



Hamilton

**PED11188(b) Mount Hope – Airport Gateway
Community Improvement Initiatives and Project Area**

General Issues Committee, August 12 2013

**Planning and Economic Development Department
Urban Renewal Section**

What is a Community Improvement Plan?

- Governed by Provincial legislation - Planning Act, Section 28
- Targeted areas for community improvement (CIPA) designated through municipal by-law
- Community Improvement Plans are aimed at rehabilitating and revitalizing land and buildings in targeted areas
- Programs and initiatives that complement and implement City policies

What is a Community Improvement Plan?

- Provides the legal framework for financial incentive programs (e.g. loans/grants that would otherwise be prohibited)
- To owners, tenants or assigned persons
- Eligible costs for loans/grants defined:
“costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.”

Existing Plans, Programs and Project Areas

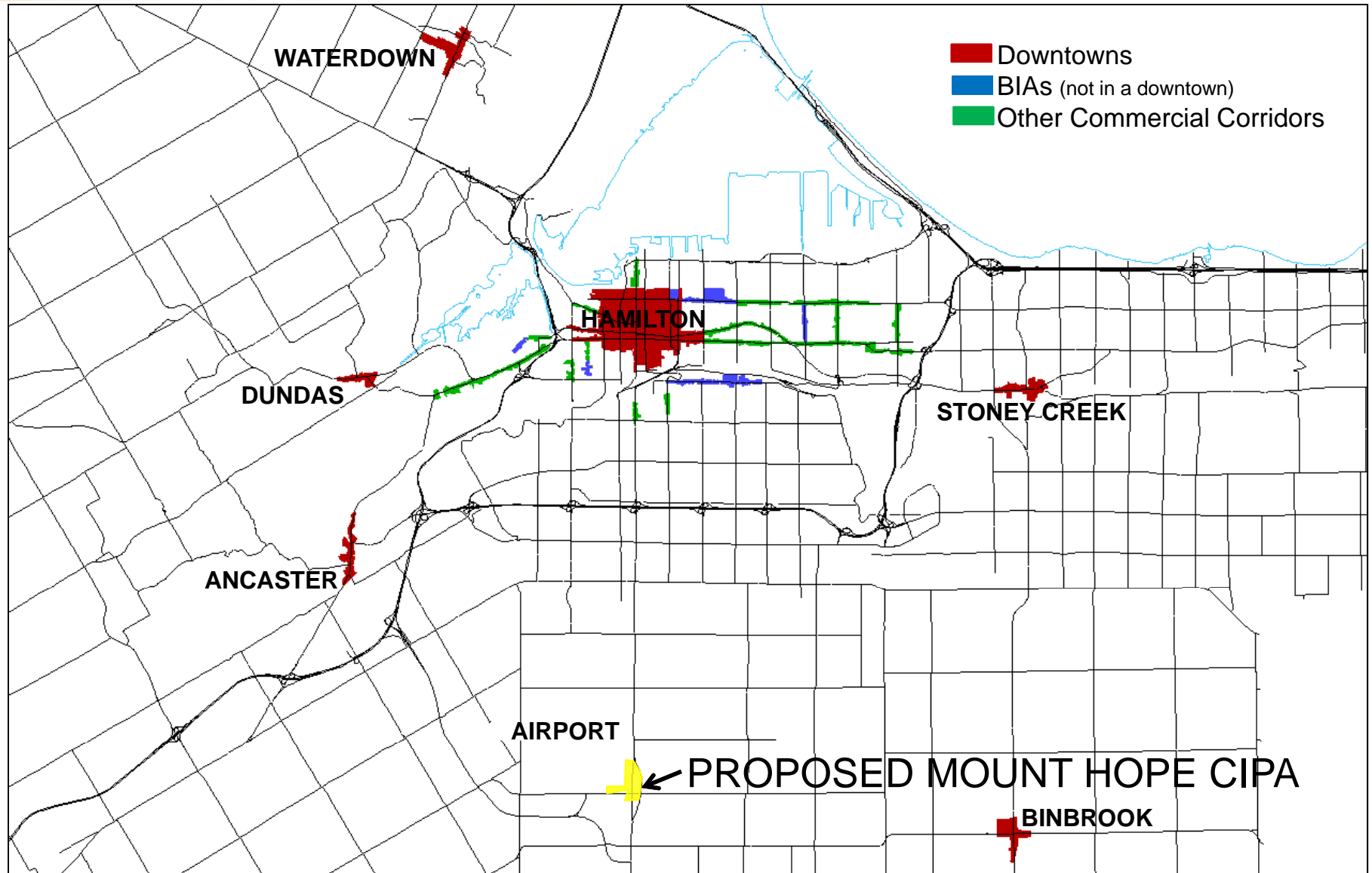
How and where is community improvement already applied in Hamilton?

- Environmental Remediation and Site Enhancement (ERASE) Community Improvement Plan
 - for Brownfields in the City's Urban Area (including Mount Hope)
- Downtown and Community Renewal Community Improvement Plan
 - Downtown Hamilton
 - Community Downtowns in Ancaster, Binbrook, Dundas, Stoney Creek and Waterdown
 - Business Improvement Areas and other commercial corridors
 - Heritage property



Mount Hope/Airport Gateway Community Improvement Initiatives and Project Area

Community Improvement Project Areas



Study Background

- 2012 review and expansion of community improvement initiatives in the City's five Community Downtowns
 - Discussions re. Binbrook with Glanbrook Chamber of Commerce and Ward 11 Councillor Brenda Johnson pointed to conditions in the Mount Hope commercial area
 - Recognized characteristics warrant CIP consideration
 - Significant area due to its exposure to City visitors via the Airport
- Council approved staff recommendation:
"That staff be directed to investigate and report back to the General Issues Committee on a Community Improvement Project Area, and associated program initiatives, for the Mount Hope/Hamilton Airport gateway area at Homestead Drive and Airport Road"

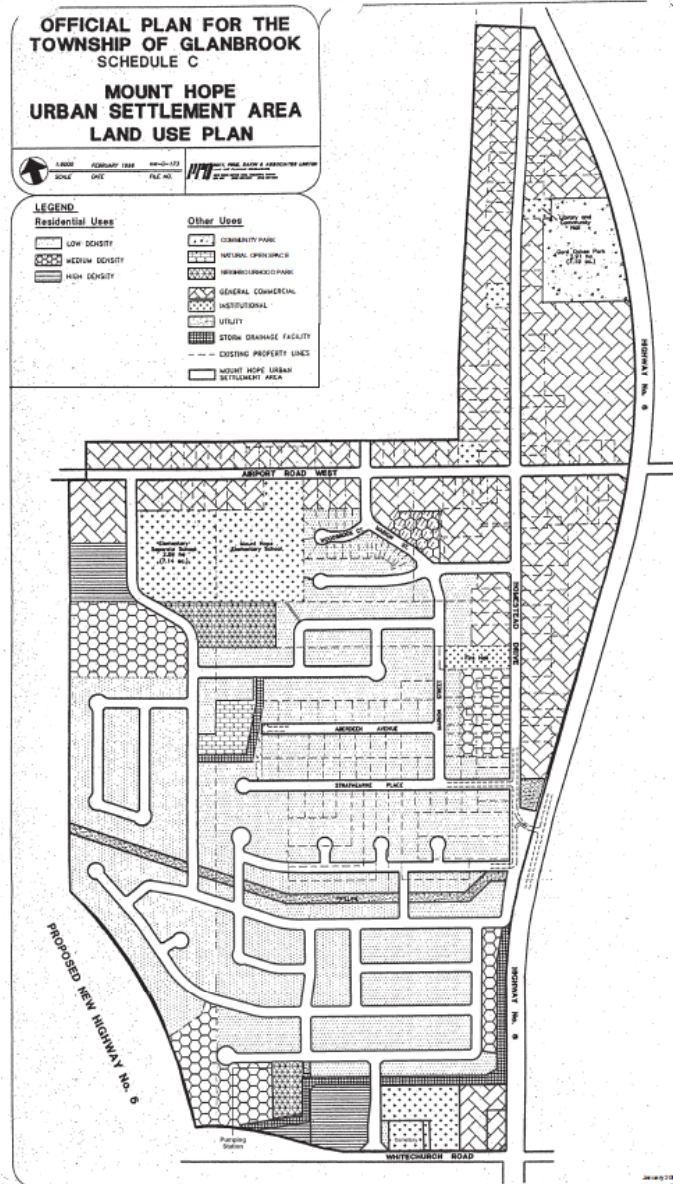
Policy Basis

- Council approved policy in the Mount Hope Secondary Plan to investigate the designation of the Mount Hope commercial area as a Community Improvement Project Area:

“The District Commercial designation adjacent to Airport Road West and Homestead Drive enjoys a high degree of visibility and provides a gateway to the John C. Munro Hamilton International Airport. To ensure this area develops in a coordinated, well-designed and aesthetically-pleasing manner with adequate infrastructure and amenities, and to provide funding eligibility, the City shall investigate the designation of these lands as a Community Improvement Project Area.”

Mount Hope Secondary Plan

as in the Township of Glanbrook Official Plan



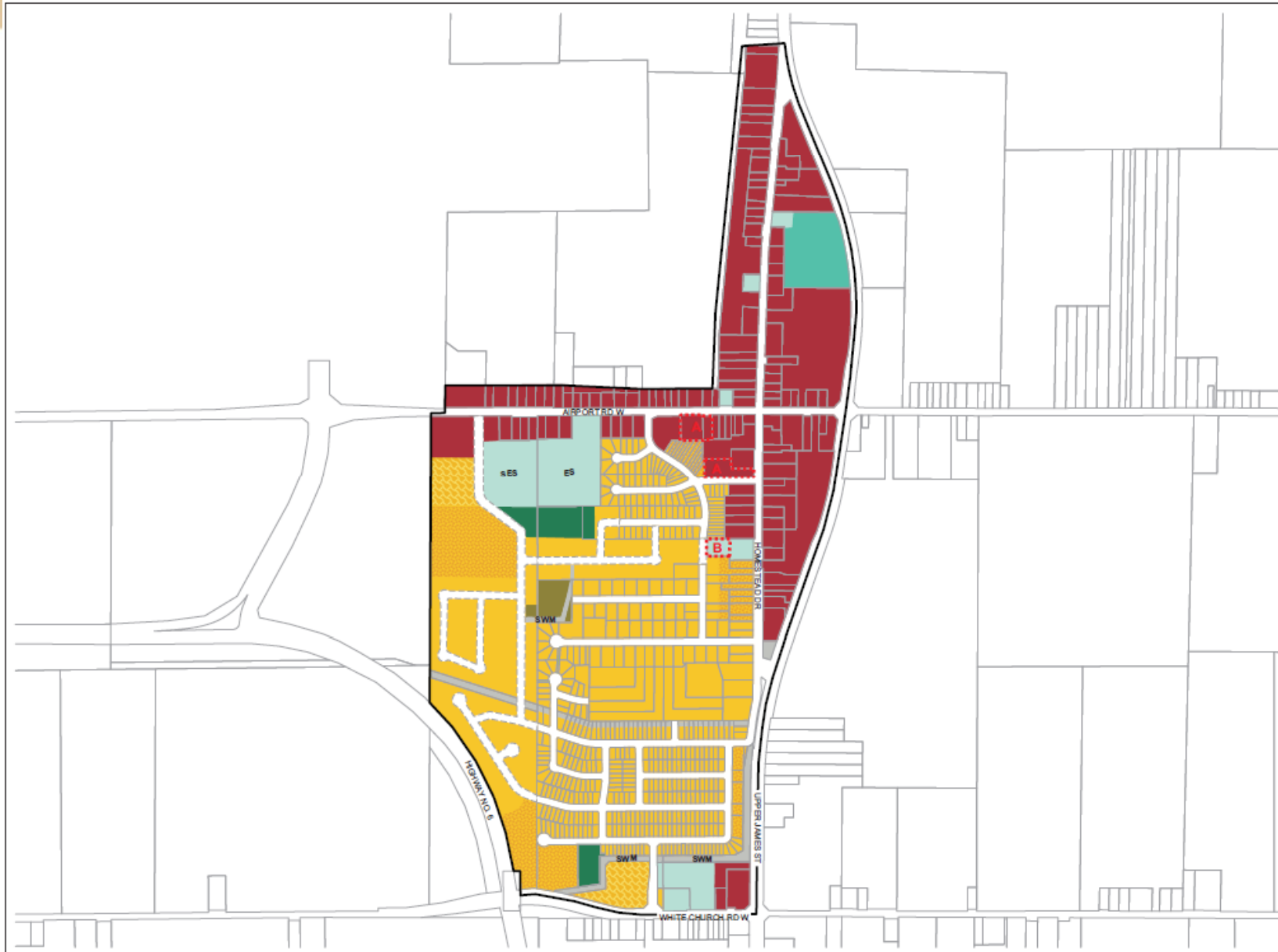


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Mount Hope/Airport Gateway Community Improvement Initiatives and Project Area

Mount Hope Secondary Plan

as in the Urban Hamilton Official Plan



MMAH APPROVED
March 16, 2011

Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 2c
- Low Density Residential 3f

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- District Commercial
- Institutional
- Elementary School
- Separate Elementary School
- Utility
- Storm Water Management

Other Features

- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

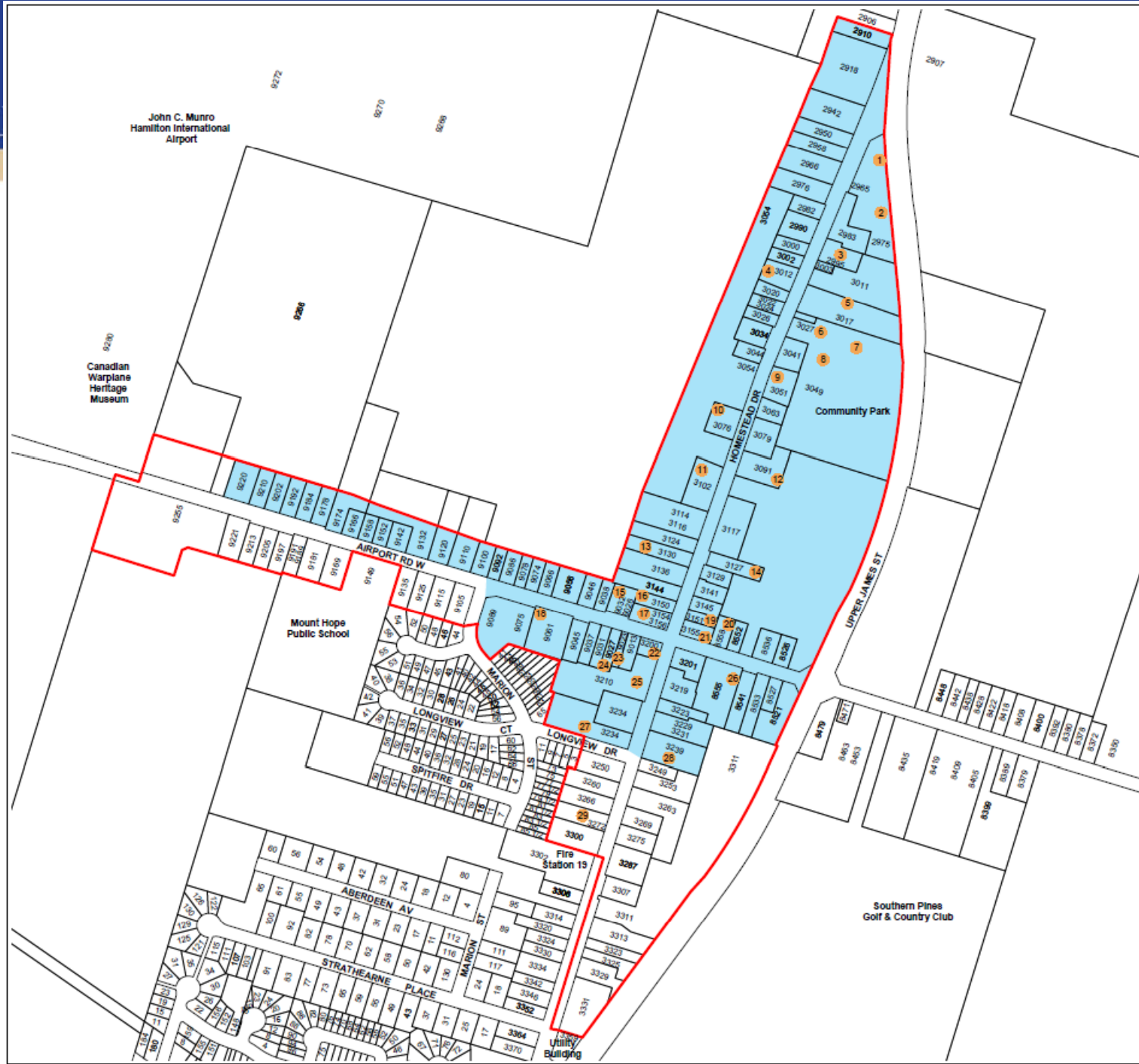
Urban Hamilton Official Plan
Mount Hope
Secondary Plan
Land Use Plan
Map B.5.4-1



Scale: April 2008



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Legend

- # Businesses/Institutions
- Proposed Community Improvement Project Area
- Study Area Boundary

Businesses/Institutions

- 1 Bobbie's Bar and Grill
- 2 Super 8 Motel
- 3 Vacant House
- 4 Runway Hair Salon
- 5 D&N Contracting
- 6 Public Library, Community Hall
- 7 779 Black Knight Air Cadets
- 8 Mount Hope Lions Community Youth Centre
- 9 Post Office, Dr. Lalli
- 10 Mount Hope United Church
- 11 Larry Armes Mount Hope Machine
- 12 Glanford Curling Club
- 13 Homestead Automotive
- 14 Admiral Data Systems
The Cash Register Co.
ASRJ Communications Inc.
- 15 The Store Variety and Convenience
- 16 Vacant (former Homestead Kitchen)
- 17 Harley's Electrical Services Ltd.
Aggressor Automation
- 18 Dog Gone Raw (Pet Food Store),
Homestead Ice Cream, tdf Photography
- 19 Dan's Auto Sales
- 20 Auto Repair Shop
- 21 Vacant Bank
- 22 Kinderseeds
- 23 Harley's Electrical Services Ltd.
- 24 Royal Canadian Air Force Assoc.
447 Wing Hall/Restaurant
- 25 Riders Choice Tire and Lube, Jamco
Automotive
- 26 Holtrop Steel and Iron Works
- 27 M-M Automotive and Towing Gas
- 28 Homestead House B&B



**Mount Hope
Airport Gateway
Community Improvement
Study**

 Not To Scale	 Hamilton
Date: July 2013 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT <small>© Crown Land Information Services Inc. and its licensors. (2013) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY. Aerial Photography, 2012.</small>	

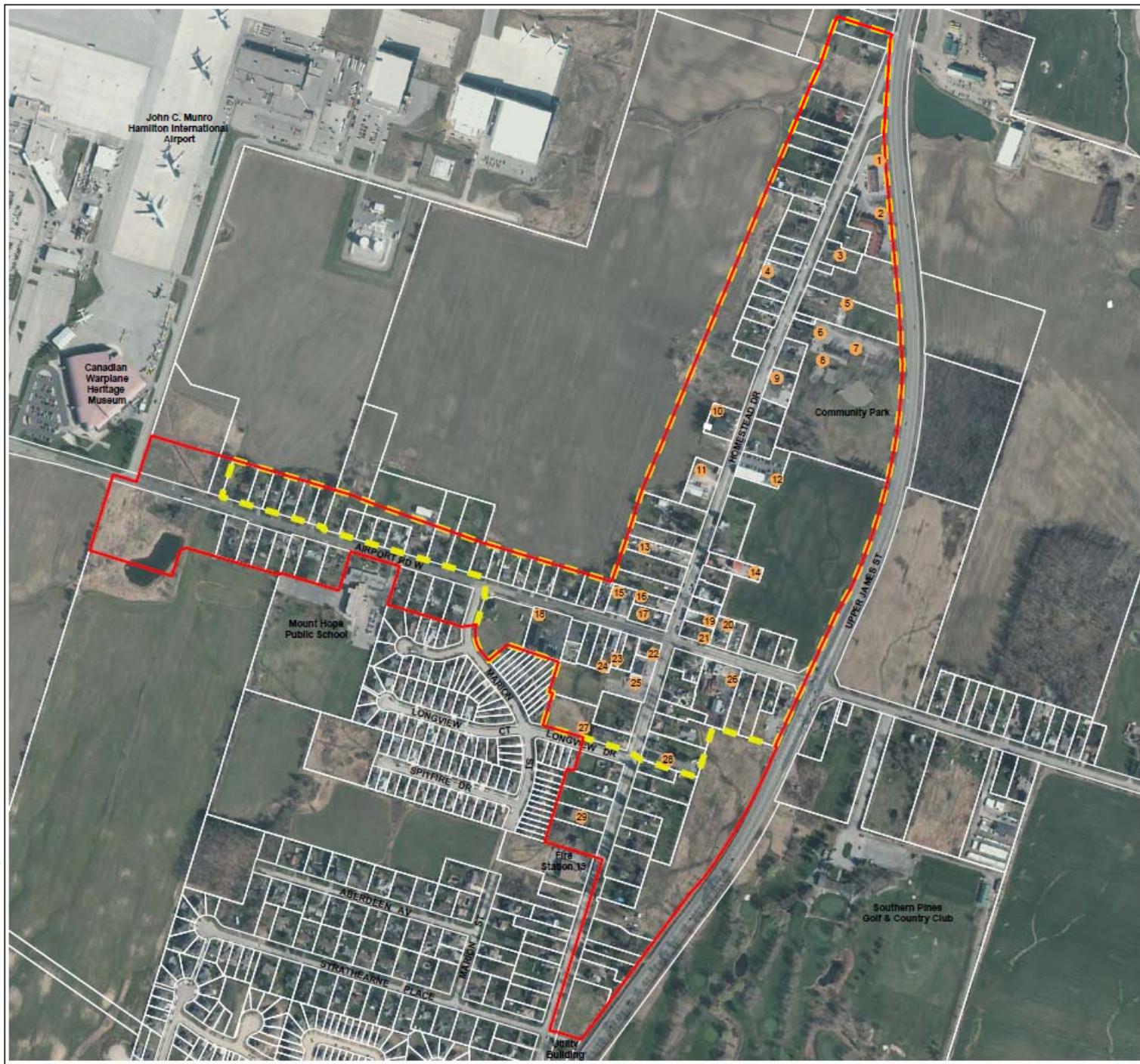


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Mount Hope/ Airport Gateway Community Improvement Initiatives and Project Area

-  Proposed Project Area Boundary
-  Study Area Boundary

2012 Aerial
Photography



Reasons to Designate a CIPA

- Current characteristics
- Need for rehabilitation
- Land use conflicts between existing uses and Airport
- Visible entry point into the City
- Cultural heritage

Proposed CIPA

- Focuses on improving existing buildings and assisting the transition to planned uses where needed most
- Facilitate the planned conversion of residential to commercial use particularly on the north side abutting the Airport and Highway 6 where impact of airport operations is more acute
- Includes commercial lands north of Airport Road
- Includes existing commercial uses on the south side of Airport Road to help rehabilitate/redevelop those properties, fill vacancies

Proposed Programs

- Proposed Suite of Financial Incentive Programs:
 - Hamilton Tax Increment Grant Program
 - Office Tenancy Assistance Program
 - Hamilton Heritage Property Grant Program
 - Commercial Façade Property Improvement Grant Program
 - Commercial Corridor Housing Loan and Grant Program
- Future Gateway Project
 - To enhance the arrival into Mount Hope and Hamilton from the Airport
 - Sites and design concepts to be developed in consultation with the community

Next Steps

- Public information session re. proposed amendments
- Statutory public meeting at Planning Committee
- Final Council decision
- 20 day period for appeal to Ontario Municipal Board