts proposed by the KBIA Board of Management, as approved in their General meeting, as minimum and maximum amounts for the 4 year period commencing in 2015, are as follows:

2015	\$500 minimum / \$5000 maximum
2016	\$525 minimum / \$5250 maximum
2017	\$550 minimum / \$5500 maximum
2018	\$575 minimum / \$5750 maximum

In order for the City to approve the revision, the notice requirements set out in section 210(1) of the Act, as amended, requires notices of the proposed by-law to the Board of Management of the KBIA and to every person assessed for rateable property in the prescribed business or commercial class within the improvement area.

Should no objection be received and should the conditions otherwise set out in subsections 210(3), (4) and (5) be met, the City may proceed to enact the amendment to By-law No. 169-84.

A report will be brought back to Council at the expiration of the period for filing objections, which will be approximately three months from Council's adoption of the recommendations in this report, setting out particulars of objections filed, if any, and the Determination by the Clerk in accordance with subsection 210(5) of the Act. The report will also indicate the amount to be billed to each property owner as applicable and the amount will be levied at that time.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no Regional Implications in this Report.

Conclusion

After the notification process and the results are known, Council can proceed to enact the By-law to change the minimum and maximum special charge if required and staff can bill the 2015 amount to each KBIA member.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 17, CW Report No. 24 – Page 3

Attachments

Attachment 1 - Board of Management letter of request

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., CMTP
Manager, Property Tax & Assessment
Ext. 8268

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**KLEINBURG BUSINESS IMPROVEMENT AREA – BY-LAW AMENDMENT
WARD 1**

Recommendation

The Director of Financial Services and the City Clerk, in consultation with the Deputy City Clerk and the Manager of Property Tax & Assessment, recommends:

1. That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to send out the required notice to all Kleinburg Business Improvement Area (KBIA) Commercial/Industrial owners of the request from the Board of Management of the KBIA to pass a By-law to amend By-law Number 169-84 by increasing the minimum and maximum special charge commencing 2015 as follows:

“2015	\$500 minimum / \$5000 maximum
2016	\$525 minimum / \$5250 maximum
2017	\$550 minimum / \$5500 maximum
2018	\$575 minimum / \$5750 maximum”

2. That a report be brought back to Council following the expiry of the time for filing objections (60 days) under subsection 210(3) of the *Municipal Act, 2001*.

Contribution to Sustainability

N/A

Economic Impact

There is no economic impact to the City of Vaughan.

Communications Plan

The KBIA Board of Management and every person assessed for rateable property in the prescribed business or commercial class within the improvement area will be notified of the proposed by-law amendment to increase the minimum/maximum charge commencing in 2015.

Purpose

The purpose of this report is to fulfill the request received from the Board of Management of the KBIA to change the special charge by increasing the minimum and maximum amount that is levied to each applicable property within the Kleinburg Business Improvement Area (“KBIA”) boundary, according to Section 210(1) of the Act.

Background - Analysis and Options

Each year the KBIA submits a budget for Council’s approval, which is required for the purposes of the KBIA. In accordance with section 208 of the Act, the municipality is then required to annually raise this amount from the BIA. The budgeted amount is apportioned, based on a minimum and maximum amount, on all commercial property within the KBIA boundary, utilizing the taxable commercial assessment of such property. The minimum/maximum is a method of apportionment of the annual budgeted amount. This approach, which has been used for many years, provides for a more fair distribution of the budgeted amount.

The Board has requested that the levy charged to each property be amended to reflect an increase in the minimum and maximum amounts currently being used. In 2012, By-law number 169-84 was amended to reflect new minimum and maximum charges:

2012	\$400 minimum / \$4000 maximum
2013	\$450 minimum / \$4500 maximum
2014	\$500 minimum / \$5000 maximum

Now that the above noted minimum/maximum charges have expired, the by-law must be amended to reflect a new minimum/maximum structure.

The amounts proposed by the KBIA Board of Management, as approved in their General meeting, as minimum and maximum amounts for the 4 year period commencing in 2015, are as follows:

2015	\$500 minimum / \$5000 maximum
2016	\$525 minimum / \$5250 maximum
2017	\$550 minimum / \$5500 maximum
2018	\$575 minimum / \$5750 maximum

In order for the City to approve the revision, the notice requirements set out in section 210(1) of the Act, as amended, requires notices of the proposed by-law to the Board of Management of the KBIA and to every person assessed for rateable property in the prescribed business or commercial class within the improvement area.

Should no objection be received and should the conditions otherwise set out in subsections 210(3), (4) and (5) be met, the City may proceed to enact the amendment to By-law No. 169-84.

A report will be brought back to Council at the expiration of the period for filing objections, which will be approximately three months from Council's adoption of the recommendations in this report, setting out particulars of objections filed, if any, and the Determination by the Clerk in accordance with subsection 210(5) of the Act. The report will also indicate the amount to be billed to each property owner as applicable and the amount will be levied at that time.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no Regional Implications in this Report.

Conclusion

After the notification process and the results are known, Council can proceed to enact the By-law to change the minimum and maximum special charge if required and staff can bill the 2015 amount to each KBIA member.

Attachments

Attachment 1 - Board of Management letter of request

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., CMTP
Manager, Property Tax & Assessment
Ext. 8268

Respectfully submitted,

Dean Ferraro, CPA, CA
Director of Financial Services/Deputy City Treasurer

Jeffrey A. Abrams
City Clerk



Ms. Maureen Zabiuk
City of Vaughan
2141 Major Mackenzie Dr.,
Vaughan, ON L6A 1T1

April 1, 2015

RE: Kleinburg BIA Fee Structure

Dear Ms. Zabiuk,

Please be advised that the Kleinburg BIA Board of Directors has approved the terms for the BIA Fee structure commencing in 2015 as follows:

Maximum and Minimum Charges

2015	\$500 minimum / \$5,000 maximum
2016	\$525 minimum / \$5,250 maximum
2017	\$550 minimum / \$5,500 maximum
2018	\$575 minimum / \$5,750 maximum

Approved by the BIA Board April 1, 2015

If you have any questions, please feel free to call me at anytime. Thank You.

Sincerely,

Louise Zembal, BIA Chair
Email: louisezembal@rogers.com
tel: 905-893-1059 cell: 416-729-0276

Village of Kleinburg BIA
P.O. Box 152, Kleinburg, Ontario L0J 1C0 | Tel: (905) 893-1059
Email: kleinburgbia@kleinburgvillage.ca | www.kleinburgvillage.ca