

**Authority:** Item , Planning Committee  
Report 21-\_\_\_\_ (PED21035(a))  
CM:  
Ward: 1 through 15

**Bill No.**

**CITY OF HAMILTON**

**BY-LAW NO. 21-\_\_\_\_**

**To Designate  
The Revitalizing Hamilton’s Commercial Districts  
Community Improvement Project Area**

**WHEREAS** Section 28 of the *Planning Act* entitled “Community Improvement” provides in subsection (2) that “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** under Section 28(1) of the *Planning Act*, a “community improvement project area” is defined as “a municipality or 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 21-\_\_\_\_ identifies various commercial areas in the City of Hamilton including the Ancaster Commercial District Community Improvement Project Area, Barton Village Commercial District Community Improvement Project Area, Binbrook Commercial District Community Improvement Project Area, Concession Street Commercial District Community Improvement Project Area, Downtown Hamilton Commercial District Community Improvement Project Area Dundas Commercial District Community Improvement Project Area, Locke Street Commercial District Community Improvement Project Area, Ottawa Street Commercial District Community Improvement Project Area, Stoney Creek Commercial District Community Improvement Project Area, Waterdown Commercial District Community Improvement Project Area, Westdale Commercial District Community Improvement Project Area, the Mount Hope/Airport Gateway Community Improvement Project Area, Strategic Commercial Corridors

Community Improvement Project Area (Maps 1 through 6) as well as all properties within the municipal boundary designated under Part IV or V of the *Ontario Heritage Act*, and collectively designates said areas as the “Revitalizing Hamilton’s Commercial Districts 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 2021 and titled ‘Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area Map’;

**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. 16-125 is repealed on such day that By-law 21-\_\_\_\_ enacting the Revitalizing Hamilton’s Commercial Districts Community Improvement Plan comes into effect in accordance with Subsection 28(4) of the *Planning Act*.
2. The geographic areas of the City of Hamilton as defined in Schedule “A” and forming part of this by-law, are hereby designated as the “Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area”.
3. A heritage property that is not otherwise included in a defined area within the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area as described in Section 2 above, is designated as part of said Project Area, provided that the property/building is:
  - a) designated under Part IV or Part V of the *Ontario Heritage Act*;
  - b) located within the municipal boundary of the City of Hamilton; and,
  - c) currently, or will be, used for a commercial, institutional, industrial and/or multi-residential use.
4. A property that is not otherwise included in a defined area within the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area as described in Section 2 or 3 above, is designated as part of said Project Area, provided that the property is:
  - a) adjacent to an eligible CIPA property; and
  - b) is forming part of a comprehensive development with an adjacent CIPA property with the determination of properties forming part of a comprehensive development at the discretion of the City and will include

consideration of physical elements which are required for the satisfactory functionality of both properties.

5. A property that is only partially included in a defined area within the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area as described in Section 2 or 3 above, may be designated wholly, partially or not at all as part of said Project Area at the discretion of the City based on considerations that may include, but may not limited to:
- a) the relative proportion of the property located within the CIPA boundary versus that located outside the CIPA boundary;
  - b) the presence of any existing/planned buildings/structures and their planned use on the portion of the property within the CIPA boundary; and/or,
  - c) the overall planned use/development of the property and its conformity with the purpose and goals of the Revitalizing Hamilton’s Commercial Districts Community Improvement Plan and its applicable programs.

**PASSED** this \_\_\_\_ day of September, 2021

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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

Schedule “A” to By-law No.21-\_\_\_\_

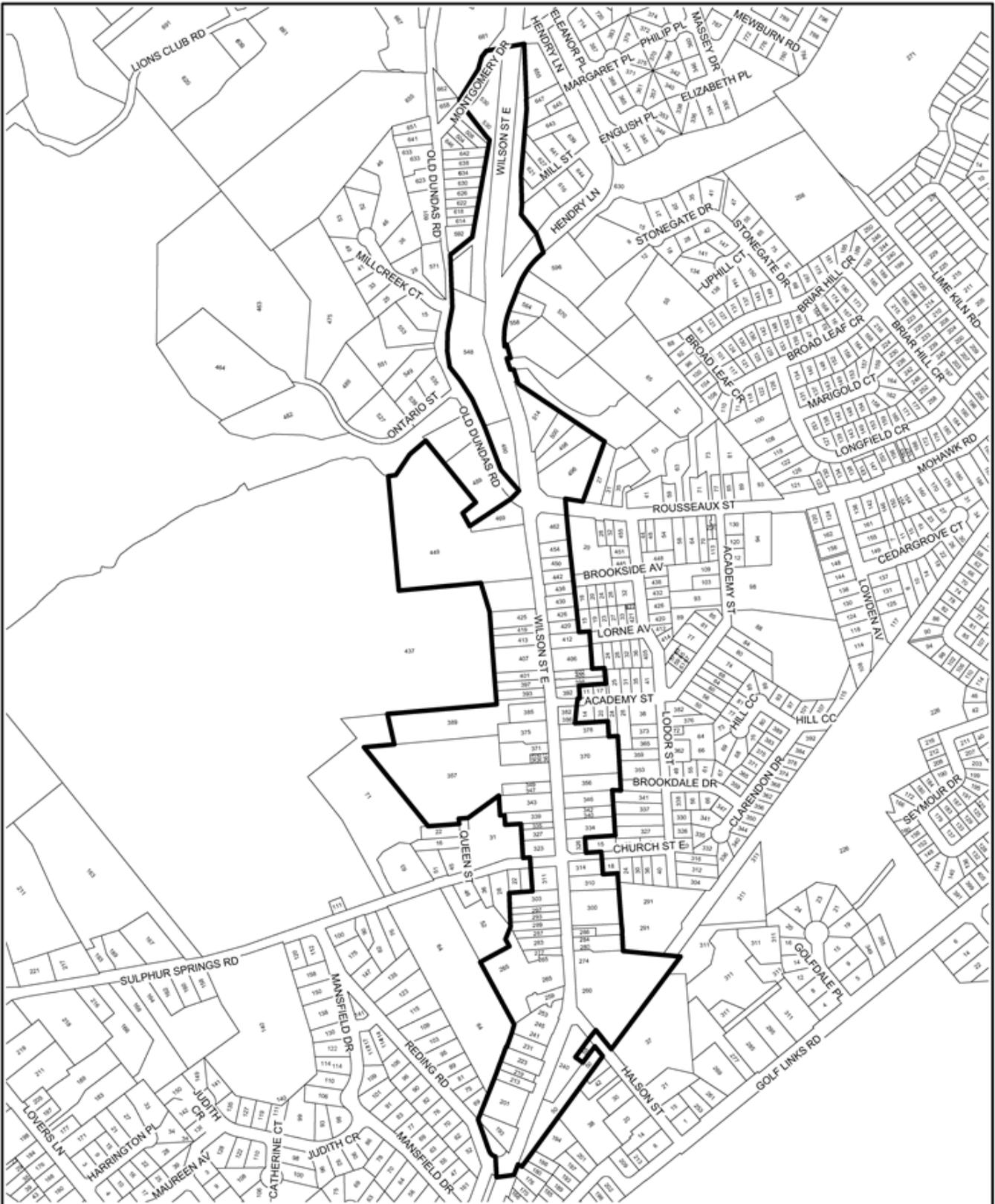
**CITY OF HAMILTON**

**REVITALIZING HAMILTON’S  
COMMERCIAL DISTRICTS  
COMMUNITY IMPROVEMENT  
PROJECT AREA**

**Planning and Economic Development Department  
Economic Development Division**

September 2021

This Project Area repeals and replaces the Downtown and Community Renewal Community Improvement Project Area, originally adopted and approved by Hamilton City Council on May 11, 2016 (By-law 16-125), as amended.



**Schedule "A"**  
Map Forming Part of By-Law No. 21-

Date:  
January 2021



Not To Scale

Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend

 Ancaster Commercial District  
Community Improvement Project  
Area



**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT



**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT

**Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map**

Date: January 2021

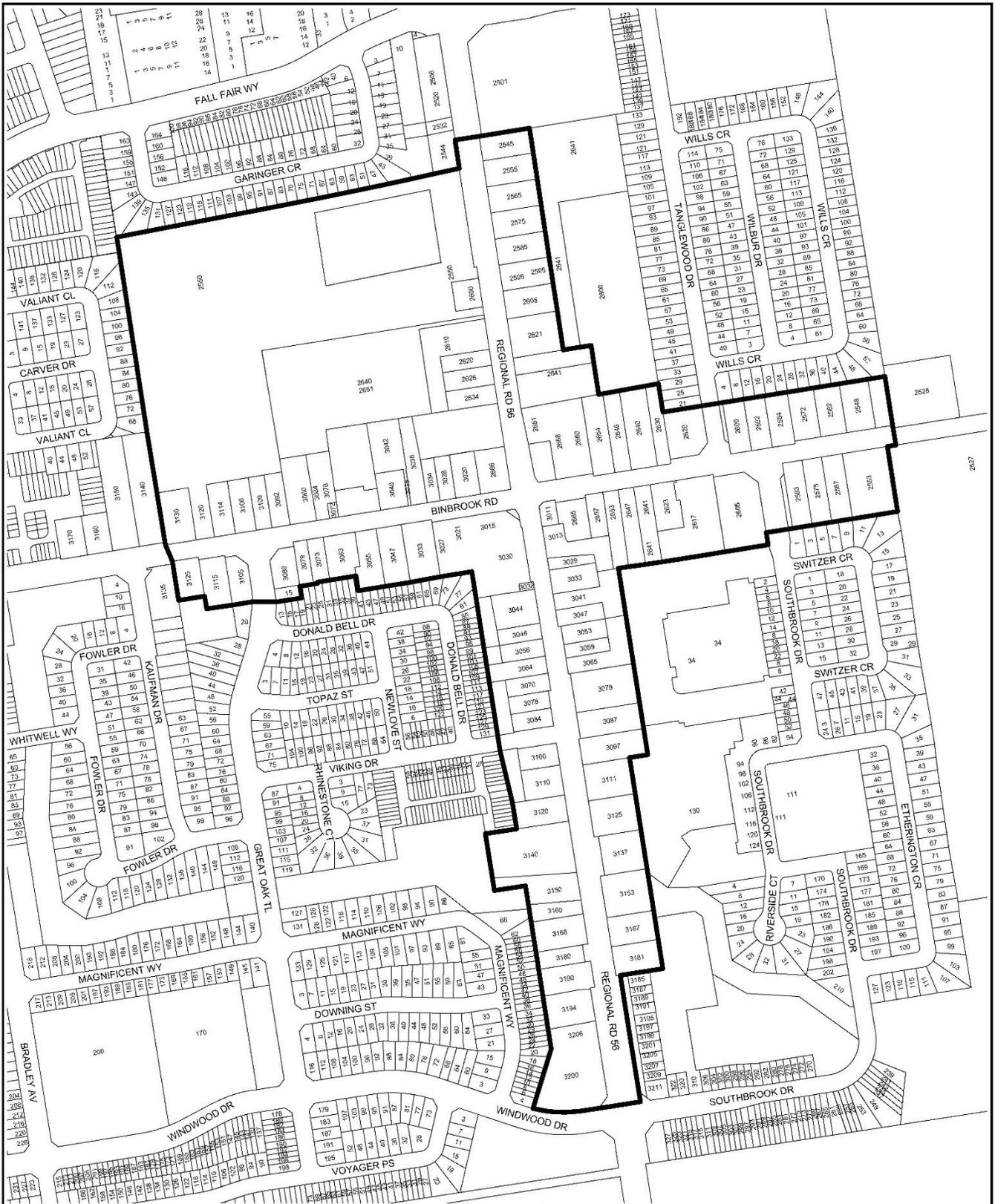
Legend

- Baron Village Commercial District Community Improvement Project Area

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**Schedule "A"**  
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**Schedule "A"**  
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Date: January 2021	<b>Revitalizing Hamilton's Commercial Districts Community Improvement Project Area Map</b>	 HAMILTON 2 AN ANNE AND ECONOMIC DEVELOPMENT DEPARTMENT
 Not To Scale	Legend  Binbrook Commercial District Community Improvement Project Area	

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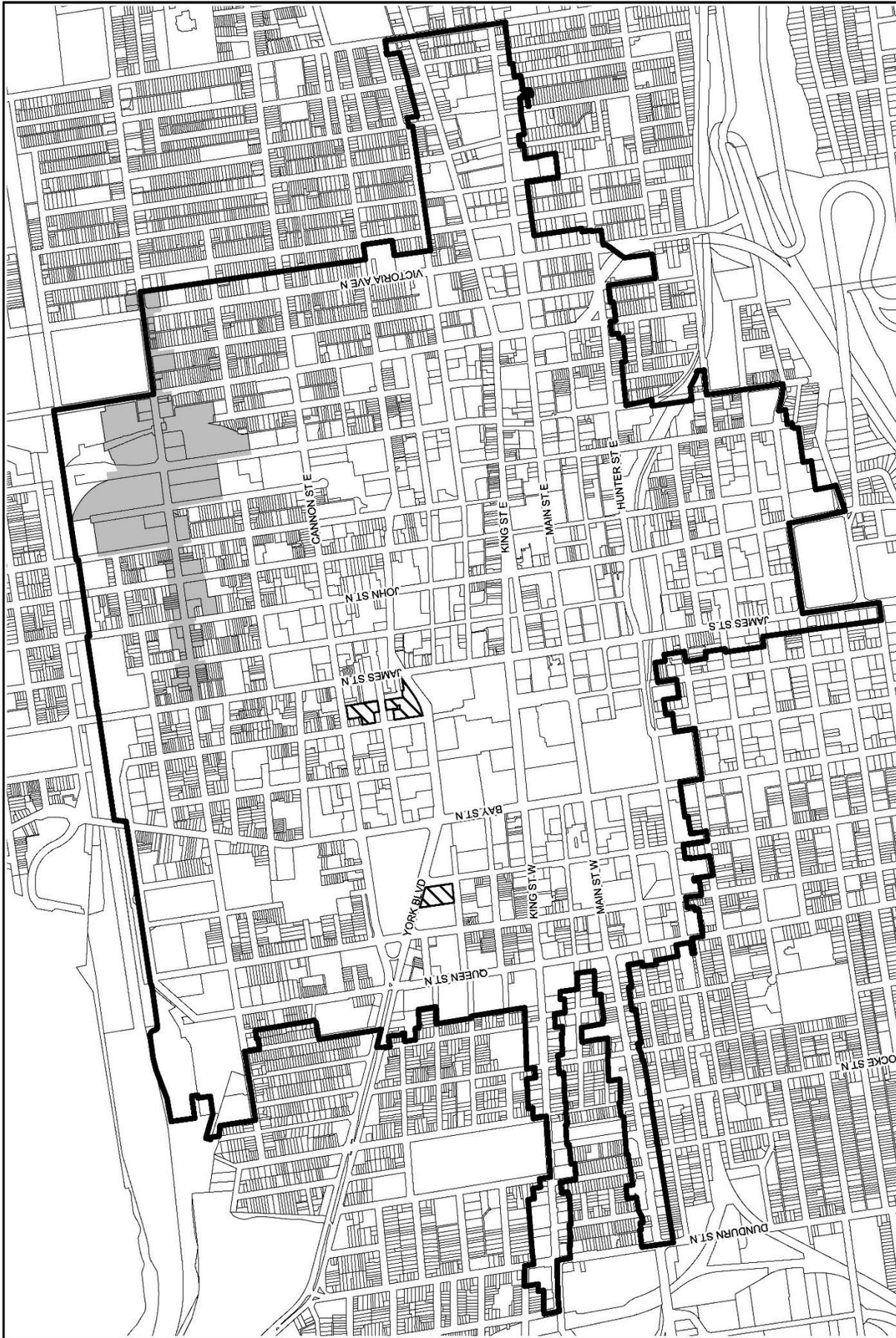
Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend  
 Concession Street  
 District Community Improvement  
 Project Area

Date: January 2021  
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**Schedule "A"**  
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**Hamilton**  
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DEVELOPMENT DEPARTMENT

**Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map**

**Date:**  
January 2021



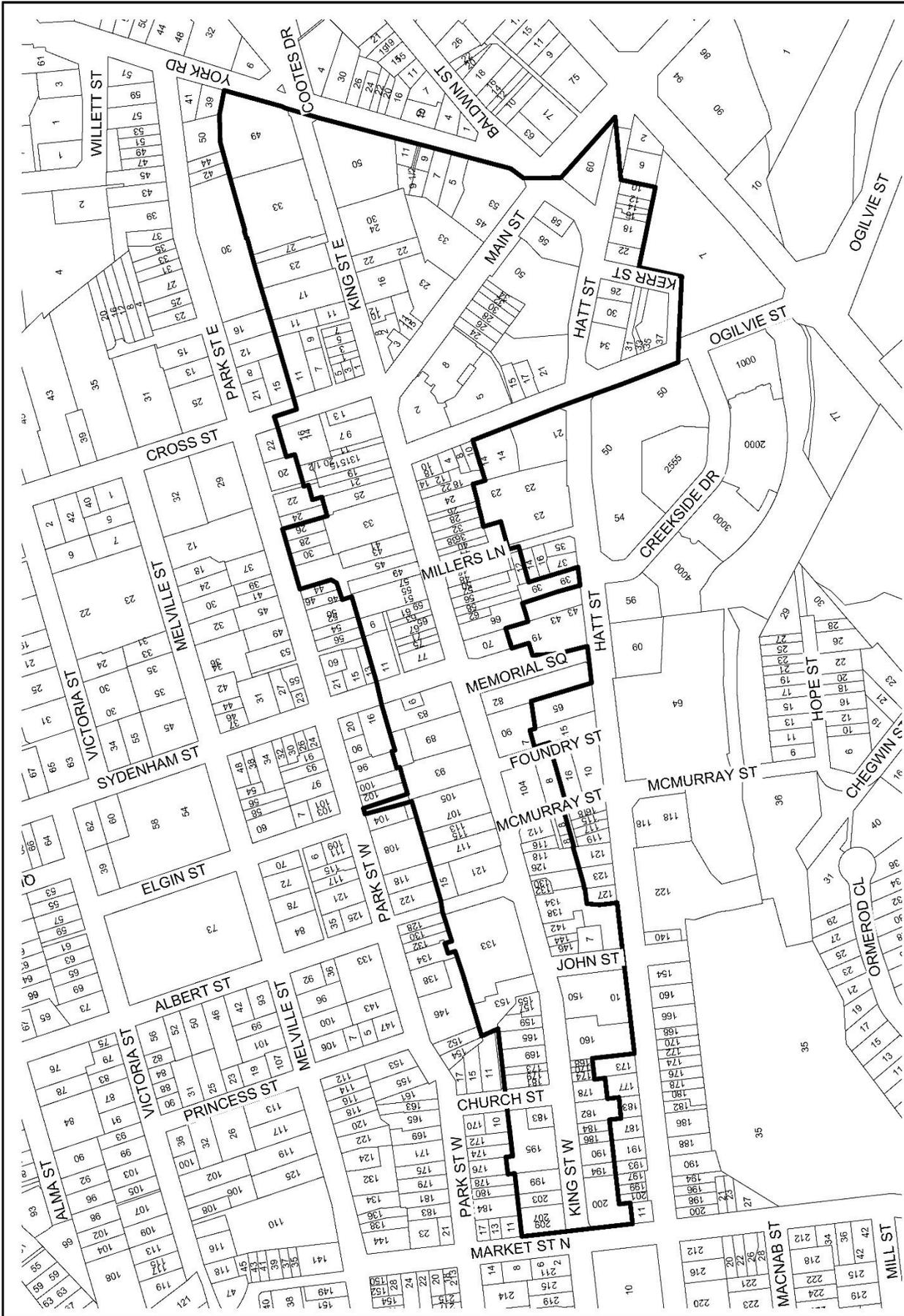
Not To Scale

**Legend**

- Downtown Hamilton Commercial District Community Improvement Project Area
- Area also available for the Downtown Entertainment Precinct Advancement
- Area also available for Barton/Kenworthy Commercial Corridor Building Improvement Grant Program

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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend  
 Dundas Commercial District Community Improvement Project Area

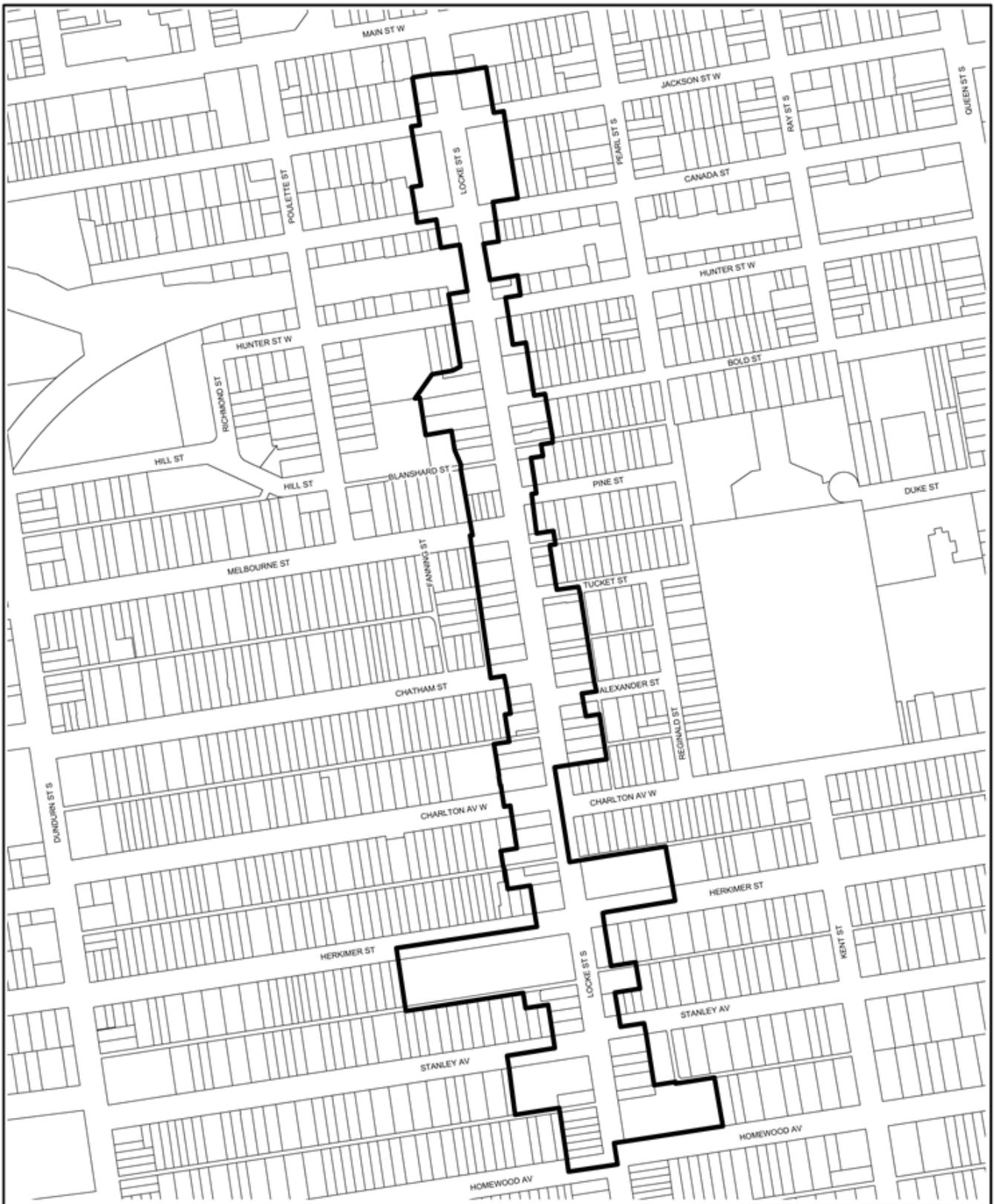
Date:  
January 2021



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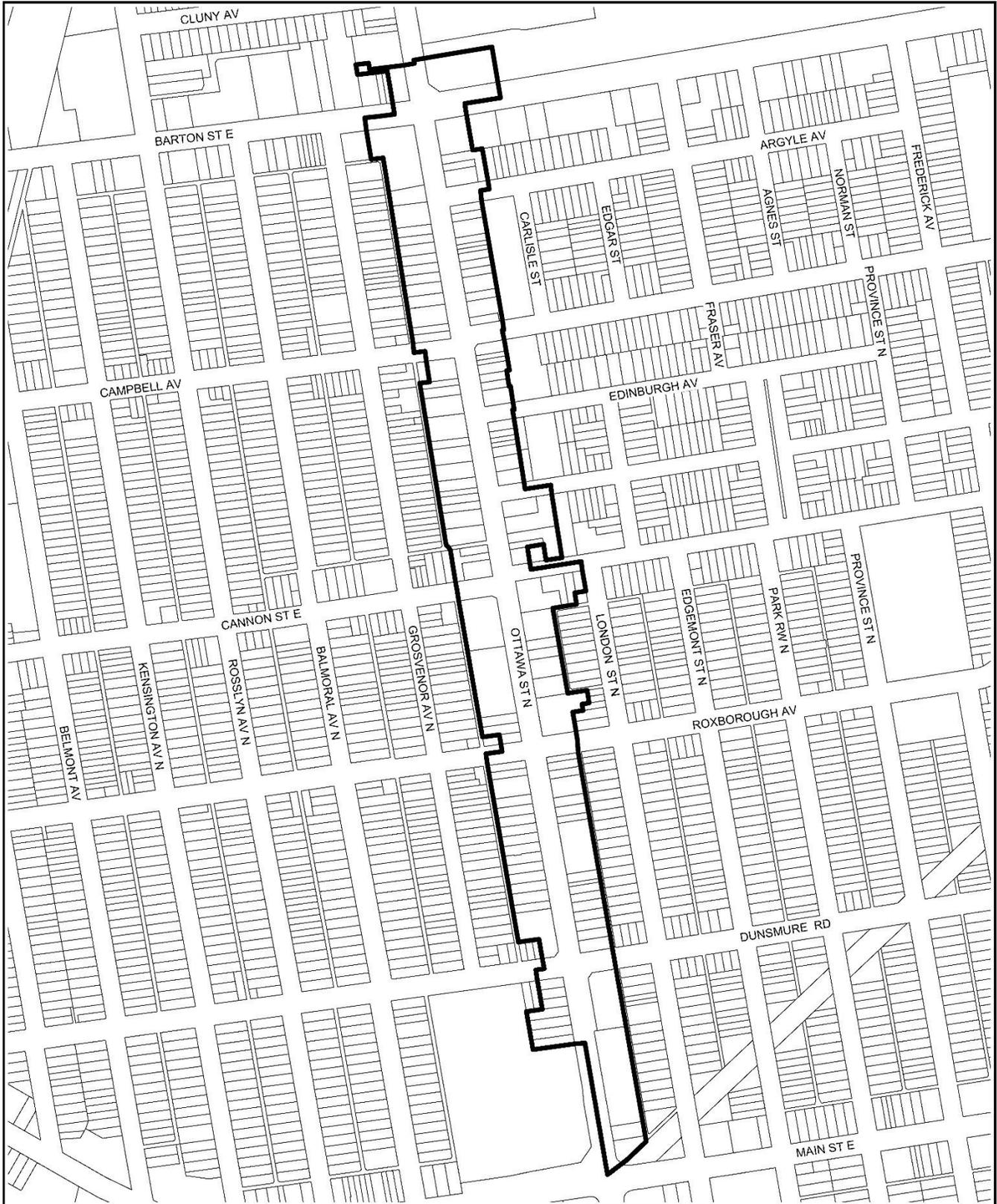
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 Not To Scale	<b>Legend</b>  Locke Street Commercial District Community Improvement Project Area





**Schedule "A"**  
Map Forming Part of By-Law No. 21-\_\_\_\_\_

<p>Date: January 2021</p>	<p><b>Revitalizing Hamilton's Commercial Districts Community Improvement Project Area Map</b></p>	 <p><b>Hamilton</b> PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
 <p>Not To Scale</p>	<p>Legend</p> <p> Ottawa Street Commercial District Community Improvement Project Area</p>	



Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend

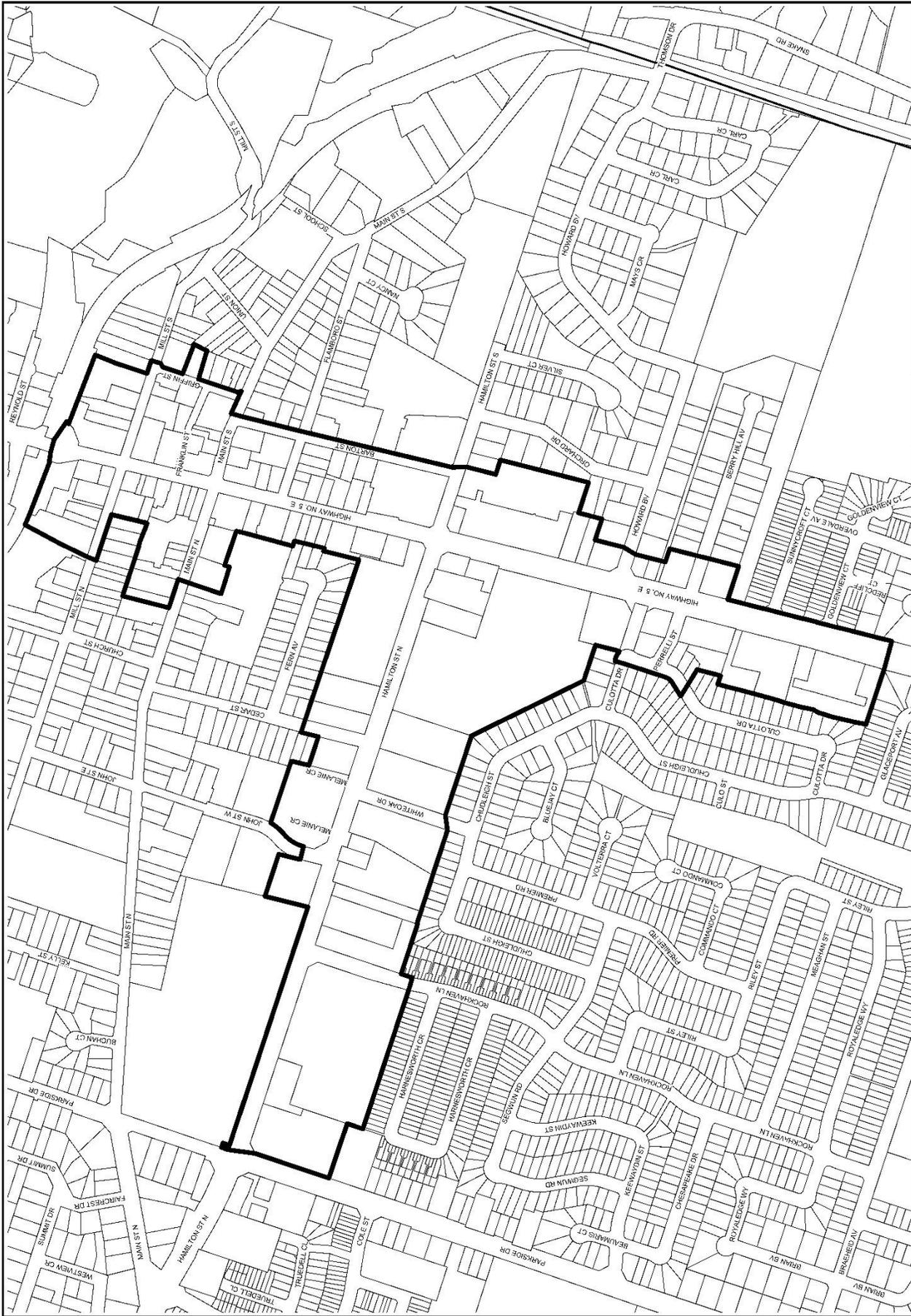
Stoney Creek Commercial District  
Community Improvement Project Area

Date: January 2021

Not To Scale

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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend

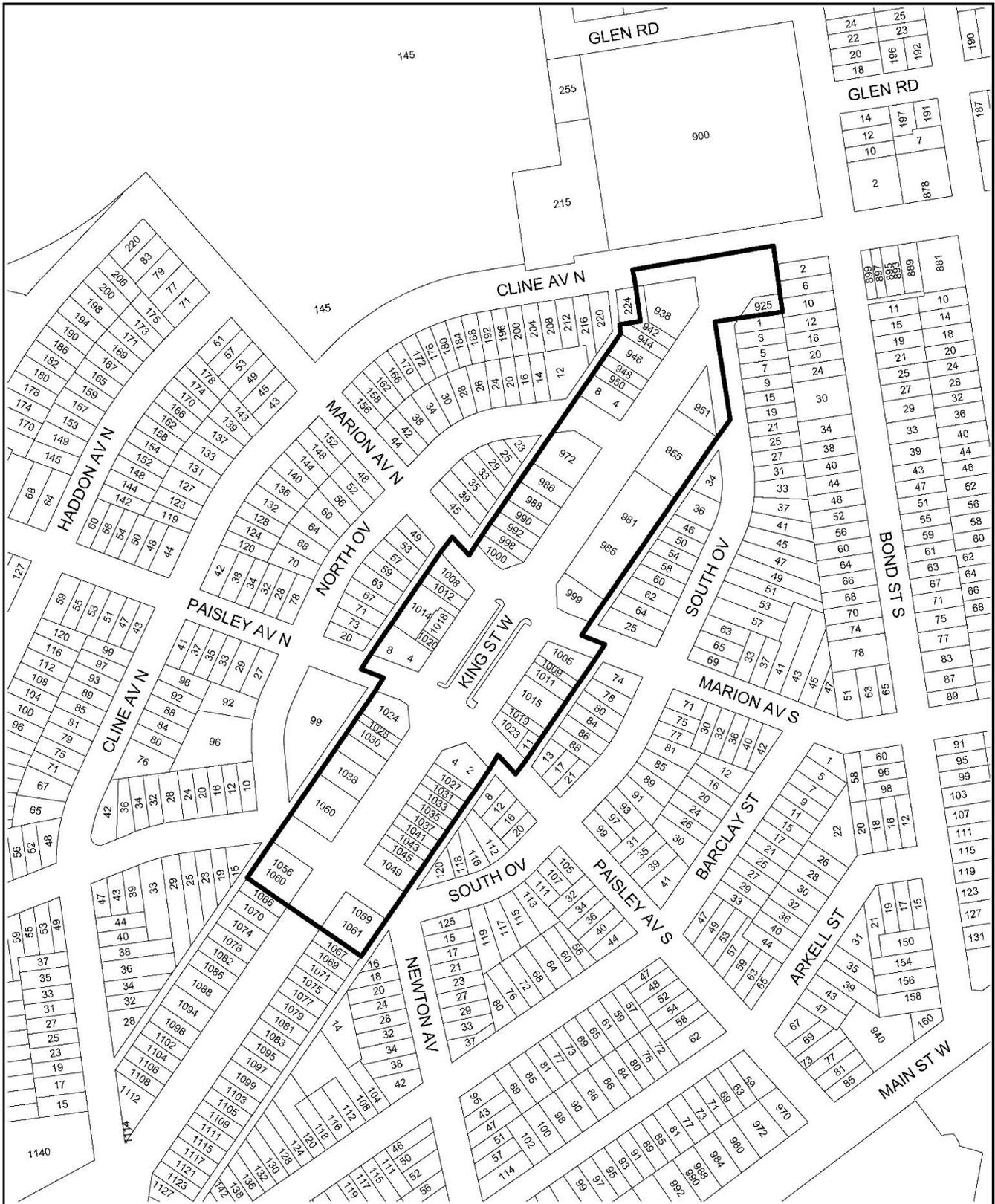
- Waterdown Commercial District
- Community Improvement Project Area

Date:  
January 2021

North Arrow  
Not To Scale

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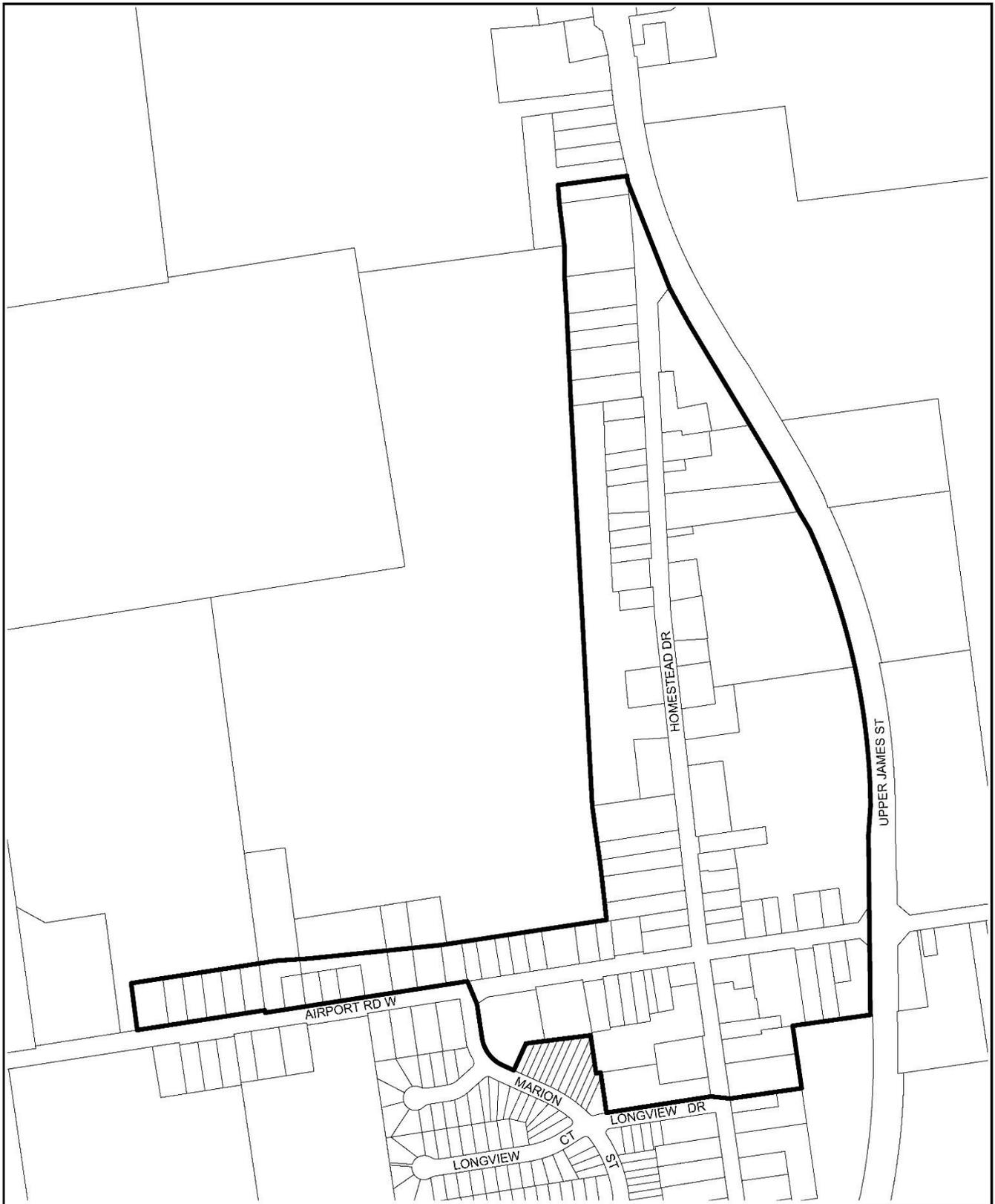
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 Not To Scale	Legend  Westdale Commercial District Community Improvement Project Area	

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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map



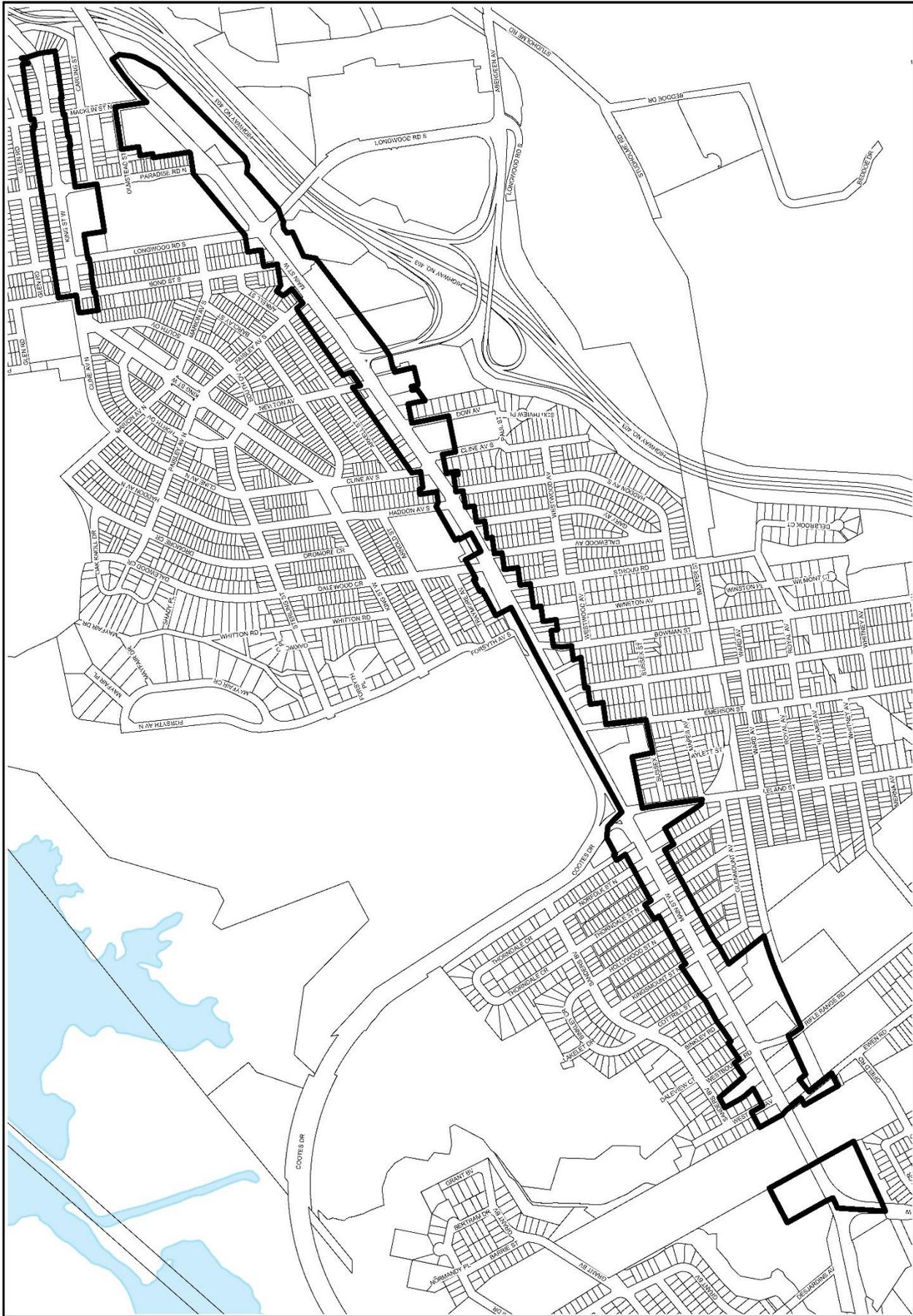
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Legend

-  Mount Hope / Airport Gateway  
Community Improvement Project Area



**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT



Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend  
 Strategic Commercial Corridors  
 Community Improvement Project Area (Map 1)

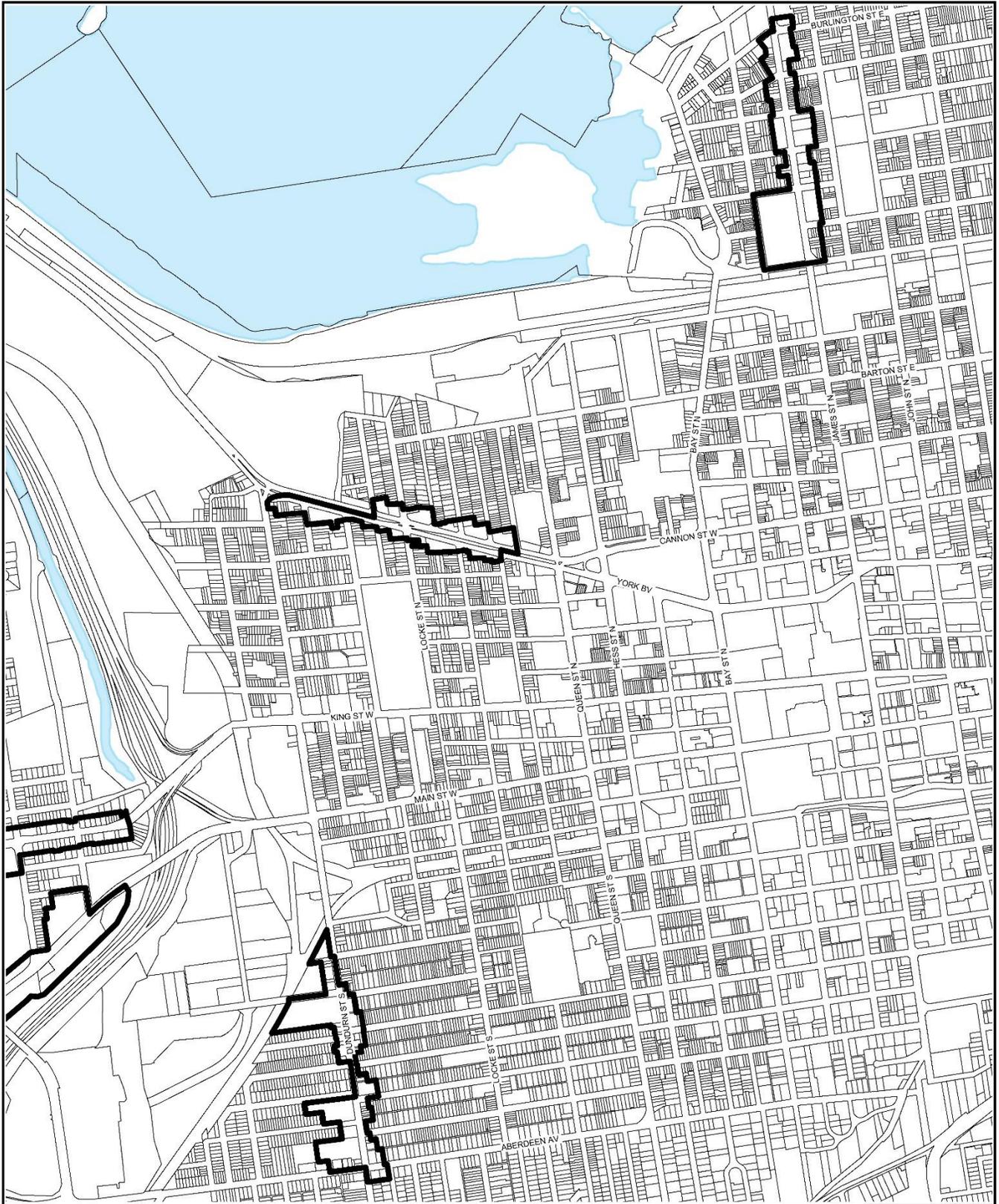
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**Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map**

Legend

 Strategic Commercial Corridors  
Community Improvement Project  
Area (Map 2)



**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT



Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

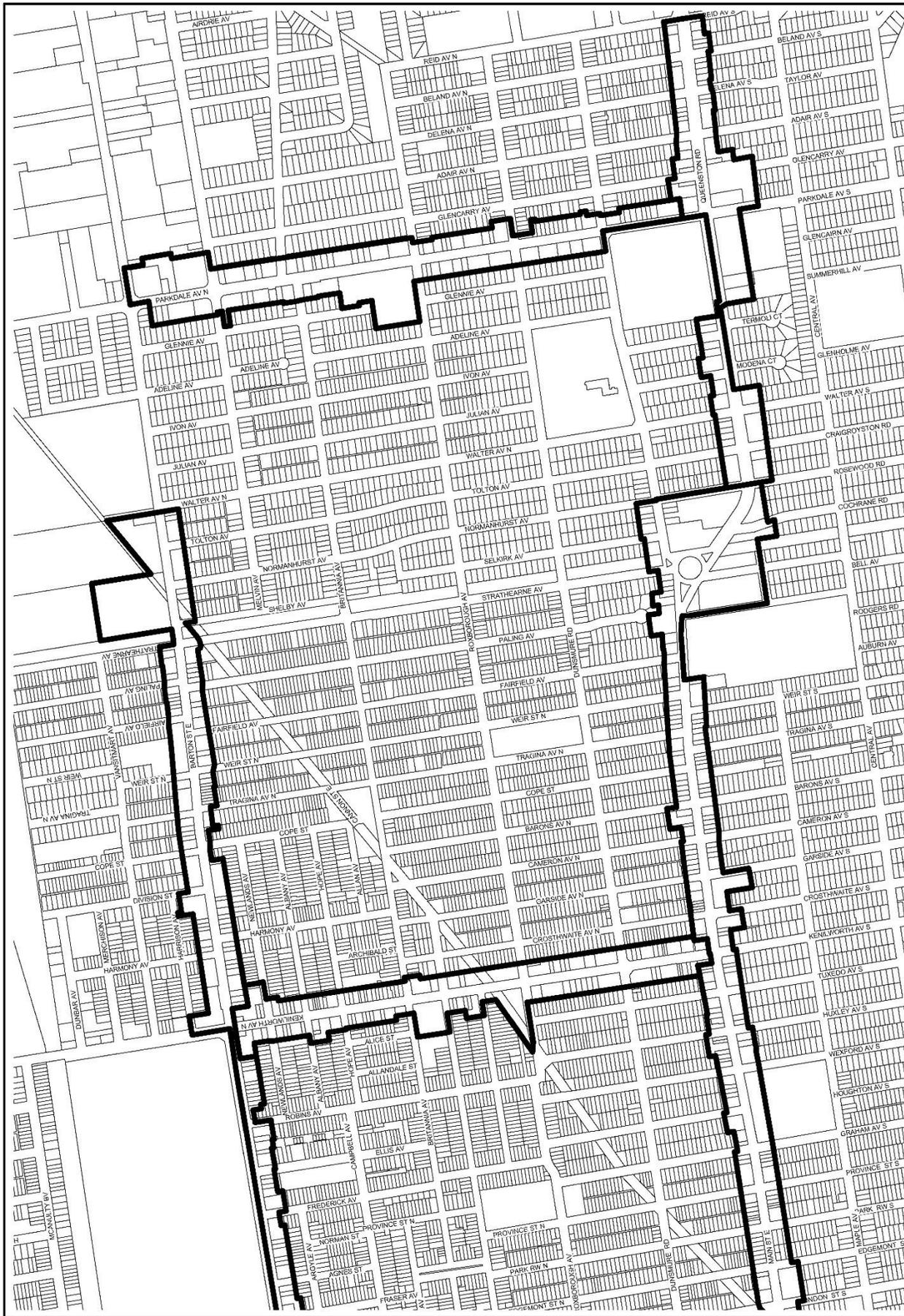
Legend  
 Strategic Commercial Corridors  
 Community Improvement Project Area (Map 5)

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January 2021

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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend  
 Strategic Commercial Corridors  
Community Improvement Project  
Area (Map 4)

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January 2021

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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

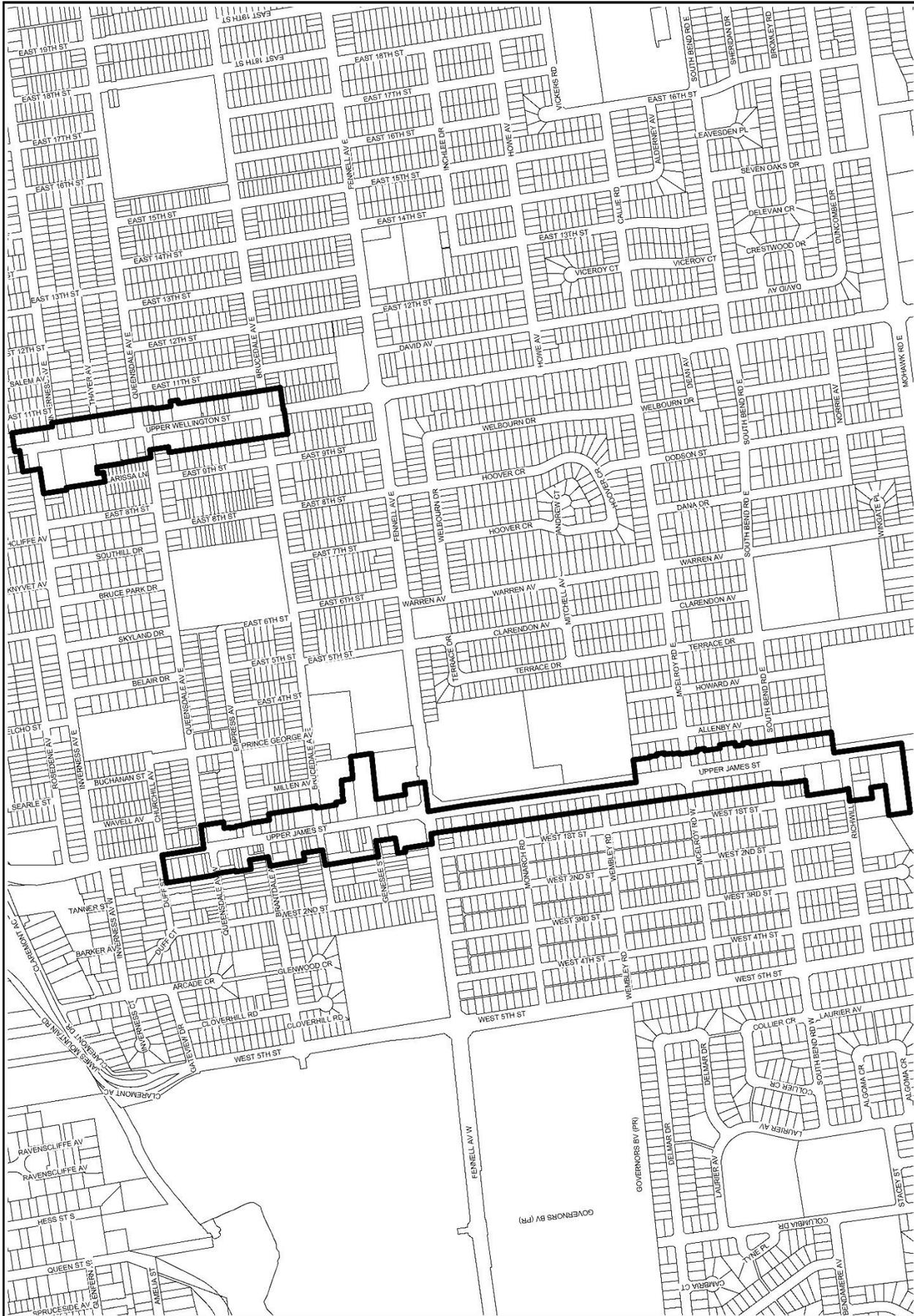
Legend  
Strategic Commercial Corridors  
Community Improvement Project Area (Map 5)



Date: January 2021

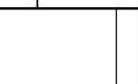
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Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Date: January 2021



Legend  
Strategic Commercial Corridors  
Community Improvement Project Area (Map 6)

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