



Hamilton

CITY OF HAMILTON

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division**

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: WARD 1
COMMITTEE DATE: September 5, 2013	
SUBJECT/REPORT NO: Locke Street Business Improvement Area (BIA) Expansion of Boundaries (PED13134) (Ward 1)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Eileen Maloney (905) 546-2632
SIGNATURE:	

RECOMMENDATION

- (a) That the Locke Street Business Improvement Area (BIA) boundaries be expanded as identified in Appendix “A” to Report PED13134;
- (b) That the City Clerk’s Division be authorized and directed to circularize the existing and proposed expansion area with the notice of intent to amend the designating by-law in accordance with Sections 209, 210, 212 and 213 of the Municipal Act;
- (c) That the City Solicitor be authorized and directed to prepare the necessary amending by-law;
- (d) That the Urban Renewal Section be authorized and directed to prepare the housekeeping amendments to By-law 11-272 (the Downtown and Community Renewal Community Improvement Project Area By-law) to reflect the changes.

EXECUTIVE SUMMARY

Report PED13134 recommends the expansion of the Locke Street BIA boundaries.

Alternatives for Consideration – Not Applicable

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: The expansion of the Locke Street BIA will have no financial implication for the City of Hamilton as the operating budget for the Locke Street BIA will be totally derived through levying the members.

Staffing: The expansion of the Locke Street BIA will have no staffing implications for the City of Hamilton.

Legal: The Municipal Act, Section 209 provides legislative authority to expand a BIA. The process for expanding a BIA is dictated by the Municipal Act, Section 210, Subsections (1), (2), (3), (4), (5) and (6); Section 212 (a), (b) and (c); and, Section 213. If sufficient objections to the expansion are not received by the Clerk of the municipality, the by-law to expand the boundaries of the Locke Street BIA will be forwarded for consideration by City Council at a later date.

HISTORICAL BACKGROUND (Chronology of events)

The Urban Renewal Section, Planning and Economic Development Department, received correspondence from the Locke Street BIA and the Locke Street Merchants Association requesting that the boundaries of the Locke Street BIA be expanded as per Appendix “A” to Report PED13334.

Previously, staff attended a meeting hosted by the Locke Street BIA on April 3, 2012, to discuss a potential expansion of the Locke Street BIA. Information was provided regarding the accomplishments of the Locke Street BIA and the legislative process for expansion. Some property and business owners within the proposed expanded area were in attendance at the meeting. It was determined at the meeting that the existing Locke Street BIA and the Locke Street Merchants Association would work together to develop a partnership that would benefit all.

Subsequently, the Merchants Association consulted with their members and with the Locke Street BIA. Staff also met with property/business owners as requested to discuss a possible expansion. Staff was advised that property/business owners within the proposed expanded area reached out to each other and determined that the concept of expanding the BIA was supported. The Locke Street BIA hosted a meeting on June 4, 2013 at which many current BIA members and property and business owners from the

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expanded area were in attendance. The intent of the meeting was to gather ideas and visions for the street.

POLICY IMPLICATIONS/LEGISLATED REQUIREMENTS

The proposed expansion area is permitted to have commercial uses. It is contained within the Community Improvement Project Area. Once the expansion properties become part of the BIA, they will be eligible to apply to financial incentive programs offered through the Community Improvement Plan that are specifically for BIAs, such as the Business Improvement Area Commercial Property Improvement Grant Program, subject to meeting other program criteria.

RELEVANT CONSULTATION

The Locke Street BIA, the Locke Street Merchants Association and property and business owners within the proposed expanded area were consulted, as well as the Ward Councillor.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

In June 2008, Urban Marketing Collaborative completed the Commercial Market Analysis for the Locke Street BIA. The Report included an Action Plan that would provide strategic direction in the short, medium and long term to improve the Locke Street BIA. The consultant recommended that the Locke Street BIA work toward expanding their boundaries to include the entire retail corridor on Locke Street South. Expanding the boundaries as proposed would support the consultant's recommendation and will help the Locke Street BIA with their efforts to manage, maintain and market the area.

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ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

Not applicable.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.7 BIA initiatives help retain and attract businesses
- 1.8 BIA members are involved in developing and implementing local solutions



APPENDICES / SCHEDULES

Appendix “A” to Report PED13134 - Proposed Expansion – Locke Street Business Improvement Area (BIA)

EM:cb



Legend

-  Existing BIA
-  Proposed Expansion

Proposed Expansion
Locke Street BIA

Date:
July 9, 2013



Not To Scale



Hamilton

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