



City of Hamilton
BUSINESS IMPROVEMENT AREA SUB-COMMITTEE
AGENDA

Meeting #: 23-011
Date: November 14, 2023
Time: 10:30 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Angela McRae, Legislative Coordinator (905) 546-2424 ext. 5987

	Pages
1. CEREMONIAL ACTIVITIES	
2. APPROVAL OF AGENDA (Added Items, if applicable, will be noted with *)	
3. DECLARATIONS OF INTEREST	
4. APPROVAL OF MINUTES OF PREVIOUS MEETING	
4.1 September 12, 2023	3
5. COMMUNICATIONS	
6. DELEGATION REQUESTS	
6.1 Khadija Hamidu, Workforce Planning Hamilton, respecting Employer One Survey (for today's meeting)	9
7. DELEGATIONS	
8. PRESENTATIONS / STAFF PRESENTATIONS	
8.1 Major Transit Station Areas Project	11
8.2 Hamilton Day 2023 Updates (no copy)	
9. CONSENT ITEMS	

10. DISCUSSION ITEMS**11. MOTIONS**

- | | | |
|------|---|----|
| 11.1 | Ancaster Business Improvement Area Spending Request | 35 |
| 11.2 | Barton Village Business Improvement Area Spending Requests | 37 |
| 11.3 | Concession Street Business Improvement Area Spending Requests | 39 |
| 11.4 | Downtown Hamilton Business Improvement Area Spending Requests | 41 |
| 11.5 | Dundas Business Improvement Area Spending Request | 43 |

12. NOTICES OF MOTION**13. GENERAL INFORMATION / OTHER BUSINESS**

- | | |
|------|---|
| 13.1 | Update from Cristina Geissler, Business Development and Business Improvement Area Officer (no copy) |
| 13.2 | Updates respecting Open for Business Sub-Committee (no copy) |

14. PRIVATE AND CONFIDENTIAL**15. ADJOURNMENT**



Hamilton

BUSINESS IMPROVEMENT AREA SUB-COMMITTEE MINUTES 23-008

10:30 a.m.

Tuesday, September 12, 2023

Hamilton City Hall

71 Main Street West

Room 264

Present: S. Braithwaite (Chair) – International Village BIA
S. Pennie (Vice-Chair) – Waterdown BIA
Councillor T. Hwang
C. Braley – Ottawa Street BIA
A. Chavez – Concession Street BIA
T. MacKinnon – Westdale Village BIA and Stoney Creek BIA
K. Nydam – Dundas BIA
H. Peter – Ancaster BIA
B. Schormann – Locke Street BIA - Personal
N. Ubl – Barton Village BIA
E. Walsh – Downtown Hamilton BIA

**Absent with
Regrets:** Councillors E. Pauls and M. Wilson – City Business
B. Chug – Main West Esplanade BIA and M. Cybin – King West
BIA – Personal

THE FOLLOWING ITEMS WERE REFERRED TO THE GENERAL ISSUES COMMITTEE FOR CONSIDERATION:

1. Expenditure Requests - International Village Business Improvement Area (Item 11.1)

(Braithwaite/Walsh)

- (a) That the expenditure request from the International Village Business Improvement Area, in the amount of \$7,308.03 be spent on graffiti removal, banners, beautification and office equipment to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the International Village Business Improvement Area, in the amount of \$12,362.71 be spent on events, programming and activations to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in

Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CARRIED

2. Expenditure Request - Waterdown Business Improvement Area (Item 11.2)

(Pennie/Walsh)

That the expenditure request from the Waterdown Business Improvement Area, expenditure request in the amount of \$5,276.46, for the purchase of 49 hanging baskets to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

CARRIED

3. Expenditure Requests - Locke Street Business Improvement Area (Item 11.3)

(MacKinnon/Pennie)

- (a) That the expenditure request from the Locke Street Business Improvement Area, in the amount of \$2,664.31 be spent on streetscape items like planters, watering service for planters, plants, and lighting, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the Locke Street Business Improvement Area, in the amount of \$11,774.03 be spent on streetscape items like planters, watering service for planters, plants, and lighting, to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CARRIED

4. Expenditure Request – Stoney Creek Business Improvement Area (Item 11.4)

(MacKinnon/Braley)

That the expenditure request from the Stoney Creek Business Improvement Area, in the amount of \$10,959.81 be spent on streetscape items like planters, watering service for planters, and lighting, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

CARRIED

5. Expenditure Requests - Westdale Village Business Improvement Area (Item 11.5)

(MacKinnon/Chavez)

- (a) That the expenditure request from the Westdale Village Business Improvement Area, in the amount of \$10,439.73 be spent on streetscape items like planters, watering service for planters, and lighting, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the Westdale Village Business Improvement Area, in the amount of \$16,067.66 be spent on streetscape items like planters, watering service for planters, and lighting, to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CARRIED

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised the following change to the agenda:

8. STAFF PRESENTATIONS

- 8.2 Review of Hamilton Municipal Parking Services Revenue Share Agreement with Participating Business Improvement Areas (BIAs)

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.4 Statements by Members

(Braley/Peter)

That the agenda for the September 12, 2023 Business Improvement Area Sub-Committee meeting be approved, as amended.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**(i) July 12, 2023 (Item 4.1)****(Walsh/Pennie)**

That the July 11, 2023 Minutes of the Business Improvement Area Sub-Committee be approved, as presented.

CARRIED**(d) PRESENTATIONS (Item 8)****(i) Hamilton Day 2023 (Item 8.1)**

Katie Stiel, Manager of Strategic Initiatives, Hamilton Chamber of Commerce, addressed the Committee respecting Hamilton Day 2023.

(Peter/Pennie)

That the presentation from Katie Stiel, Manager of Strategic Initiatives, Hamilton Chamber of Commerce, respecting Hamilton Day 2023, be received.

CARRIED**(ii) Review of Hamilton Municipal Parking Services Revenue Share Agreement with Participating Business Improvement Areas (BIAs) (Added Item 8.2)**

Brian Hollingworth, Director, Transportation Planning and Parking, and Amanda McIlveen, Manager, Parking Operations and Initiatives, addressed Committee respecting Review of Hamilton Municipal Parking Services Revenue Share Agreement with Participating Business Improvement Areas (BIAs).

(Chavez/MacKinnon)

That the presentation from Brian Hollingworth, Director, Transportation Planning and Parking, and Amanda McIlveen, Manager, Parking Operations and Initiatives, respecting Review of Hamilton Municipal Parking Services Revenue Share Agreement with Participating Business Improvement Areas (BIAs), be received.

CARRIED**(e) MOTIONS (Item 11)**

S. Braithwaite relinquished the Chair to S. Pennie to introduce the following motion:

(i) Expenditure Requests - International Village Business Improvement Area (Item 11.1)

For further disposition of this matter, refer to Item 1.

S. Braithwaite assumed the Chair.

(f) GENERAL INFORMATION/OTHER BUSINESS (Item 13)

(i) Business Improvement Area Sub-Committee Terms of Reference (Item 13.1)

(MacKinnon/Peter)

That the Business Improvement Area Sub-Committee Terms of Reference, be received.

CARRIED

(ii) Verbal Update on Business Development, Judy Lam, Manager, Urban Renewal (Item 13.2)

Judy Lam, Manager, Urban Renewal, addressed the Committee respecting Business Development.

(Chavez/Schormann)

That the verbal update respecting Business Development, be received.

CARRIED

(iii) Verbal Update from Cristina Geissler, Business Development & BIA Officer (Item 13.3)

Cristina Geissler, Business Development & BIA Officer, addressed the Committee respecting updates on Commercial Districts and Small Business.

(Chavez/Peter)

That the verbal update respecting Commercial Districts and Small Business, be received.

CARRIED

(iv) Statements by Members (Added Item 13.4)

BIA Members used this opportunity to discuss matters of general interest.

(Schormann/Braley)

That the updates from Committee Members, be received.

CARRIED

(g) ADJOURNMENT (Item 15)

(Schormann/Pennie)

That there being no further business, the Business Improvement Area Sub-Committee be adjourned at 12:15 p.m.

CARRIED

**Business Improvement Area
Sub-Committee Minutes 23-008**

**September 12, 2023
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Respectfully submitted,

Susie Braithwaite
Chair,
Business Improvement Area Sub-
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Bates, Tamara

Subject: FW: Webform submission from: Request to Speak to a Committee of Council

Submitted on Wed, 09/20/2023 - 13:41

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee
Planning Committee

Will you be delegating in-person or virtually?
In-person

Will you be delegating via a pre-recorded video?
No

Requestor Information

Requestor Information
Khadija Hamidu
Workforce Planning Hamilton
1 Young Street
201
Hamilton, ON. L8N 1T8
khadija.hamidu@workforceplanninghamilton.ca

Preferred Pronoun
she/her

Reason(s) for delegation request
Workforce Planning Hamilton is requesting a opportunity to speak to the Hamilton BIA at their next council meeting on October 10th 2023 regarding the upcoming Employer One Survey in partnership with the City of Hamilton's Economic Development Team. WPH is requesting the support of Local BIAs to join the conversation in Employer engagement throughout the city for more data on business needs.

Will you be requesting funds from the City?
No

Will you be submitting a formal presentation?
No

Planning for Major Transit Station Areas



November 14, 2023

BIA Subcommittee Meeting

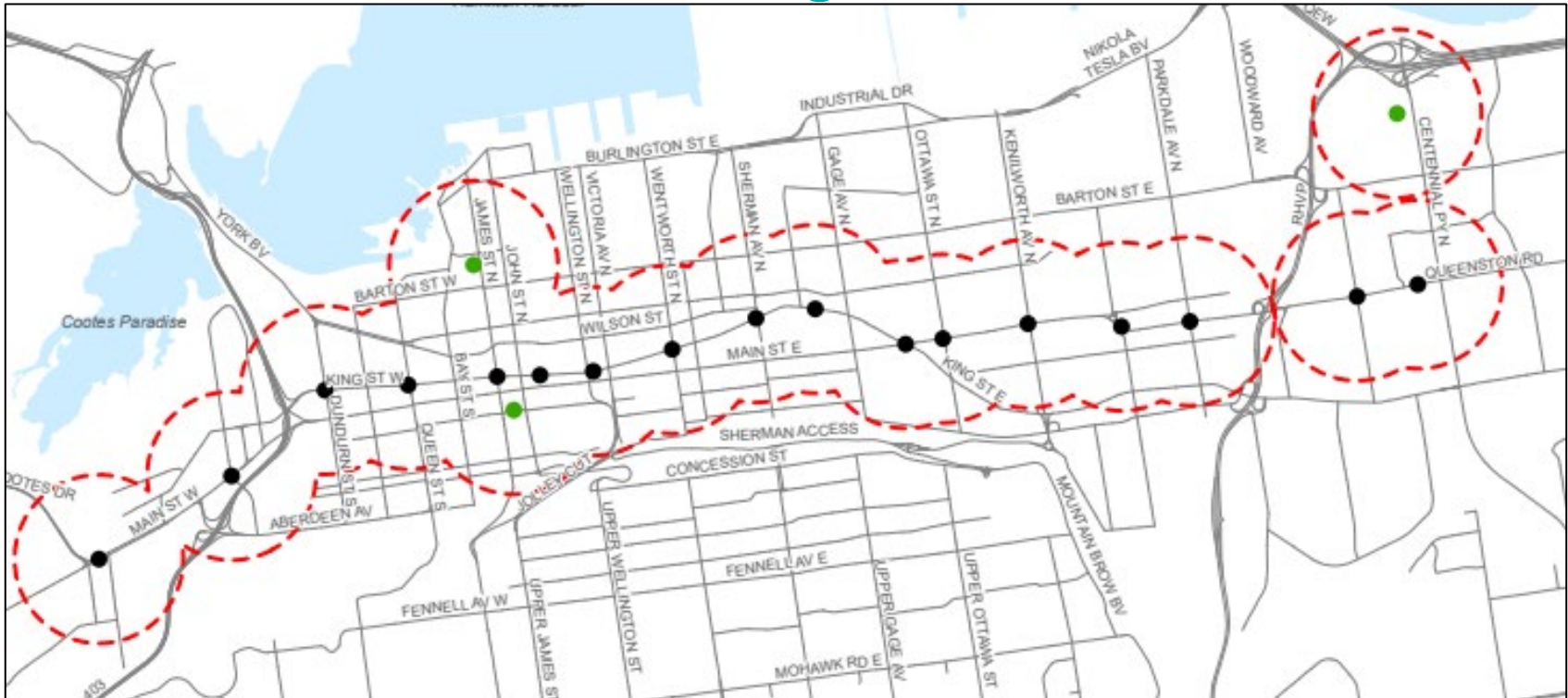
Background

- Major Transit Station Areas are defined in the Growth Plan 2019, as amended, as:

“The area including and **around any existing or planned higher order transit station or stop** within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas **generally are defined as the area within an approximate 500 to 800 metre radius of a transit station**, representing about a 10-minute walk.”
- Hamilton’s Official Plans must conform to provincial plans
- Originally initiated in 2018 with GRIDS2 / MCR but paused in 2019 due to LRT uncertainty
- Some MTSA policies added to OP through OPA 167



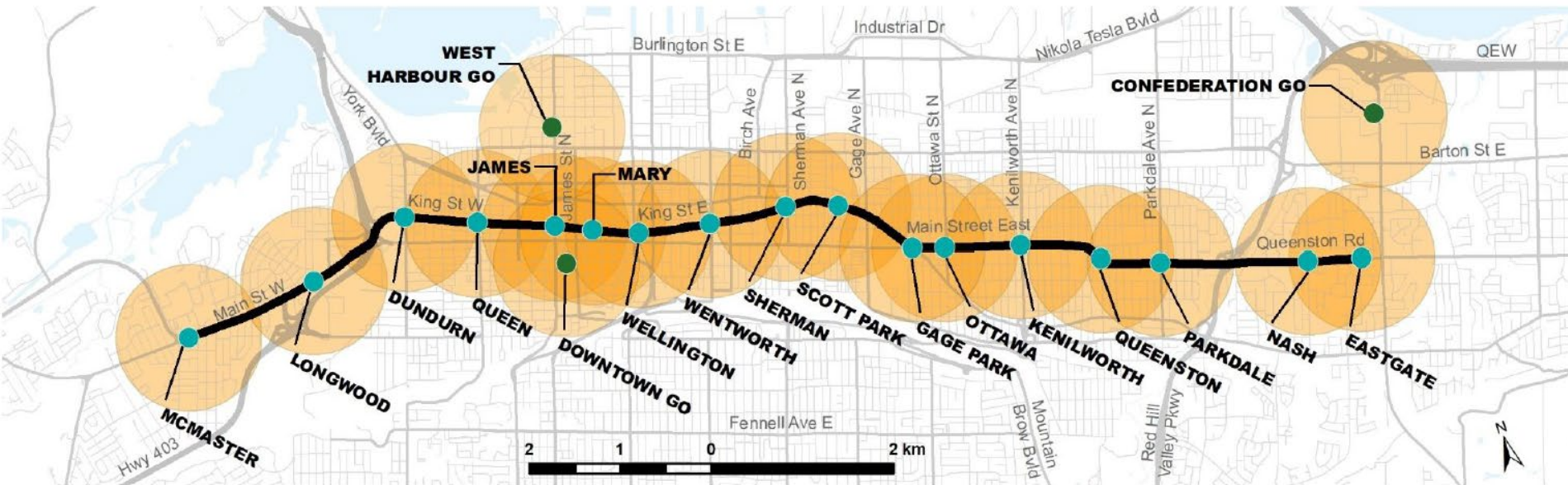
Hamilton's MTSA Planning Areas



Focus areas:

- 17 B-Line LRT stops
- 3 GO Transit rail stations – West Harbour GO, Downtown GO, Confederation GO

Growth Plan Targets



- Minimum of 160 people and jobs per hectare
- Minimum of 150 person and jobs per hectare
- Approximate 800 m radius

Hamilton's LRT corridor is shown in the Growth Plan as a “**Priority Transit Corridor**” and the City must prioritize planning for these strategic growth areas.

The City needs to demonstrate how the Growth Plan's **Minimum Density Targets** for these areas can be met in a **build-out scenario** or request an alternative target from the Province.

Study Purpose

- How do the City's current land use policies perform in terms of being able to achieve the Minimum Density Targets required by the Growth Plan?
- What areas can meet the Minimum Density Targets?
- What areas cannot meet their required target and why?
- Should the City identify certain Major Transit Station Areas as "Protected" Major Transit Station Areas" under the Planning Act? (PMTSAs are an area where inclusionary zoning may be applied)
- What other considerations should we keep in mind for successful planning for these important areas for intensification?
- What policy amendments are needed in the Urban Hamilton Official Plan?

Approach

Dillon Consulting is assisting staff with the study of these areas and has drafted the initial MTSA Report, presented to Planning Committee on September 19, 2023

1. Delineate MTSA Boundaries

2. Define Intensification Areas within MTSA

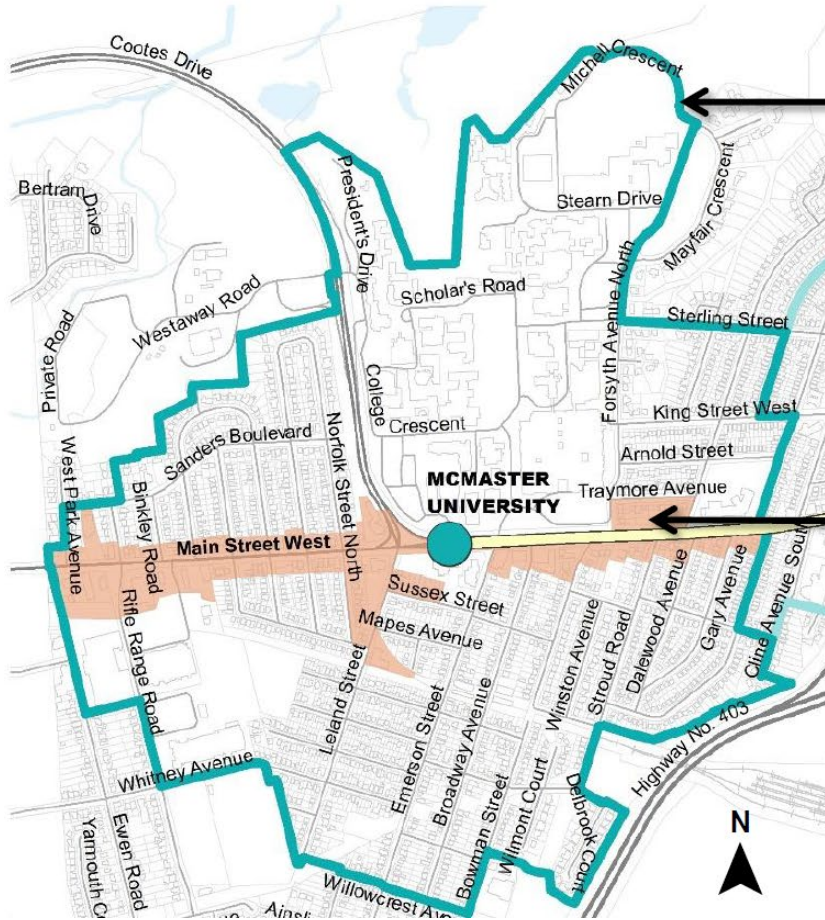
3. Model Build Out Growth Potential

4. Identify Small Scale Intensification Opportunities

5. Estimate Pop/Employment Yields

6. Calculate Resulting Density

Delineating MTSA boundaries



MTSA Boundary

(to be incorporated into OP; required for implementing PMTSA framework under Planning Act; resulting minimum density also required for implementing PMTSA framework)

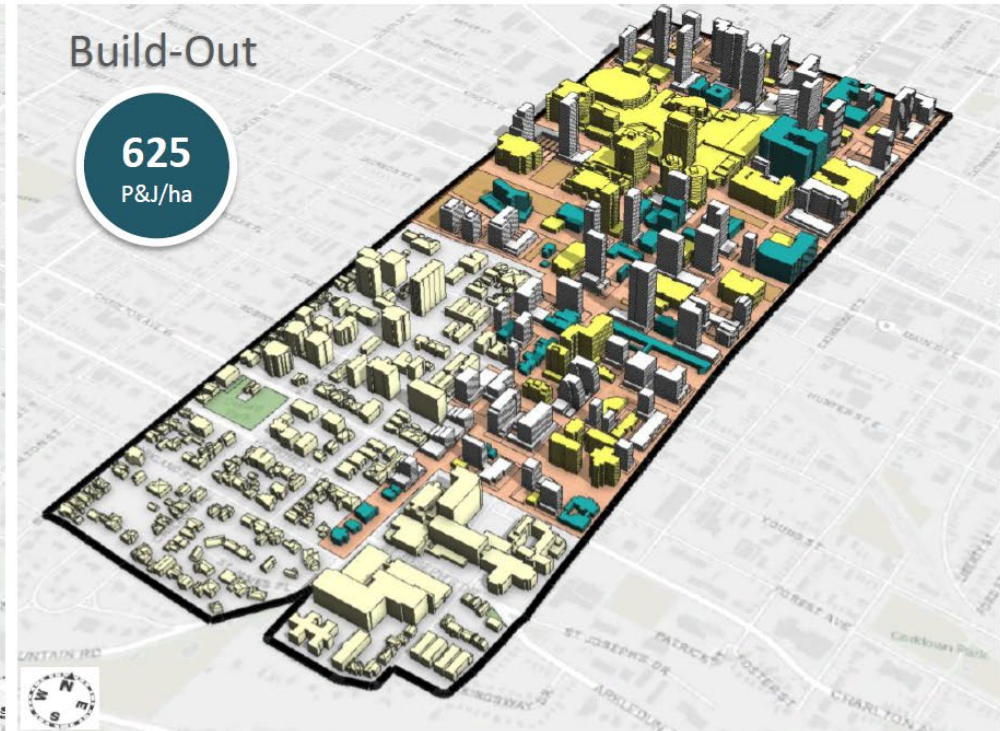
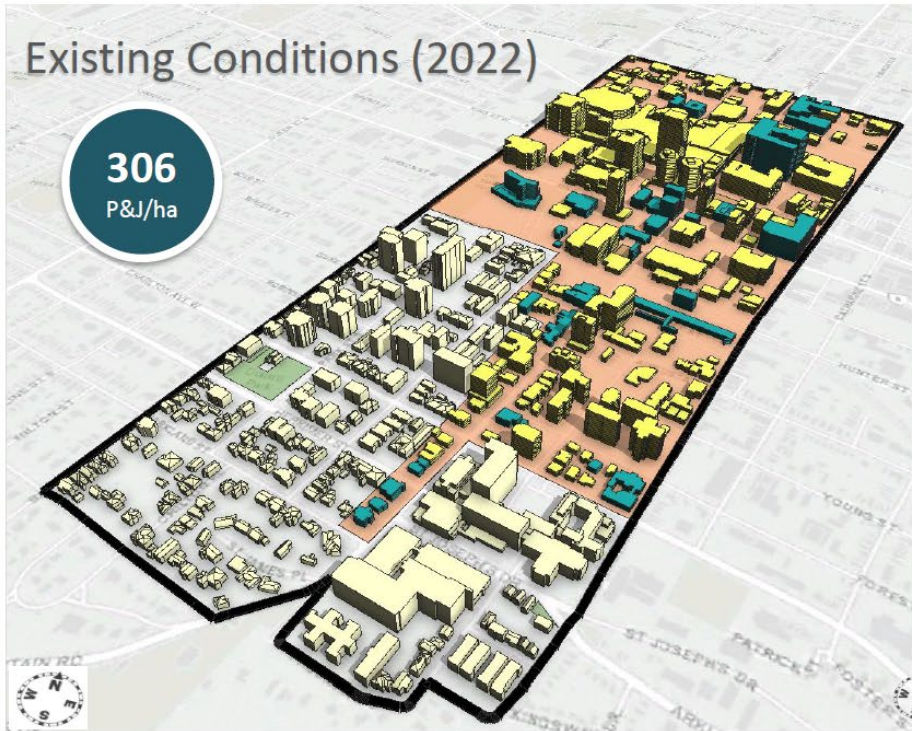
Intensification Area

(only used for modelling/study purposes)

General Assumptions and Modelling

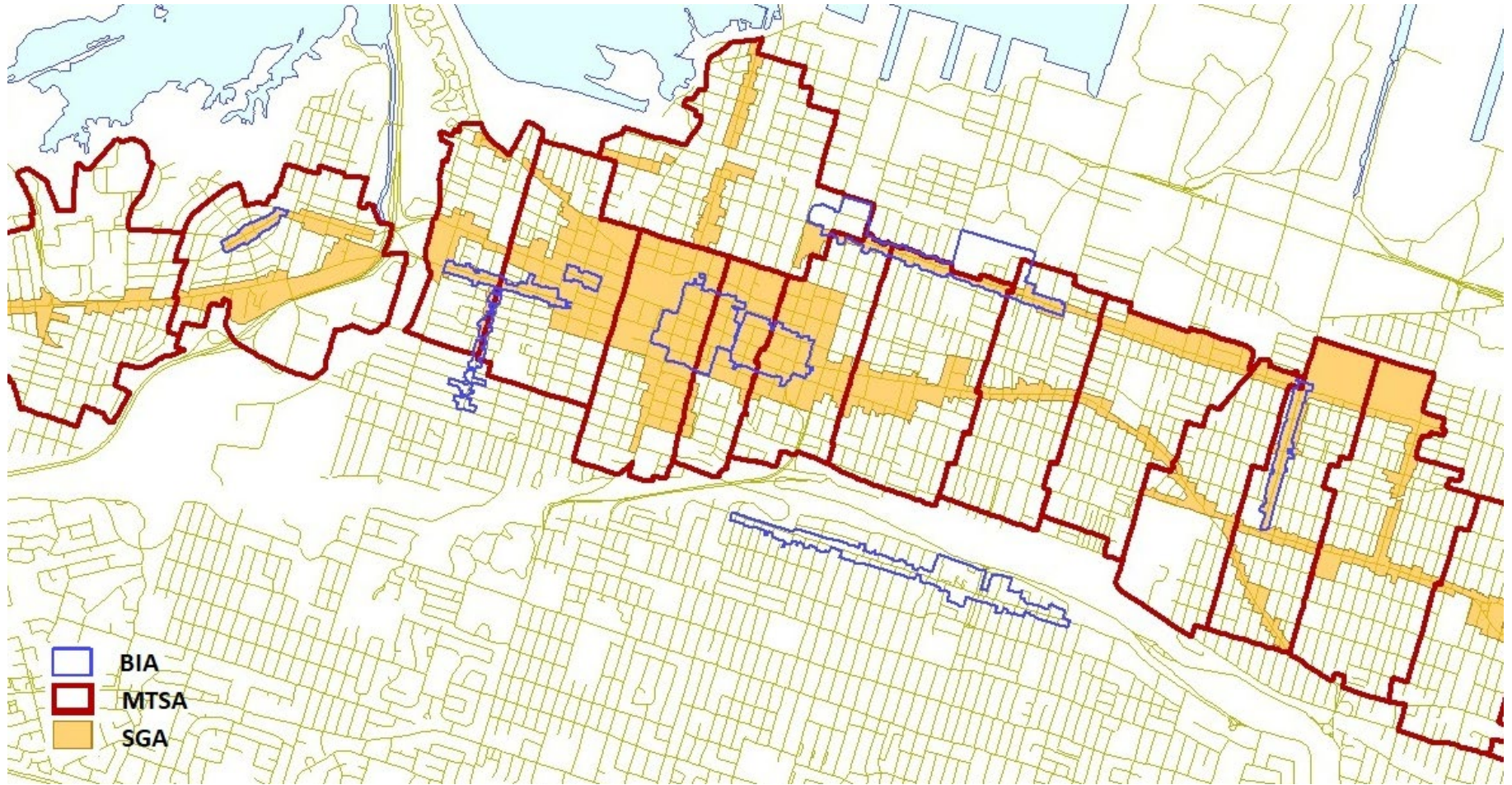
- 3D modelling used to test build out potential in defined Intensification Areas (focused nearest to the LRT Corridor and GO stations)
- Majority of intensification is concentrated in lands along LRT corridor
- Considers opportunities for small-scale intensification in surrounding areas
- Considers restrictions on redevelopment for heritage buildings
- Considers urban design guidelines in the modelling
- People Per Units, unit mixes and GFA assumptions drawn from City's GRIDS MCR work, building heights based on blend of zoning and existing OP policies

Visualizing and Modelling Growth (example)

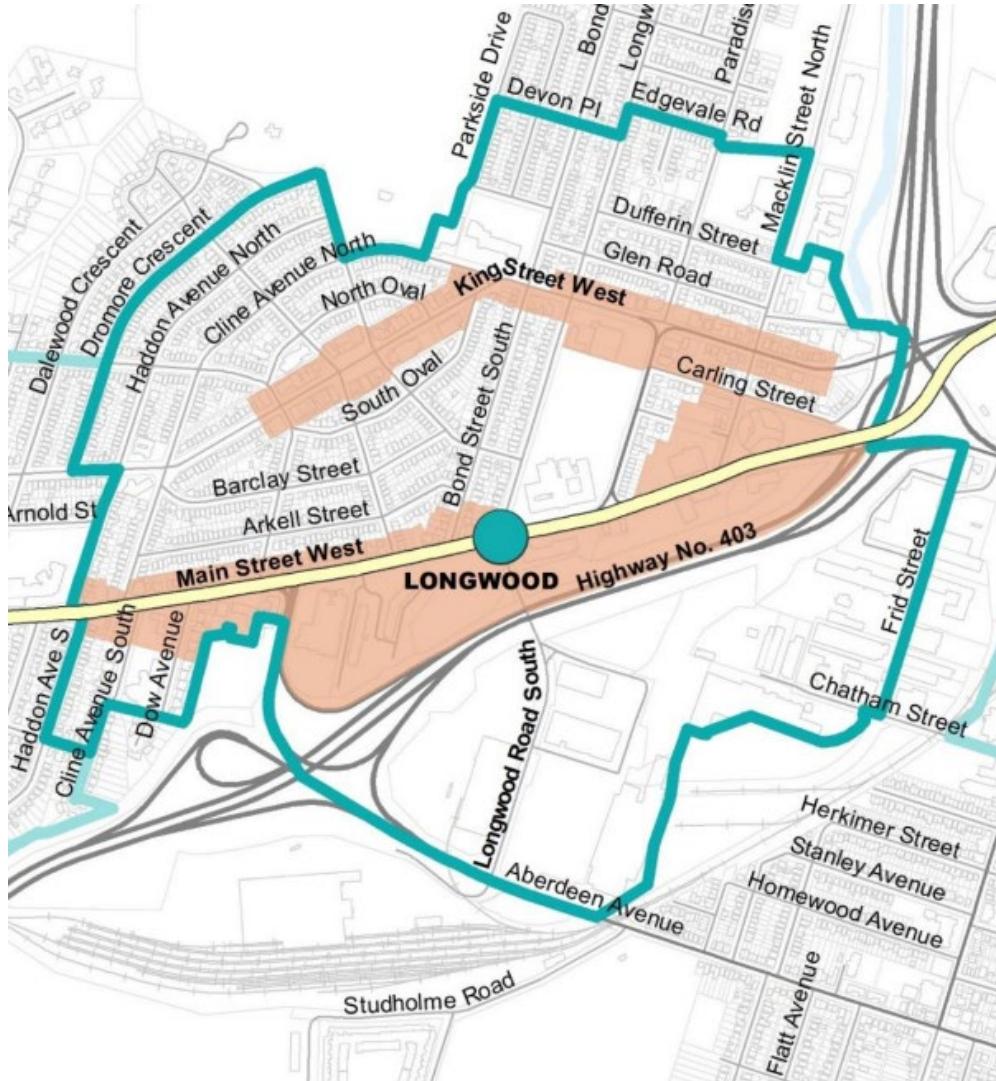


James MTSA

MTSA overlap with BIA Boundaries



Longwood MTSA

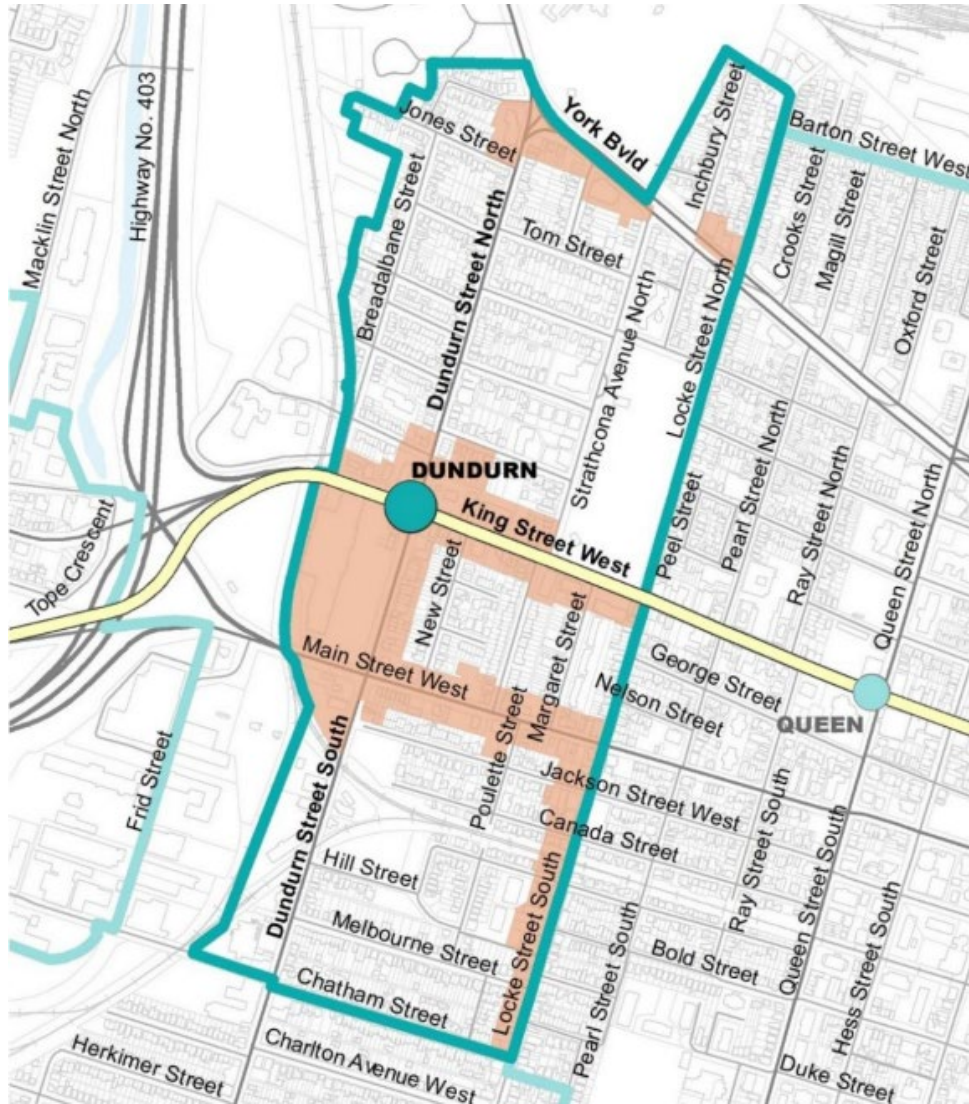


Area: 155 ha
Existing Density: 66 pjh
Potential Max Density: 126 pjh

Does it meet the Growth Plan Density Target? No



Dundurn MTSA

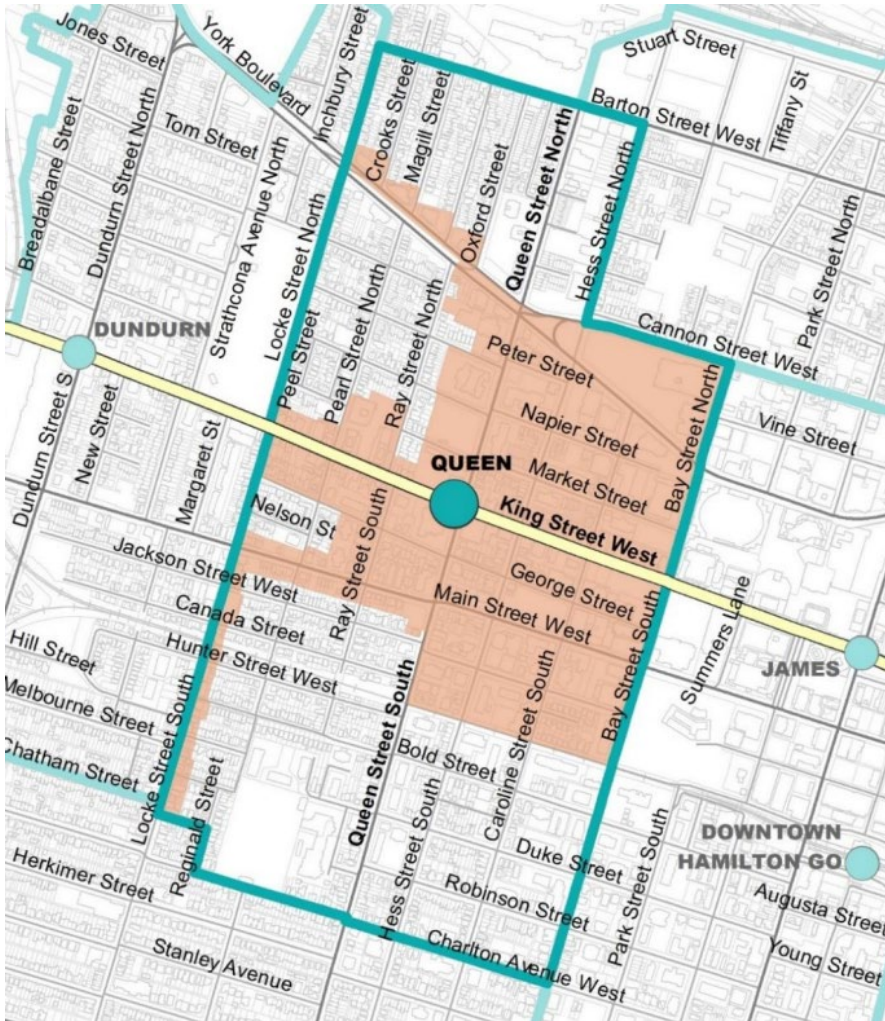


Area: 82.5 ha
Existing Density: 73 pjh
Potential Max Density: 161 pjh

**Does it meet the Growth Plan
Density Target? Yes**



Queen MTSA

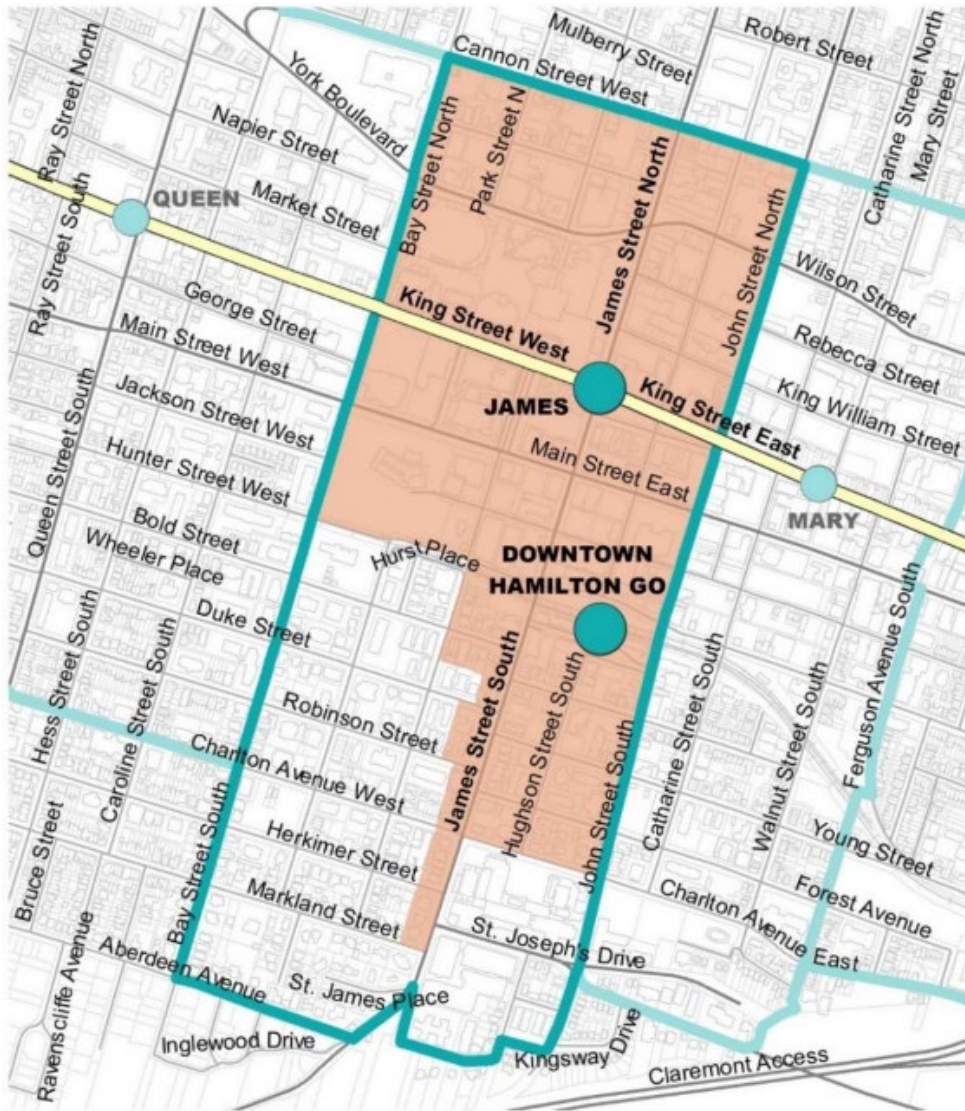


Area: 127.1 ha
Existing Density: 177 pjh
Potential Max Density: 352 pjh

**Does it meet the Growth Plan
Density Target? Yes**



James / Downtown MTSA

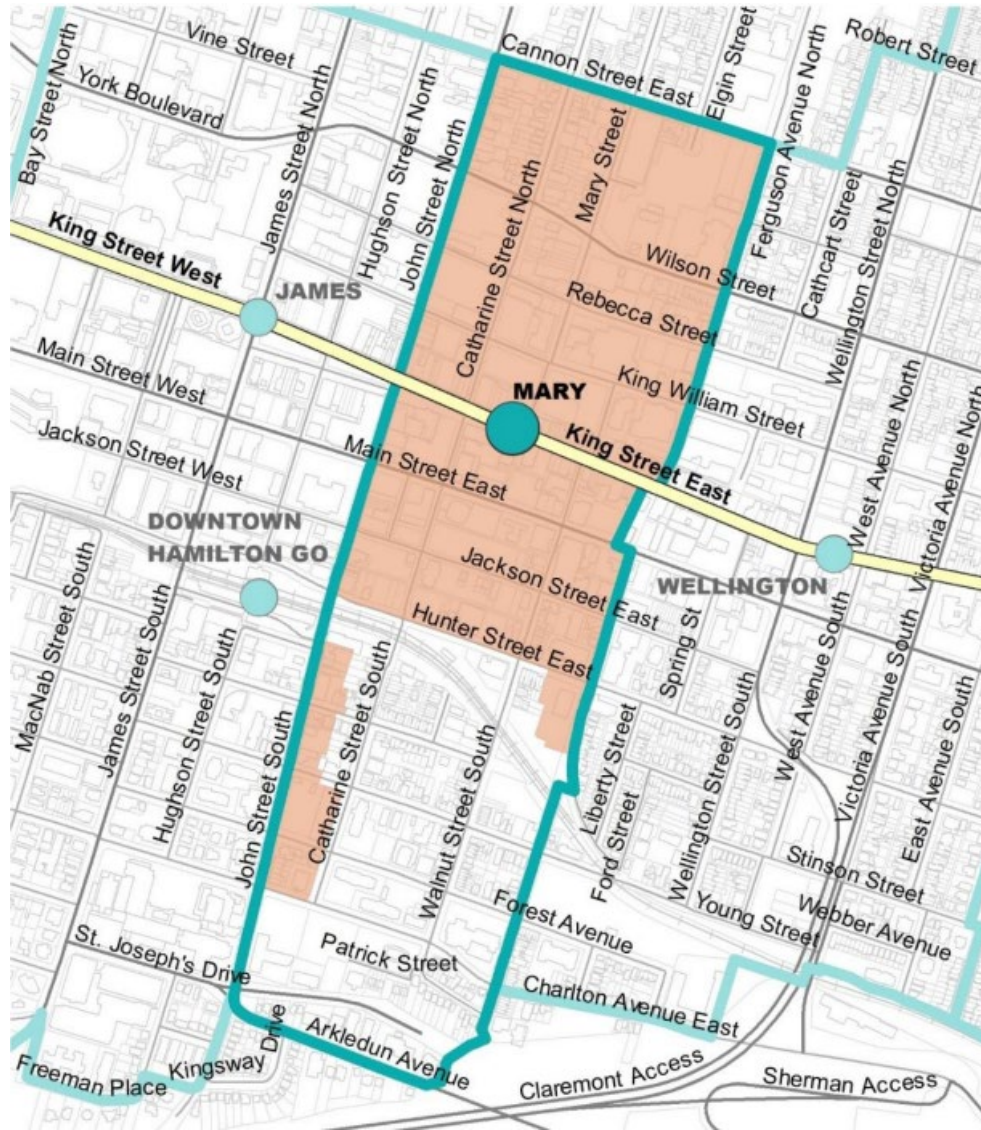


Area: 105 ha
Existing Density: 306 pjh
Potential Max Density: 625 pjh

Does it meet the Growth Plan Density Target? Yes



Mary MTSA

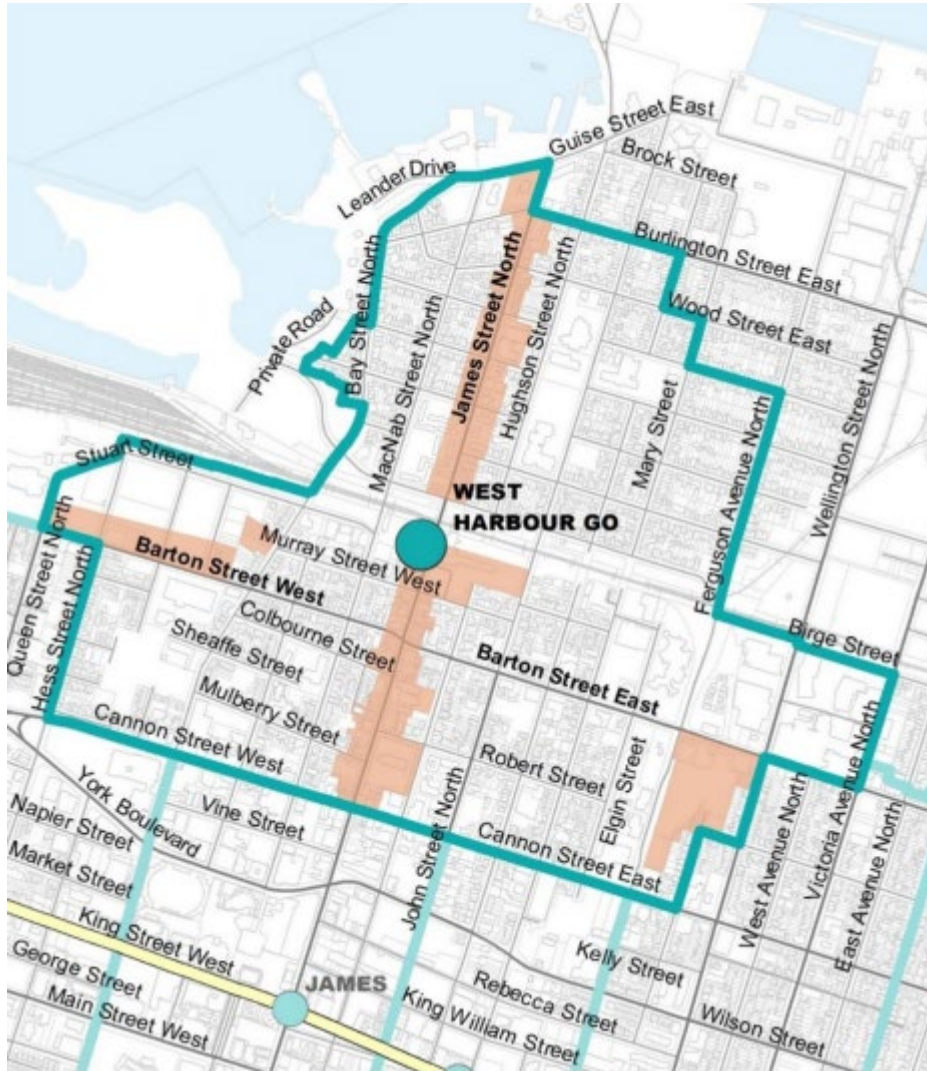


Area: 59.4 ha
Existing Density: 177 pjh
Potential Max Density: 603 pjh

**Does it meet the Growth Plan
Density Target? Yes**



West Harbour GO MTSA

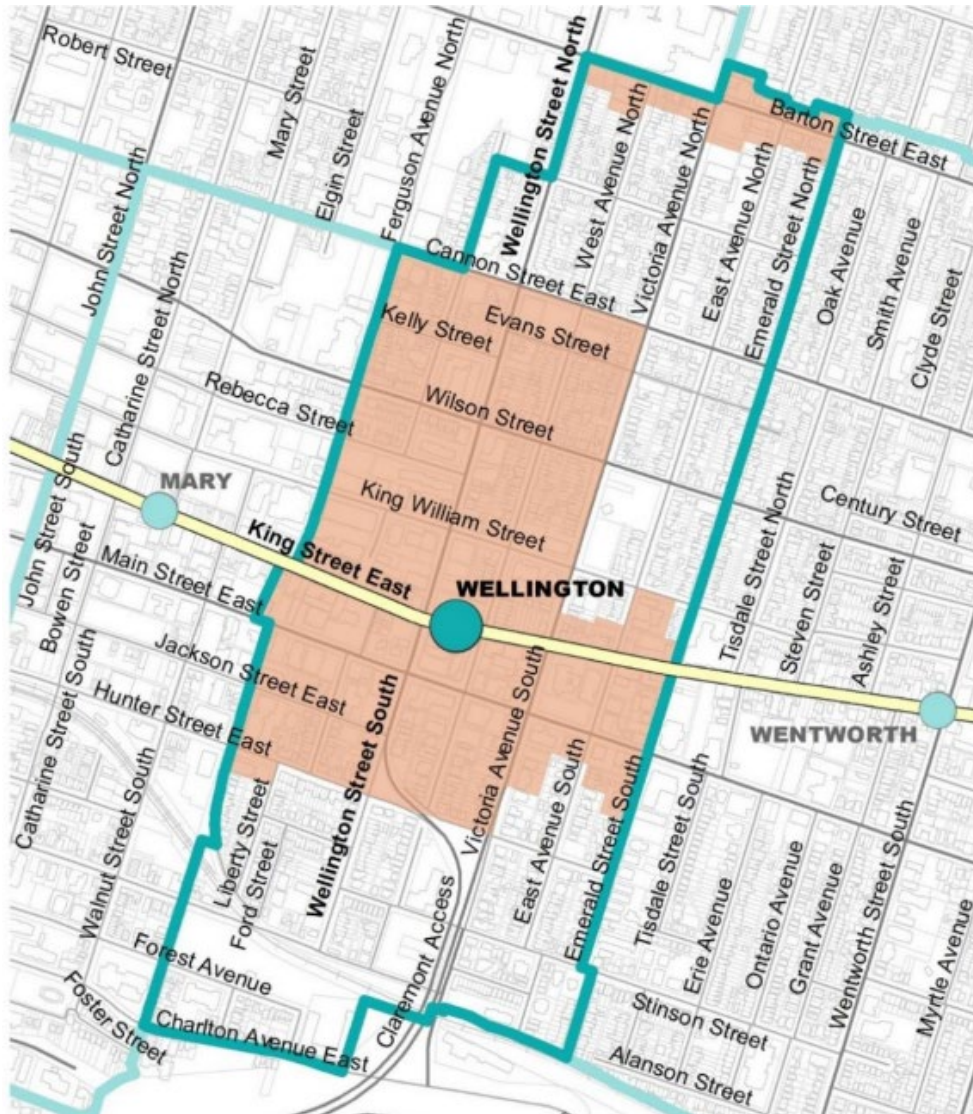


Area: 173.9 ha
Existing Density: 105 pjh
Potential Max Density: 152 pjh

Does it meet the Growth Plan Density Target? Yes



Wellington MTSA

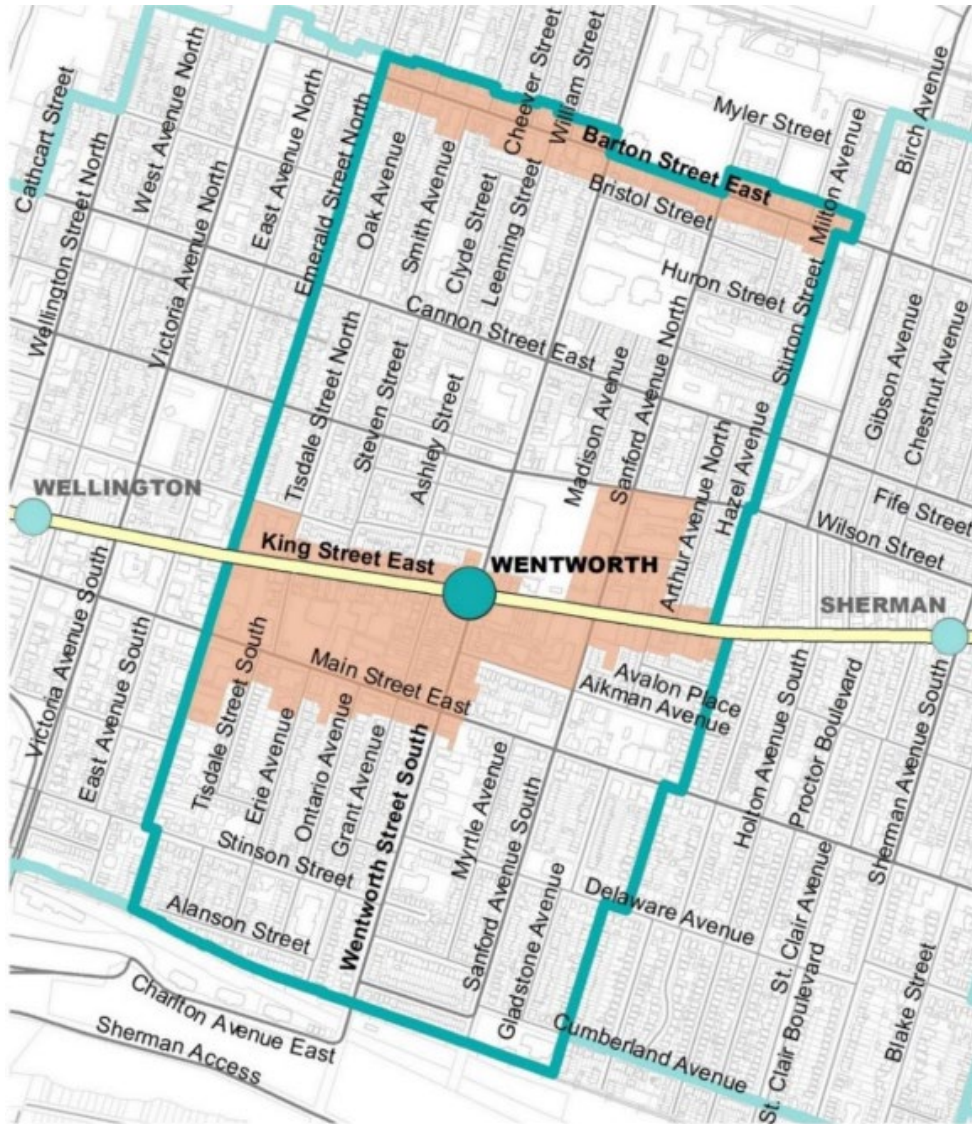


Area: 97.3 ha
Existing Density: 128 pjh
Potential Max Density: 292 pjh

Does it meet the Growth Plan Density Target? Yes



Wentworth MTSA

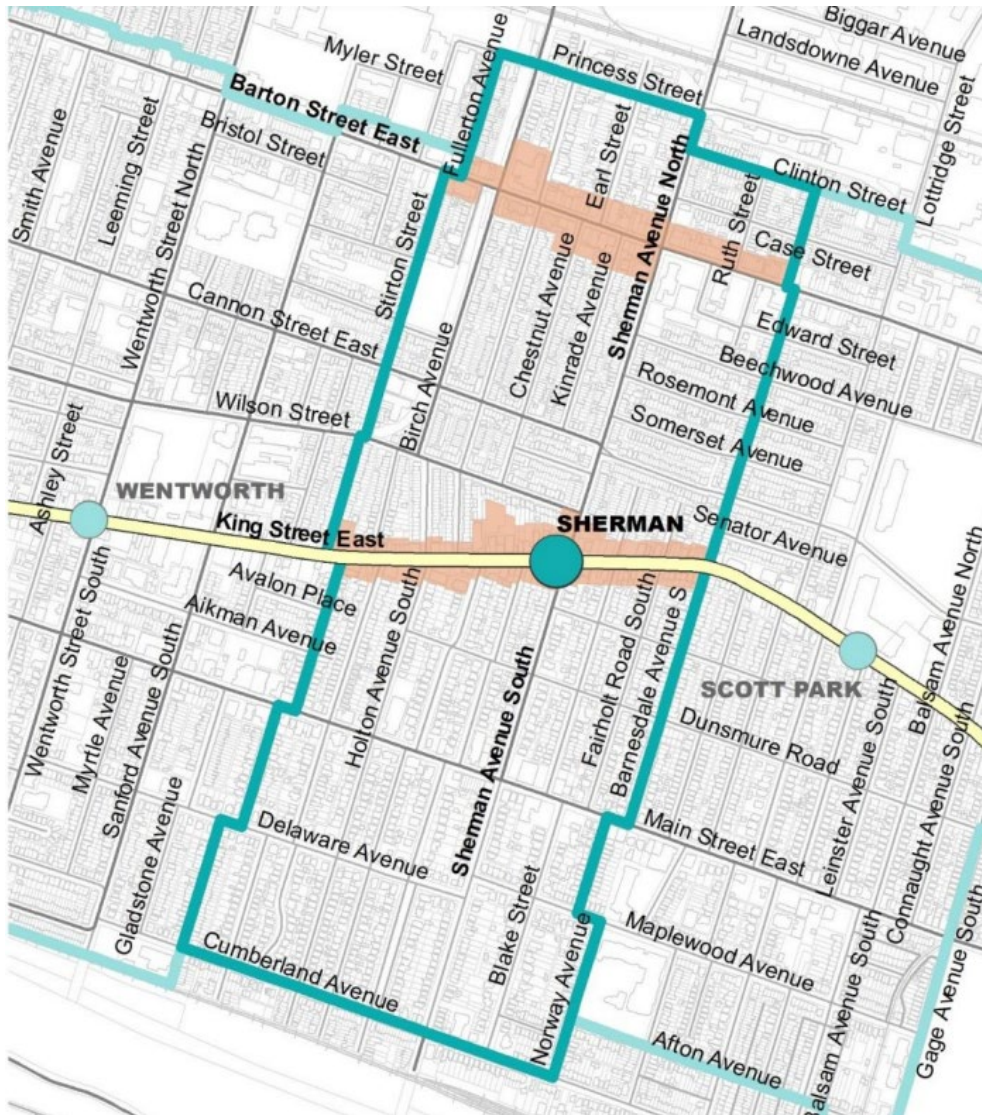


Area: 136.4 ha
Existing Density: 104 pjh
Potential Max Density: 187 pjh

Does it meet the Growth Plan Density Target? Yes



Sherman MTSA

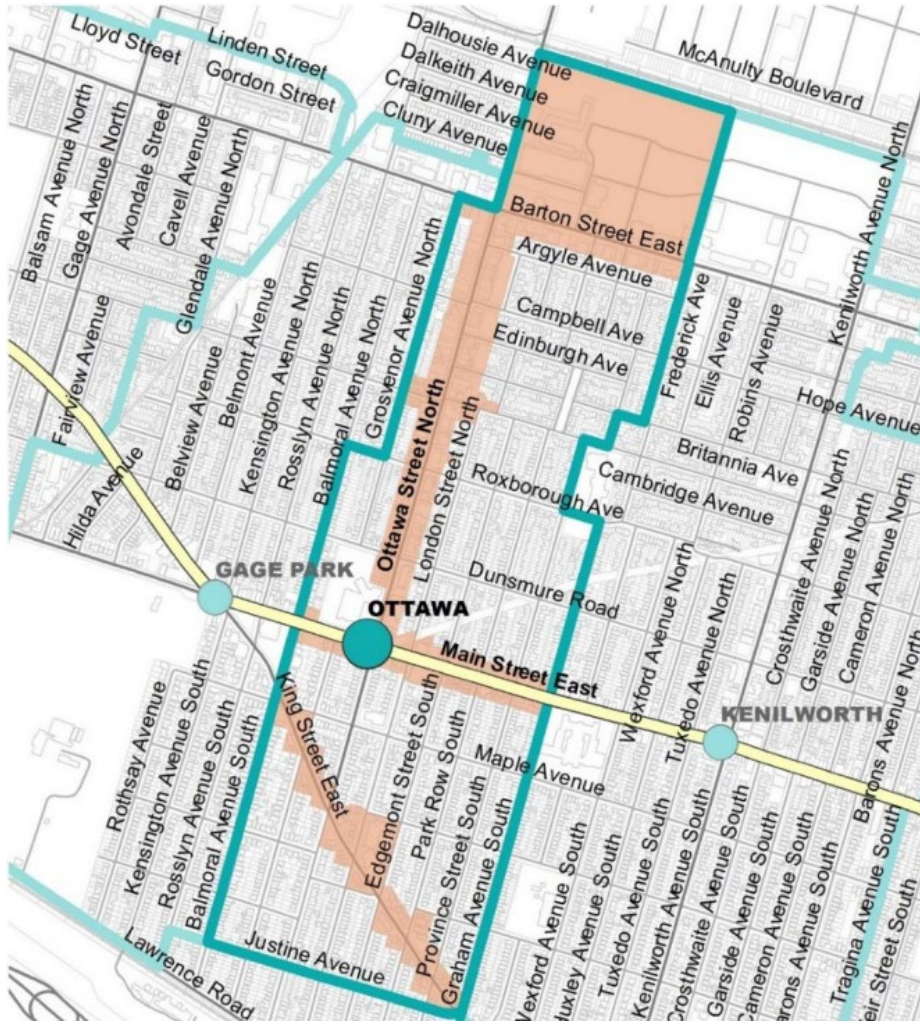


Area: 114.3 ha
Existing Density: 80 pjh
Potential Max Density: 142 pjh

Does it meet the Growth Plan Density Target? No



Ottawa MTSA



Area: 116 ha
Existing Density: 74 pjh
Potential Max Density: 204 pjh

Does it meet the Growth Plan Density Target? Yes



Summary of Findings

Station Area	MTSA Area (ha)	Existing Density (P&J/ha, 2022)	Projected Future Density (P&J/ha, Build-Out)
1. McMaster	200.1	87	175
2. Longwood	155.3	66	126
3. Dundurn	82.5	73	161
4. Queen	127.1	177	352
5. James / Downtown Hamilton GO	105.1	306	625
6. Mary	59.4	177	603
7. Wellington	97.3	128	292
8. Wentworth	136.4	104	187
9. Sherman	114.3	80	142
10. Scott Park	128.3	79	185
11. Gage Park	107.6	54	126
12. Ottawa	116.6	74	204
13. Kenilworth	167.1	69	162
14. Queenston	115.2	57	134
15. Parkdale	150.9	50	135
16. Nash	119.1	52	161
17. Eastgate	158.3	61	184
18. Confederation GO	188.8	39	161
19. West Harbour GO	174.0	105	152
Summary	2,503.5	91	225

Key Questions

- The MTSA delineations overlap with several BIAs – what concerns or considerations should staff keep in mind with respect to promoting development and intensification in these areas?
- Do the BIA representatives feel that there should be updates made to the boundaries of any of the MTSA delineations or the Intensification Areas within certain MTSAs?
- Are there other comments or concerns that you regarding future development in these areas?



Hamilton

THANK YOU

Contact:

Lauren.Vraets@hamilton.ca

or

GRIDS2-MCR@hamilton.ca

CITY OF HAMILTON

MOTION

Business Improvement Area Sub-Committee

Date: November 14, 2023

MOVED BY H. PETER

SECONDED BY.....

ANCASTER BUSINESS IMPROVEMENT AREA EXPENDITURE REQUEST

That the expenditure request from the Ancaster Business Improvement Area, in the amount of \$5,608.07 be spent on streetscaping, clean-up and maintenance of the Ancaster Business Improvement Area, lighting and fall flowers, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

CITY OF HAMILTON

MOTION

Business Improvement Area Sub-Committee

Date: November 14, 2023

MOVED BY N. UBL

SECONDED BY.....

BARTON VILLAGE BUSINESS IMPROVEMENT AREA EXPENDITURE REQUESTS

- (a) That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$7,024.83 to be spent on hiring individuals to clean and maintain the road allowance and the purchase office equipment, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$10,192.27 for the purchase and maintenance of street furniture on the public road allowance, to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CITY OF HAMILTON

MOTION

Business Improvement Area Sub-Committee

Date: November 14, 2023

MOVED BY A. CHAVEZ

SECONDED BY.....

CONCESSION STREET BUSINESS IMPROVEMENT AREA EXPENDITURE REQUESTS

- (a) That the expenditure request from the Concession Street Business Improvement Area, in the amount of \$8,257.54 to be spent on Beautification (hanging baskets), holiday decorations and their maintenance, office equipment and improvement, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the Concession Street Business Improvement Area, in the amount of \$14,271.77 be spent on events, programming and activations to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CITY OF HAMILTON

MOTION

Business Improvement Area Sub-Committee

Date: November 14, 2023

MOVED BY E. WALSH

SECONDED BY.....

DOWNTOWN HAMILTON BUSINESS IMPROVEMENT AREA EXPENDITURE REQUESTS

- (a) That the expenditure request from the Downtown Hamilton Business Improvement Area, in the amount of \$5,378.47 to be spent on banners, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (b) That the expenditure request from the Downtown Hamilton Business Improvement Area, in the amount of \$11,250.33 to be spent on special events, to be funded from the 2022 Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

CITY OF HAMILTON

MOTION

Business Improvement Area Sub-Committee

Date: November 14, 2023

MOVED BY K. NYDAM

SECONDED BY.....

DUNDAS BUSINESS IMPROVEMENT AREA EXPENDITURE REQUEST

That the expenditure request from the Dundas Business Improvement Area, in the amount of \$13,953.66.00 to be spent on office maintenance and improvement and Christmas decorations and their maintenance, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.