

Authority: Item __, Planning Committee
Report 16-____
CM: April __, 2016

Bill No. ____

CITY OF HAMILTON

BY-LAW No. 16-____

**To Designate
The Downtown and Community Renewal
Community Improvement Project Area**

WHEREAS Section 28 of the *Planning Act* entitled "Community Improvement" provides in subsection (2):

"Where there is an official plan in effect in a local municipality or in a prescribed upper-tier municipality that contains provisions relating to community improvement in the municipality, the council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area";

AND WHEREAS the *Planning Act*, Section 28(1) defines a "community improvement project area" as "an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason";

AND WHEREAS Section F.1.15 of the Hamilton Urban Official Plan contains provisions relating to community improvement;

AND WHEREAS By-law 16-____ identifies various areas of the City of Hamilton, including the Downtown Hamilton Community Improvement Project Area, Ancaster Village Community Improvement Project Area, Binbrook Community Improvement Project Area, Dundas Community Improvement Project Area, Downtown Stoney Creek Community Improvement Project Area, Waterdown Community Improvement Project Area, Barton Village Community Improvement Project Area, Concession Street Community Improvement Project Area, Locke Street Community Improvement Project Area, Ottawa Street Community Improvement Project Area, Westdale Community Improvement Project Area, Commercial Corridors Community Improvement Project Area, and certain properties designated under Part IV or V of the *Ontario Heritage Act*, and

designates collectively said areas as the "Downtown and Community Renewal Community Improvement Project Area";

AND WHEREAS attached hereto and forming part of this by-law as Schedule 'A', are maps of selected areas of the City of Hamilton dated January 25, 2016 and titled Downtown and Community Renewal Community Improvement Project Area Maps;

AND WHEREAS the Council of the City of Hamilton considers it appropriate to designate said areas of the municipality as a "community improvement project area", as hereinafter provided for in this by-law;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. By-law No. 11-272 is repealed.
2. The geographical portions of the City of Hamilton as shown on Schedule 'A' and forming part of this by-law, and defined as the Downtown and Community Renewal Community Improvement Project Area, are hereby designated as the "Downtown Hamilton, Community Downtowns and Business Improvement Areas Community Improvement Project Area".
3. A heritage property that is not otherwise included in the Downtown and Community Renewal Community Improvement Project Area as described in Section 1, above, is designated as part of said Project Area, provided that the property is:
 - a) located within the older City, below the Niagara Escarpment and between Highway 403 and the Red Hill Valley Parkway and also includes all designated heritage properties within the urban boundary;
 - b) designated under Part IV or Part V of the *Ontario Heritage Act*; and,
 - c) used or to be used for commercial, institutional, industrial and / or multi-residential purposes.

PASSED this ____ day of _____, 2016

F. Eisenberger
Mayor

R. Caterini
City Clerk

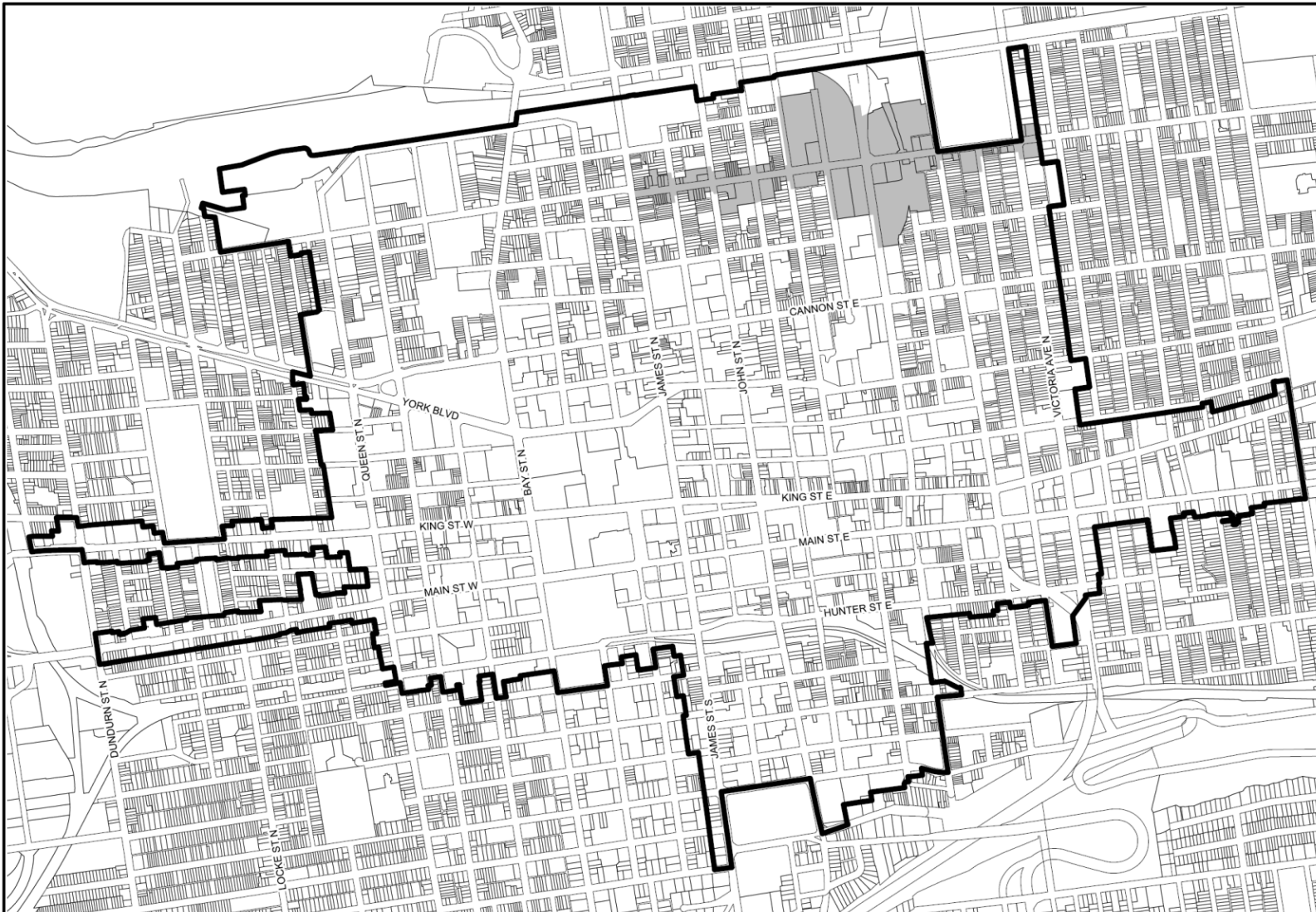
City of Hamilton

Downtown and Community Renewal Community Improvement Project Area Maps

Planning and Economic Development Department
Economic Development Division
Urban Renewal Section

March 2016

This March 2016 Consolidation repeals and replaces the Downtown and Community Renewal Community Improvement Project Area, which was originally adopted and approved by Hamilton City Council on November 16, 2011 (By-law 11-272), as amended.





Schedule "A"
Map Forming Part of By-Law No. 16-____

Date:
January 25, 2016



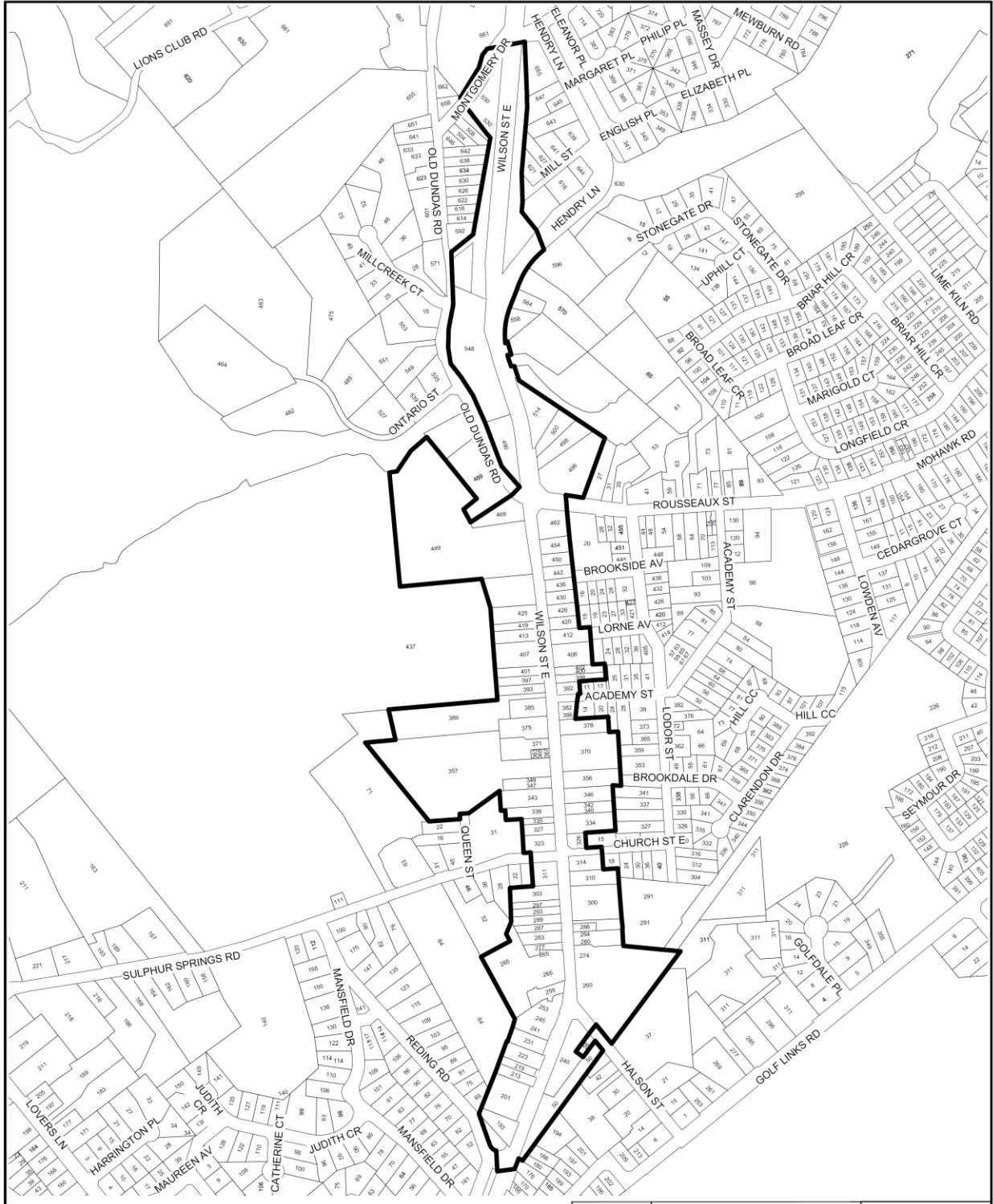
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**Downtown and Community Renewal
Community Improvement Project Area**

- Legend**
-  Downtown Hamilton Community Improvement Project Area
 -  Area also available for Barton/Kenilworth Commercial Corridor Building Improvement Grant Program



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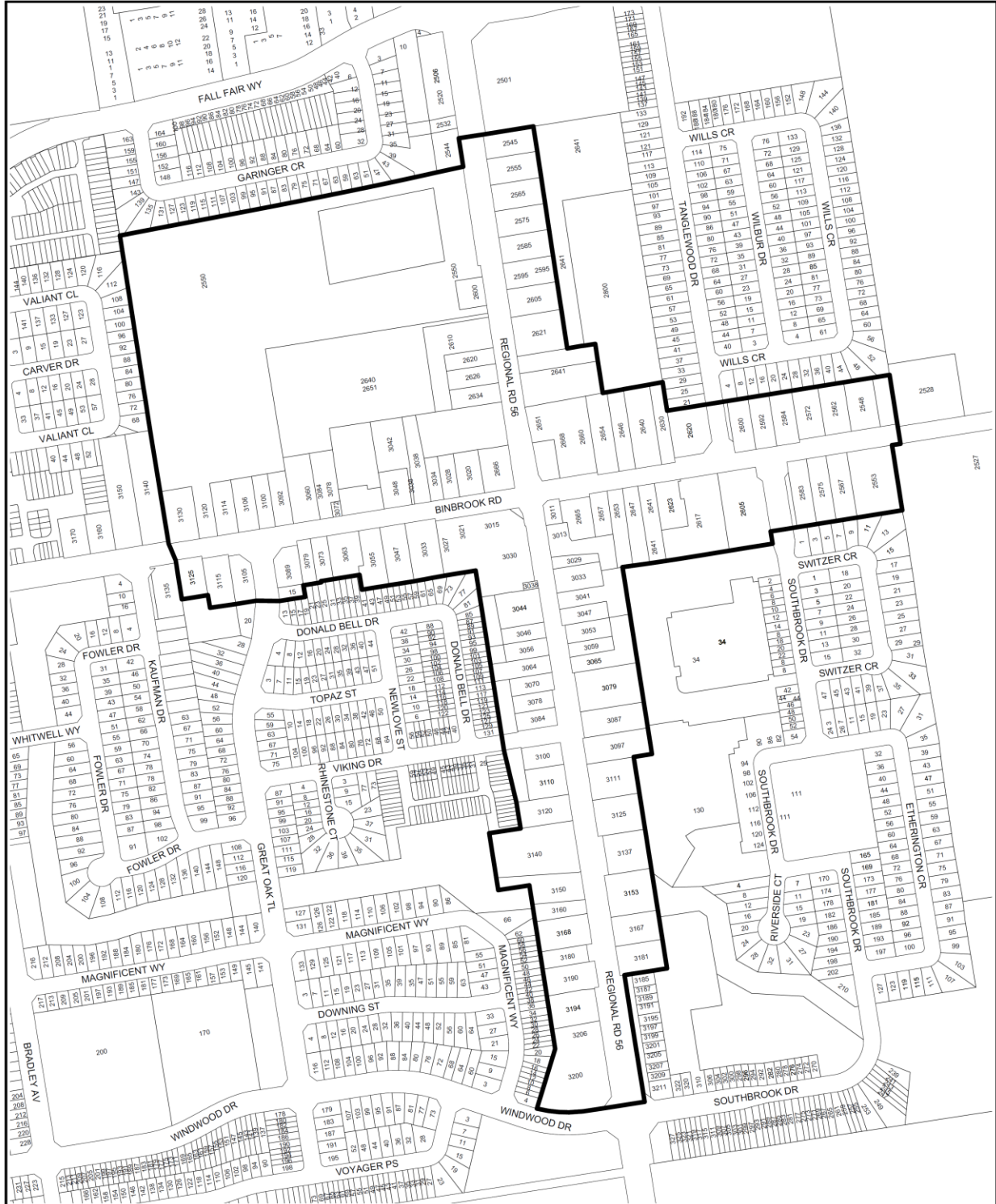
**Downtown and Community Renewal
 Community Improvement Project Area**



Legend
 Ancaster Village Community Improvement Project Area



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
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**Downtown and Community Renewal
Community Improvement Project Area**



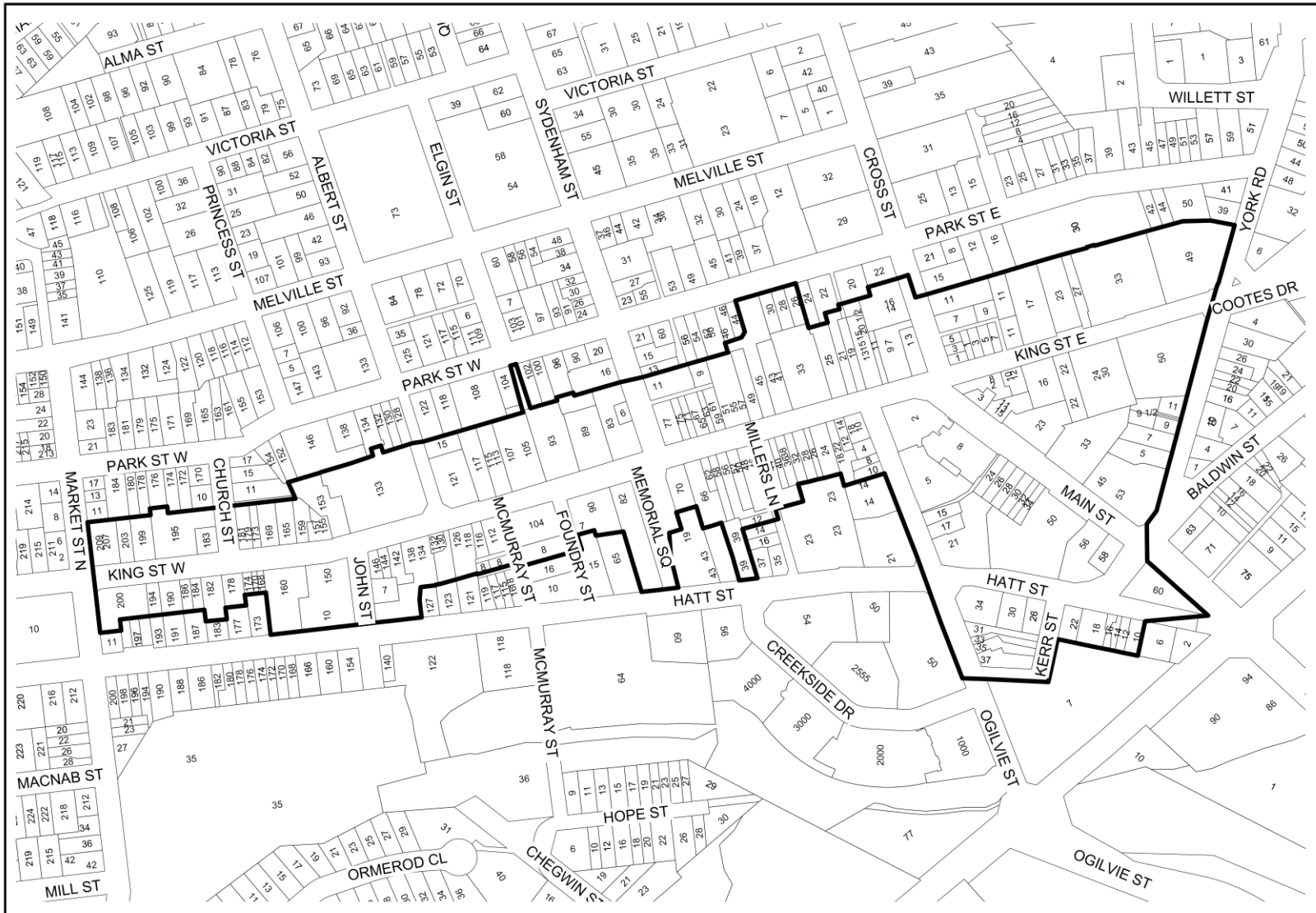
Legend

 Binbrook Community Improvement Project Area



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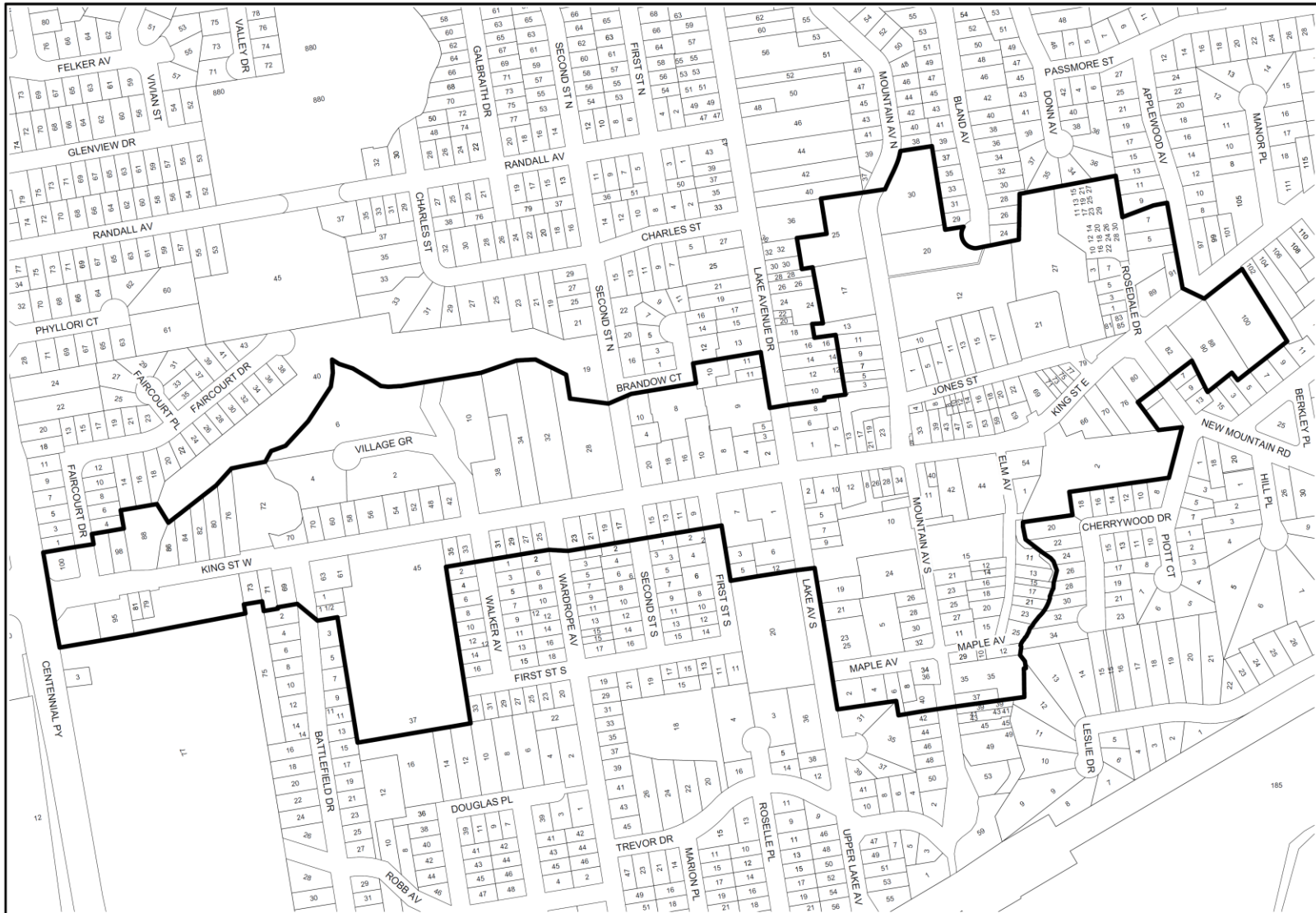
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**Downtown and Community Renewal
Community Improvement Project Area**

Legend
 Dundas Community Improvement Project Area



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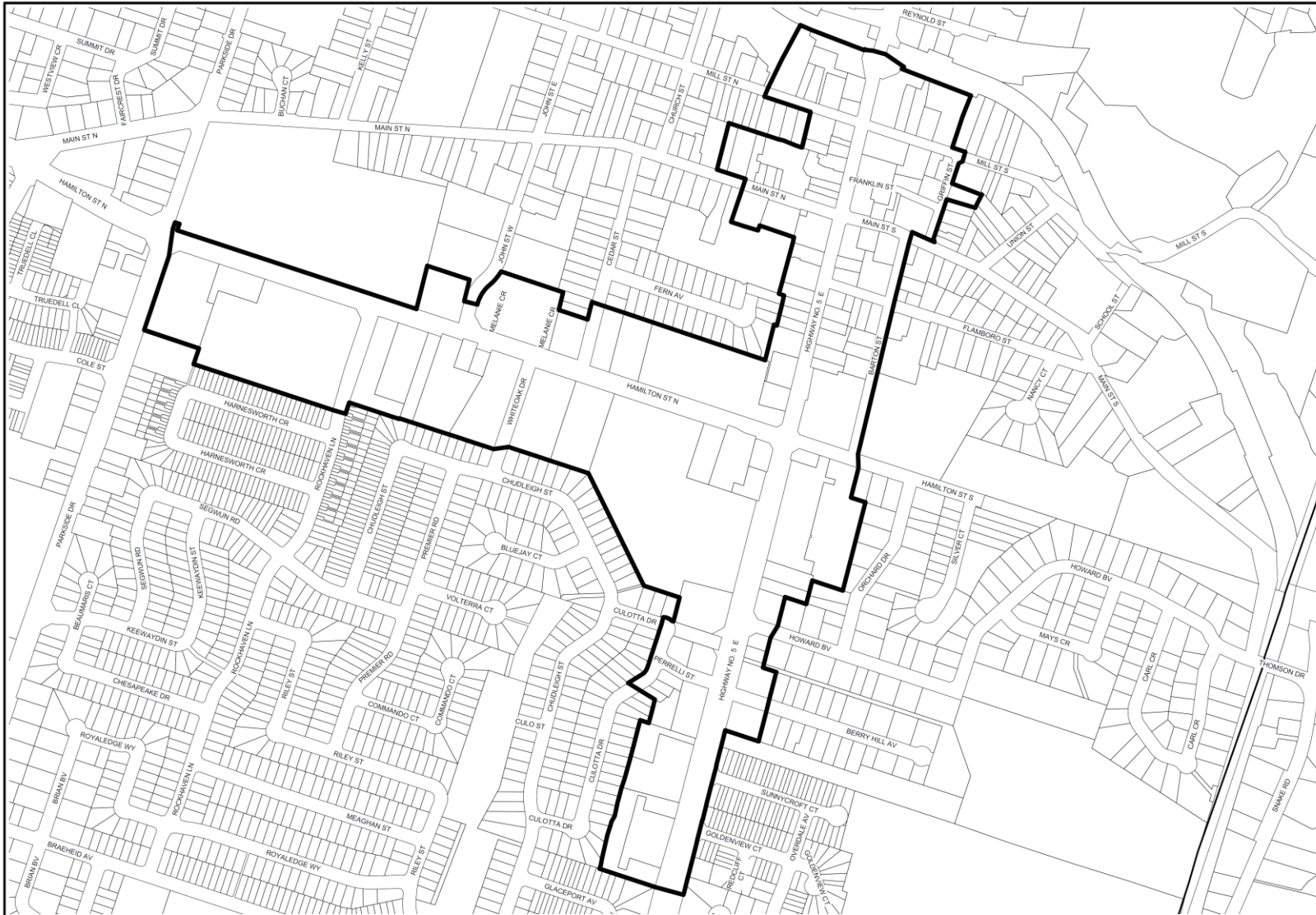
Downtown and Community Renewal
Community Improvement Project Area

Legend

- Downtown Stoney Creek
Community Improvement
Project Area



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**Downtown and Community Renewal
Community Improvement Project Area**

Legend
 Waterdown Community
Improvement Project Area




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
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**Downtown and Community Renewal
Community Improvement Project Area**

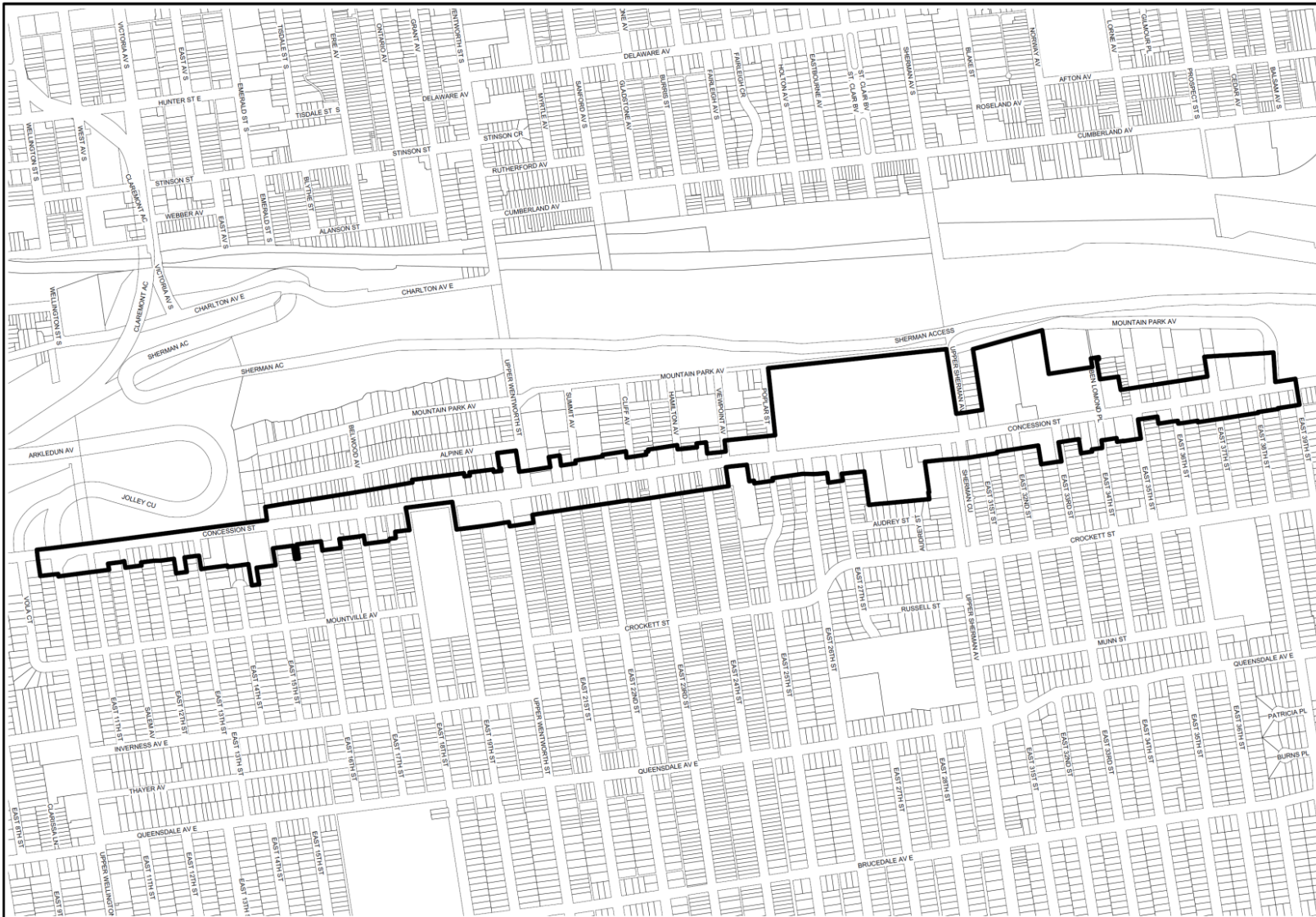
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Barton Village Community
Improvement Project Area



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**Downtown and Community Renewal
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 Concession Street Community Improvement Project Area



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
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**Downtown and Community Renewal
Community Improvement Project Area**



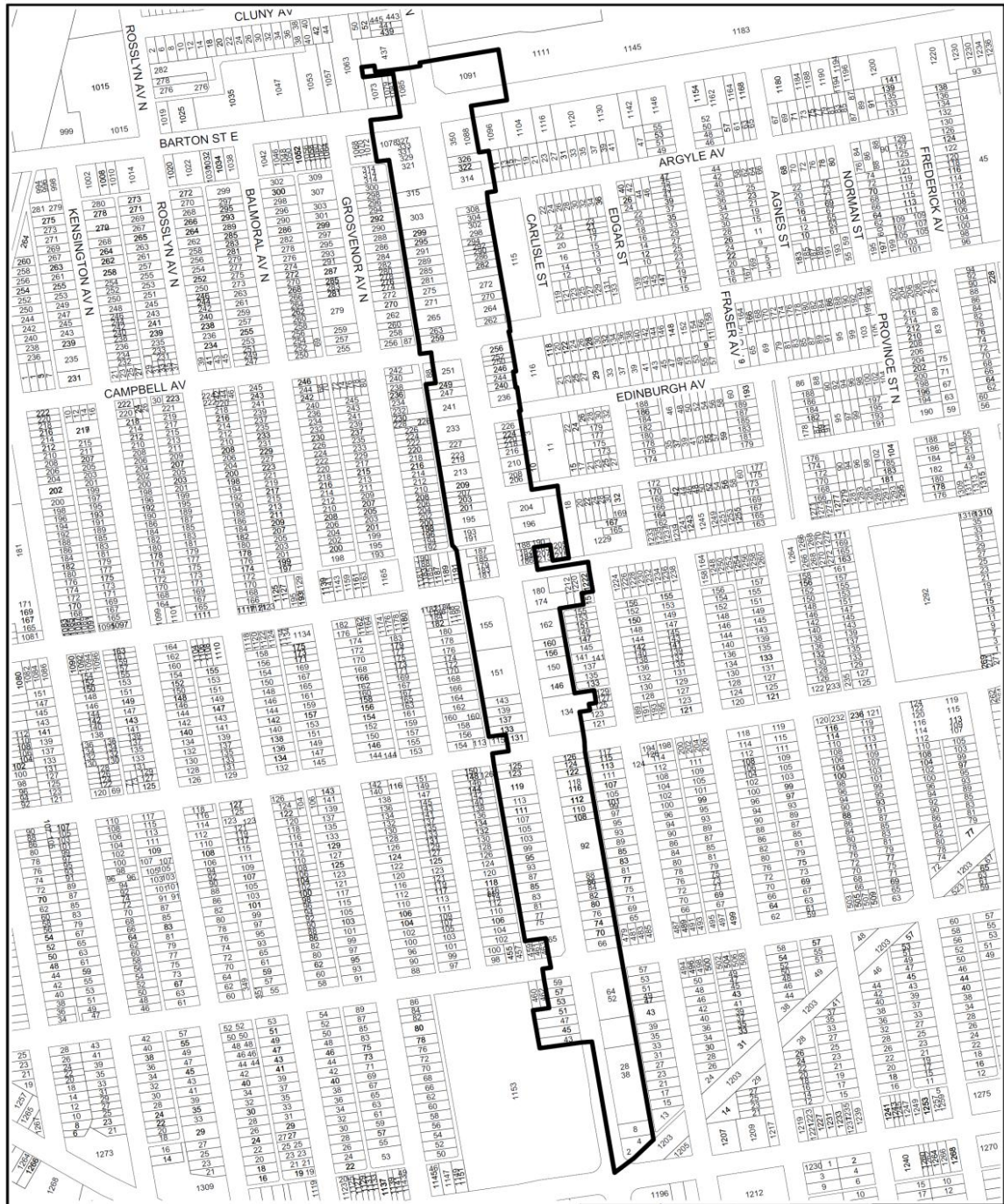
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 Locke Street Community Improvement Project Area



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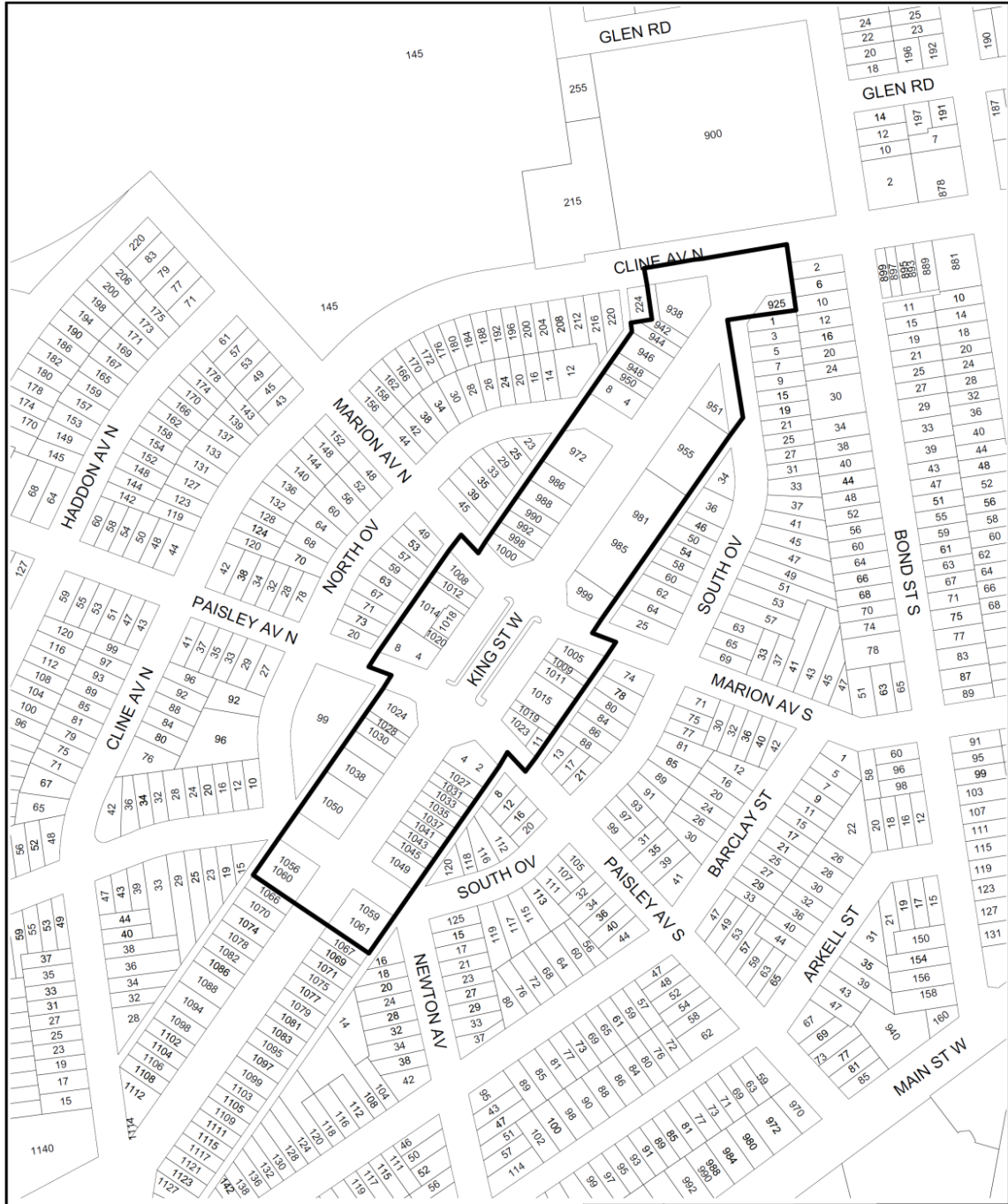
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**Downtown and Community Renewal
Community Improvement Project Area**

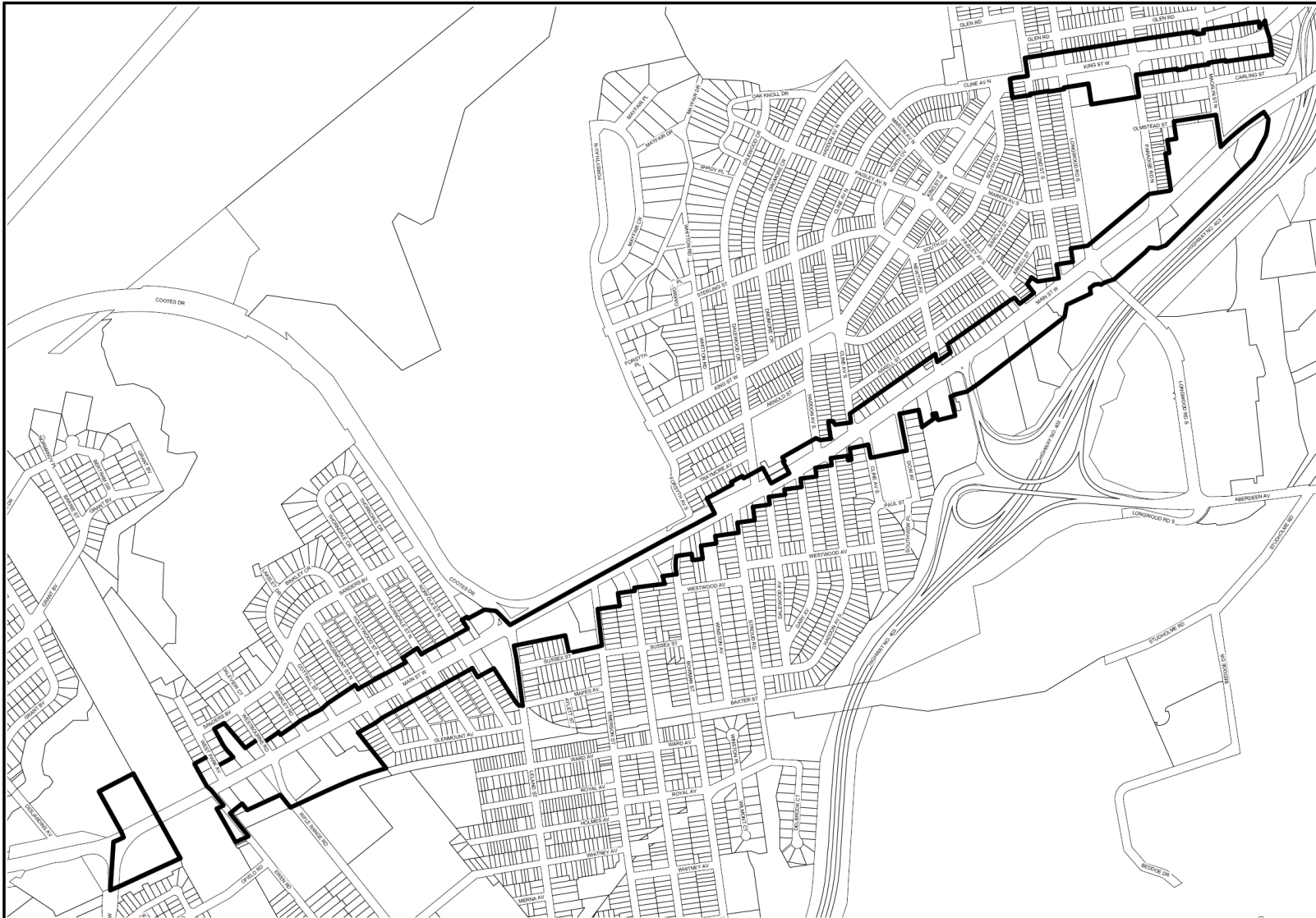
Legend
 Ottawa Street Community Improvement Project Area

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 <p style="font-size: small; margin-top: 5px;">Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>		



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**Downtown and Community Renewal
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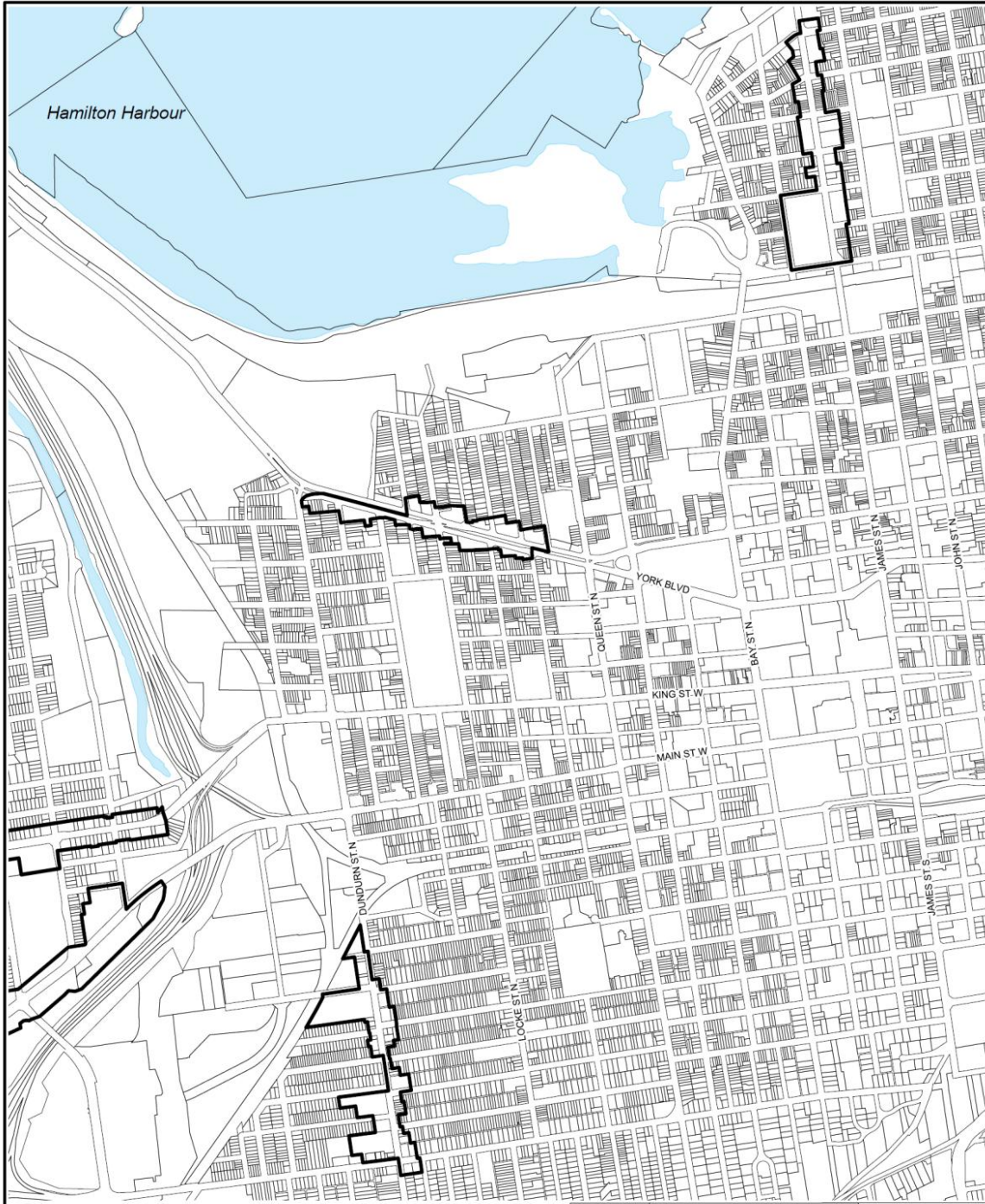
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


Legend

-  Commercial Corridors
-  Community Improvement Project Area, Sheet 1 of 5



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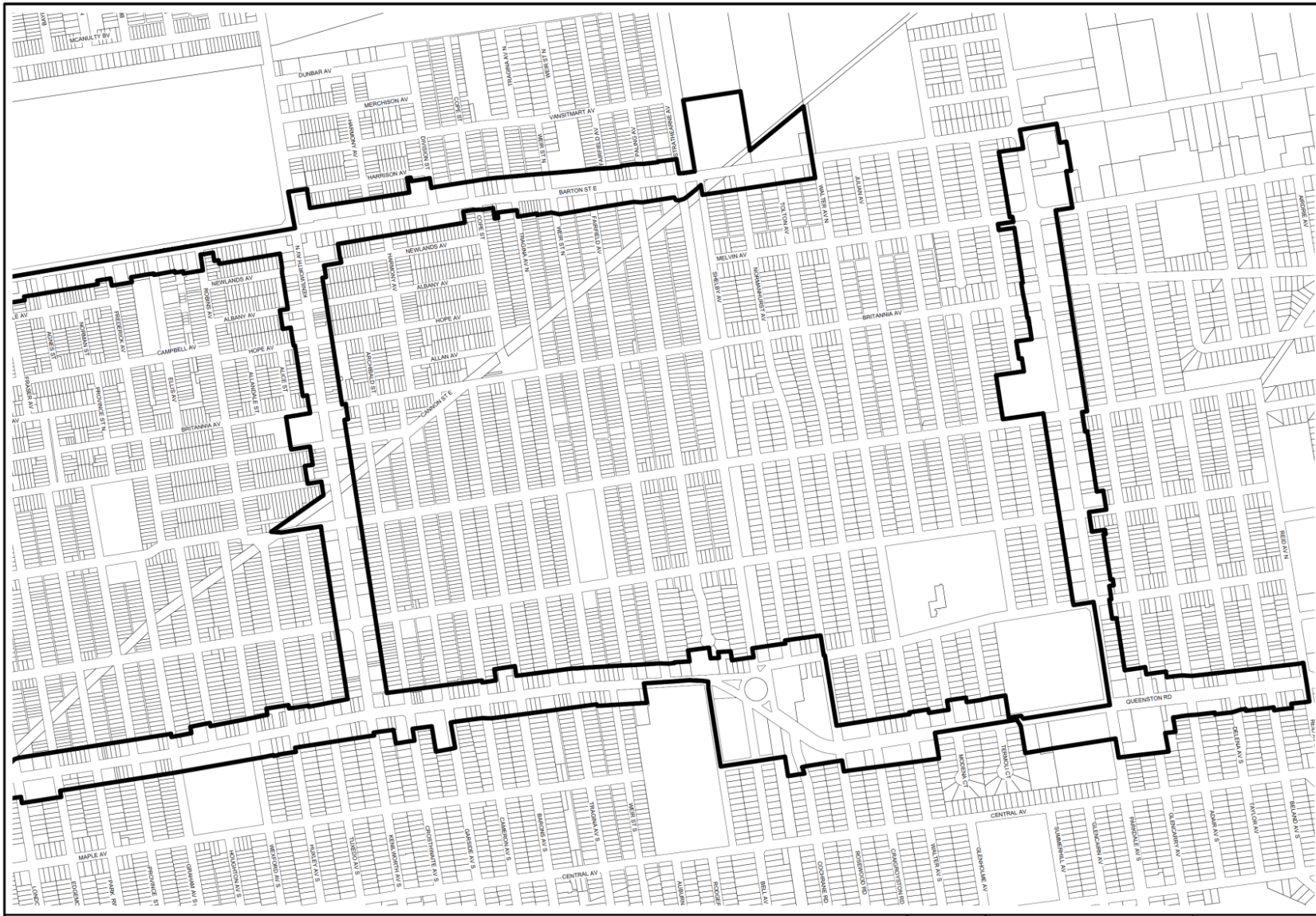
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-  Commercial Corridors
-  Community Improvement Project Area, Sheet 3 of 5



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**Downtown and Community Renewal
Community Improvement Project Area**



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 Commercial Corridors
Community Improvement Project
Area, Sheet 4 of 5



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**Downtown and Community Renewal
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Legend
 Commercial Corridors
 Community Improvement Project Area, Sheet 5 of 5



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