

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

F. Eisenberger
Mayor

A. Holland
City Clerk

Schedule “A” to By-law No.21-____

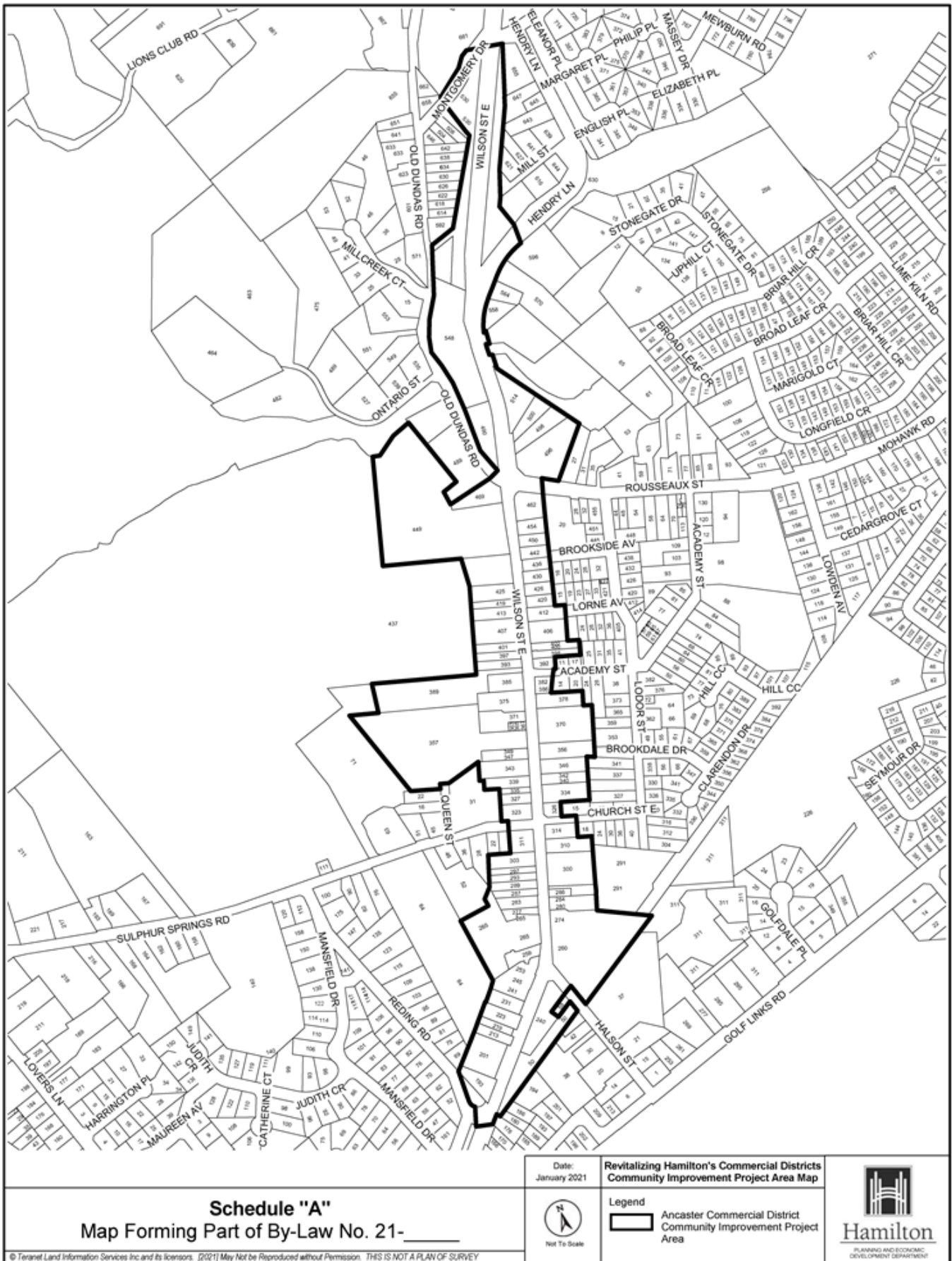
CITY OF HAMILTON

**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.







Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

Legend

Baron Village Commercial District Community Improvement Project Area

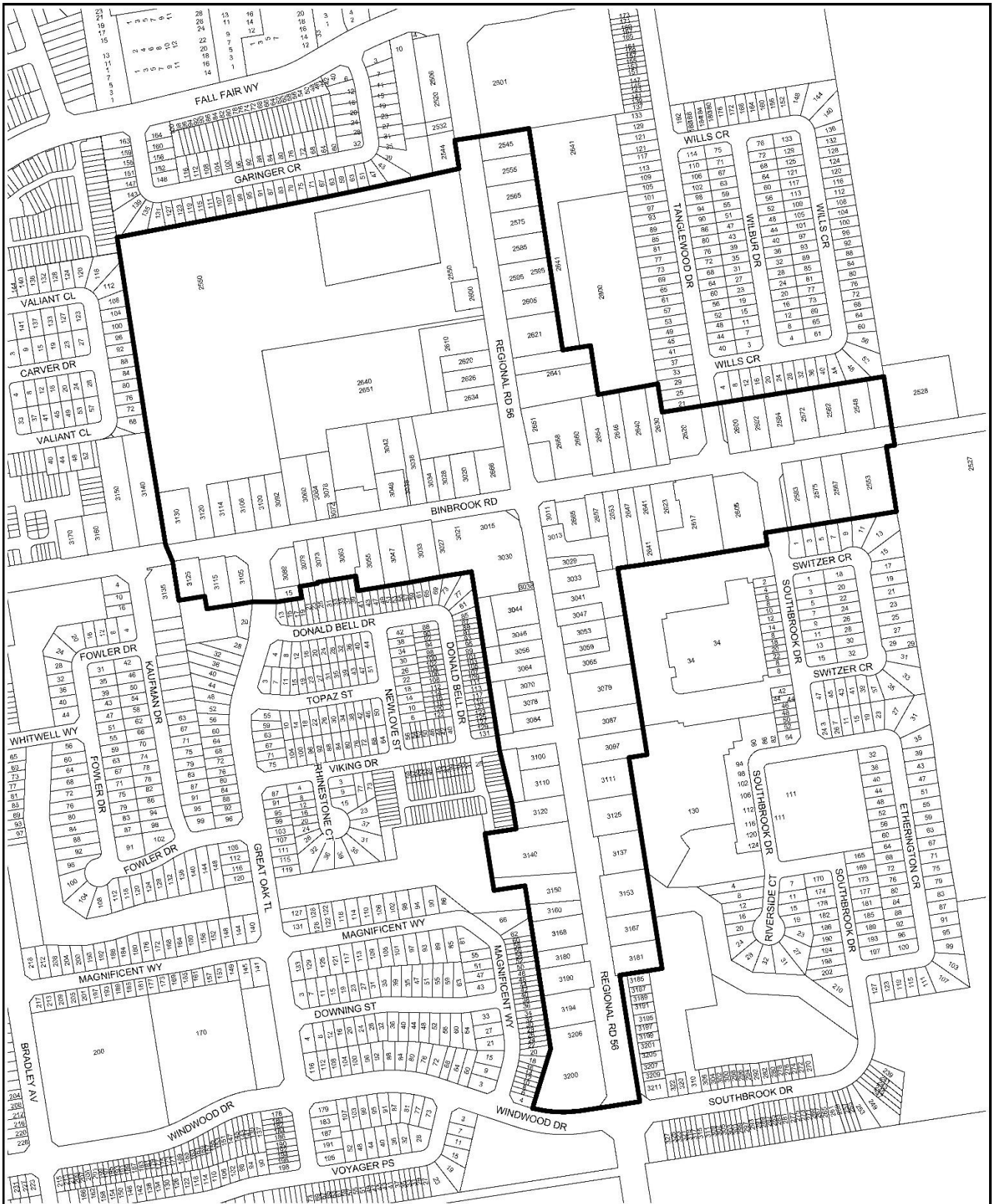
Date: January 2021

Not To Scale

Schedule "A"

Map Forming Part of By-Law No. 21-

© Transit Land Information Services Inc. and its licensors. 2021 May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY



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

© Teranet Land Information Services Inc. and its licensors. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Date:
January 2021



Not To Scale

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

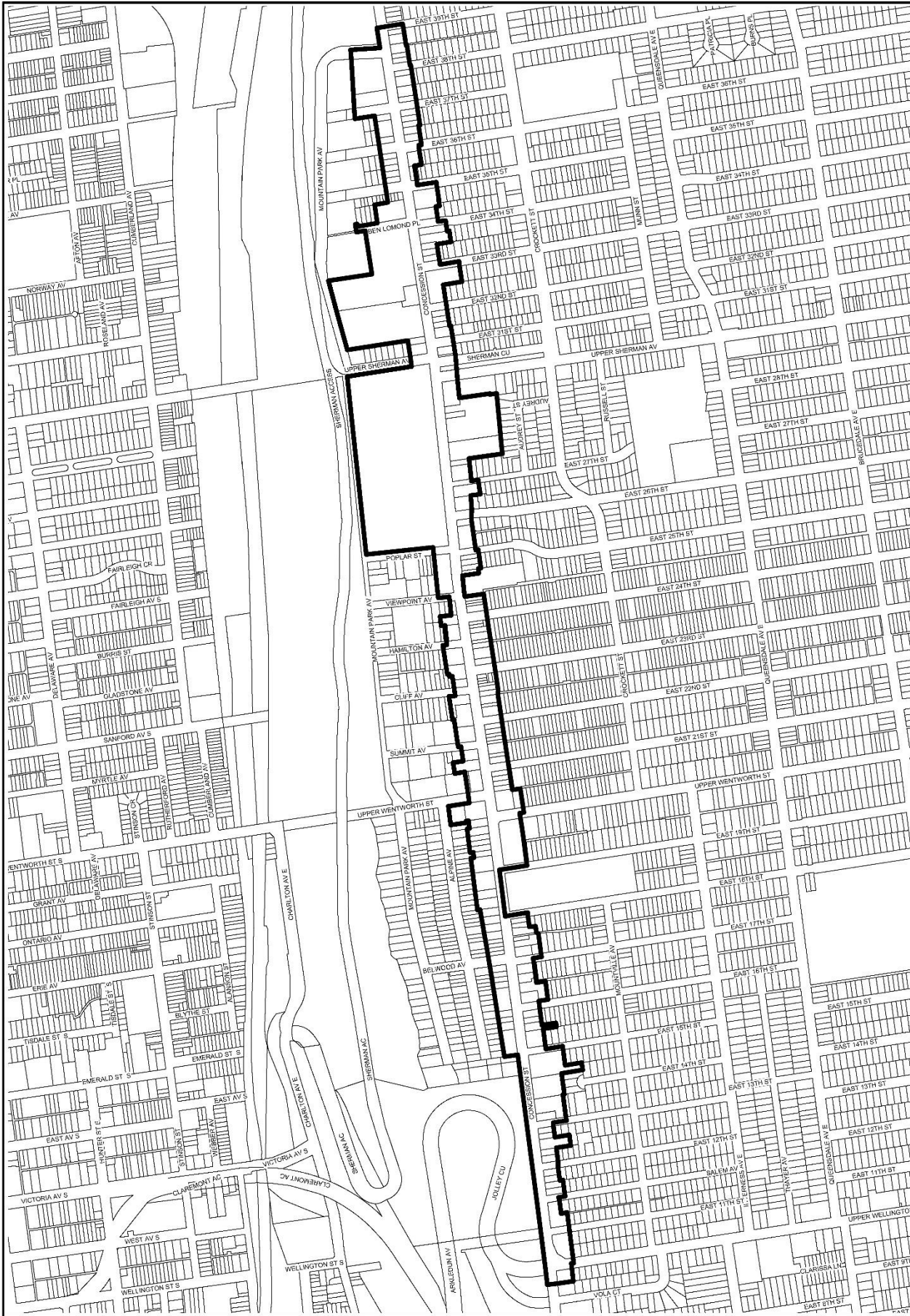
Legend

**Binbrook Commercial District
Community Improvement Project Area**



Hamilton
PLANNING AND ECONOMIC

DEVELOPMENT DEPARTMENT

Revitalizing Hamilton's Commercial Districts
Community Improvement Project Area Map

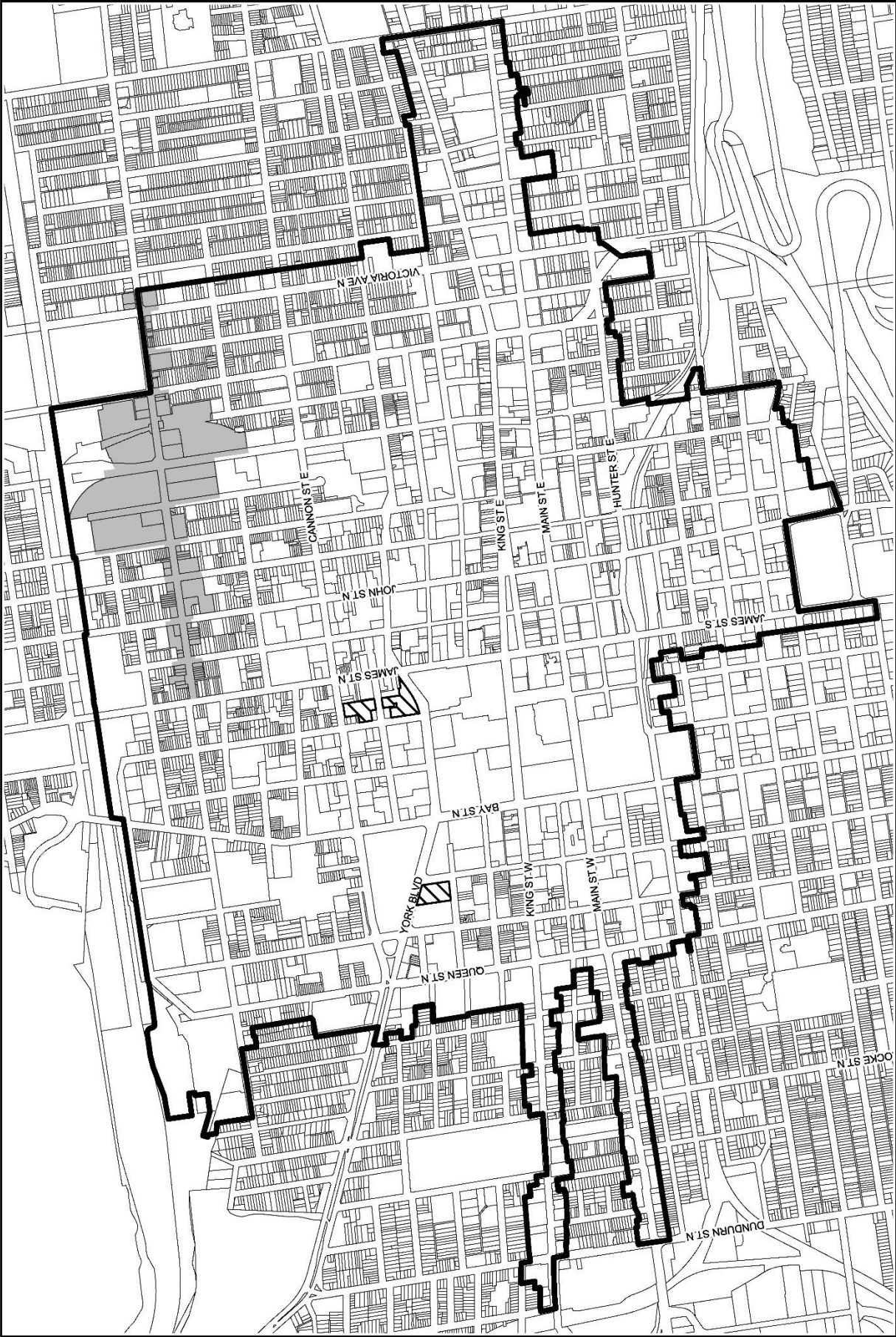
Date: January 2021


Legend



Not To Scale


Schedule "A"
Map Forming Part of By-Law





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




Date:
January 2021



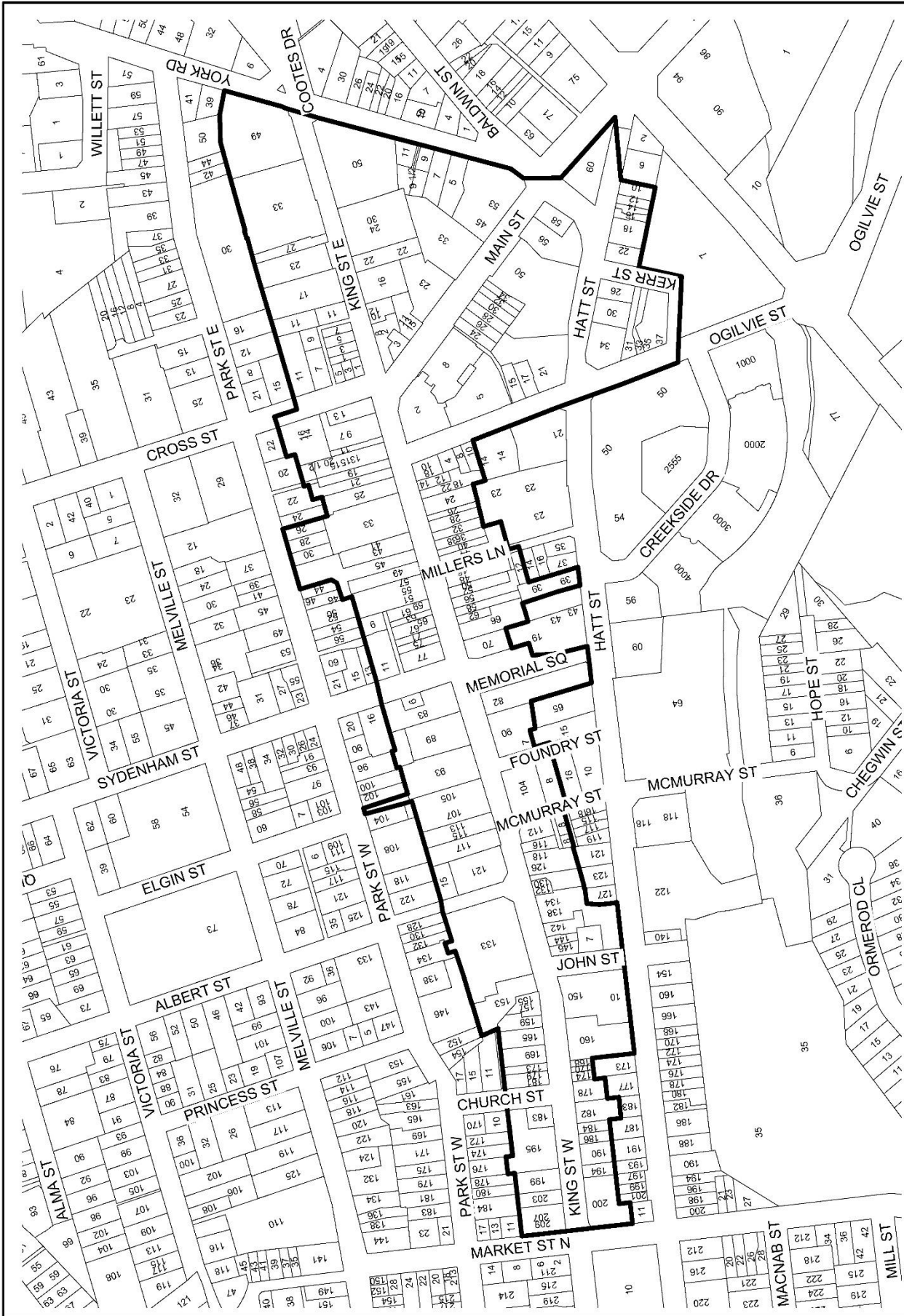
Not To Scale


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

Legend

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

© Teranet Land Information Services Inc. and its licensors. (2021) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY





Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

Date: January 2021

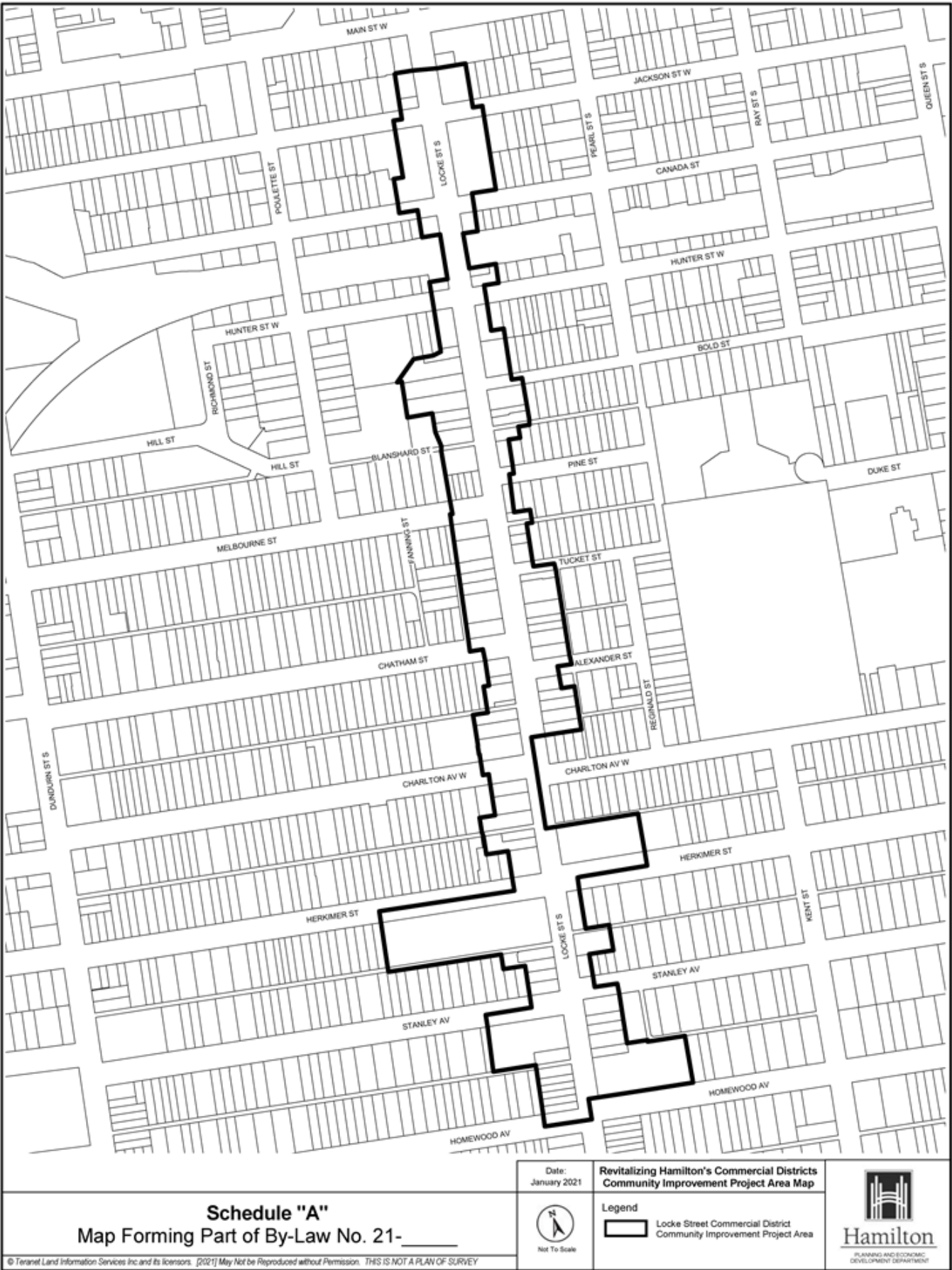
Legend: Dundas Commercial District Community Improvement Project Area

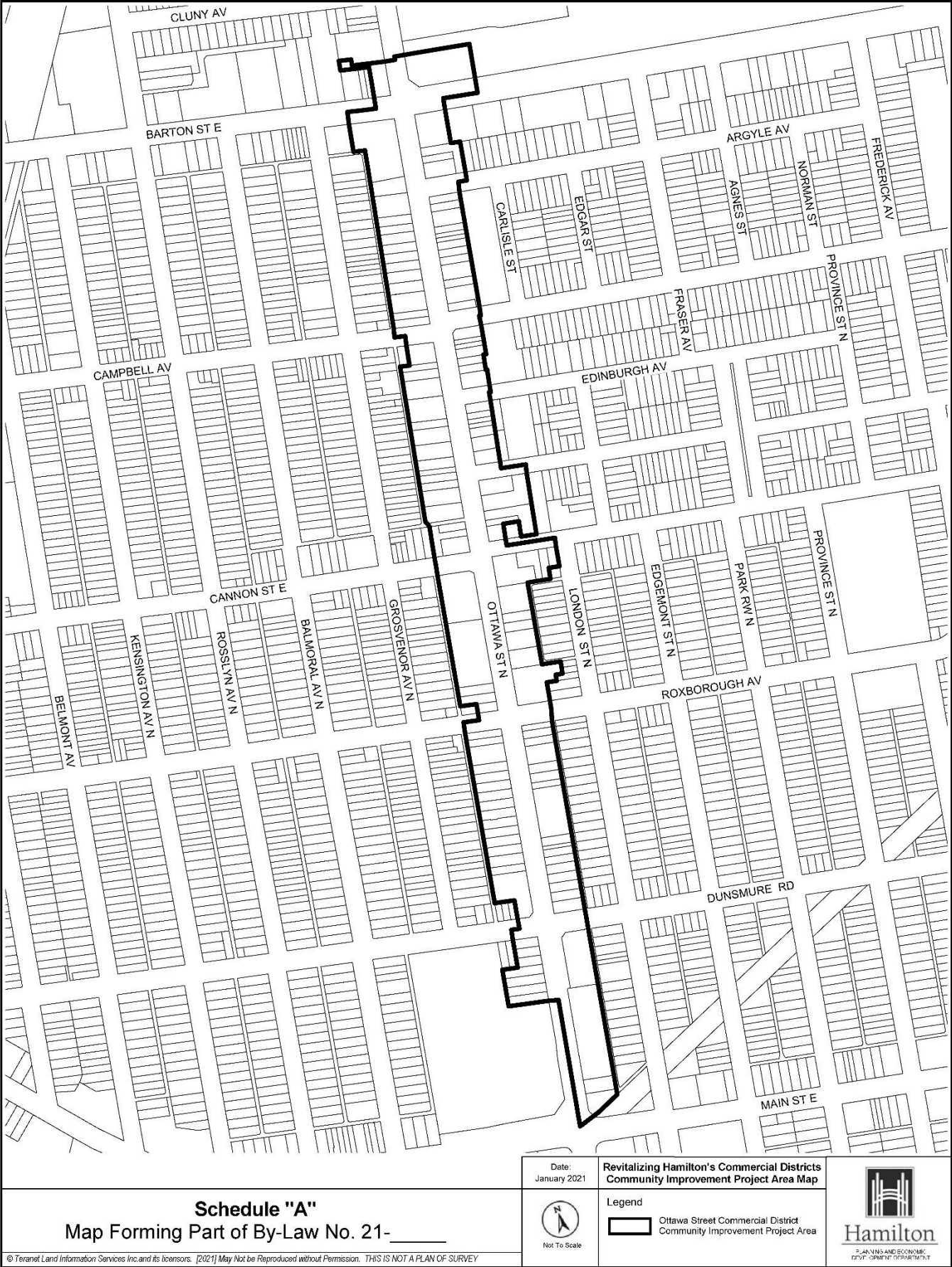
North Arrow

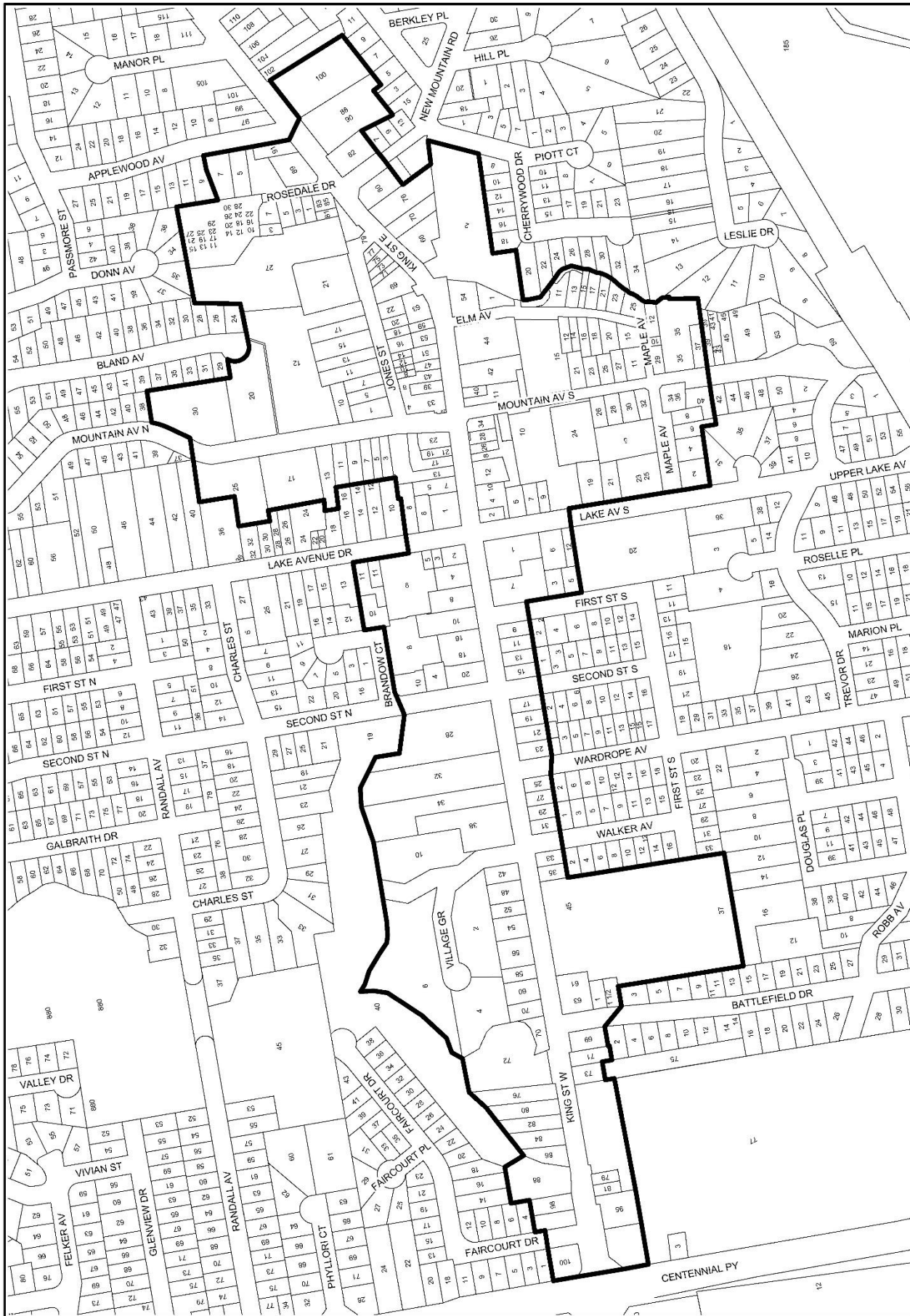
Schedule "A"


Map Forming Part of By-Law No. 21- _____

© Fearnet Land Information Services Inc. and its licensors. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY









Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

Date: January 2021

Legend

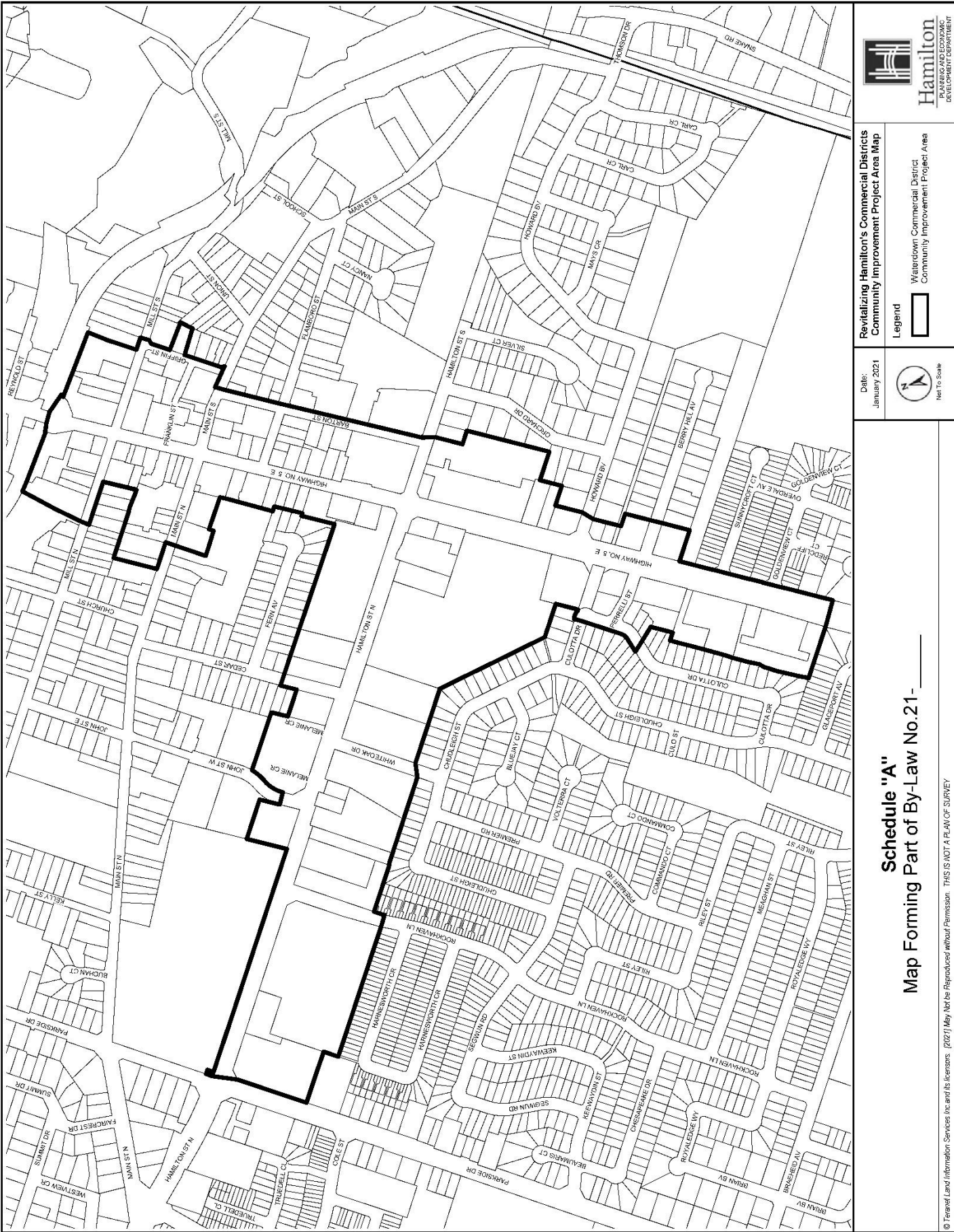
Stoney Creek Commercial District
Community Improvement
Project Area

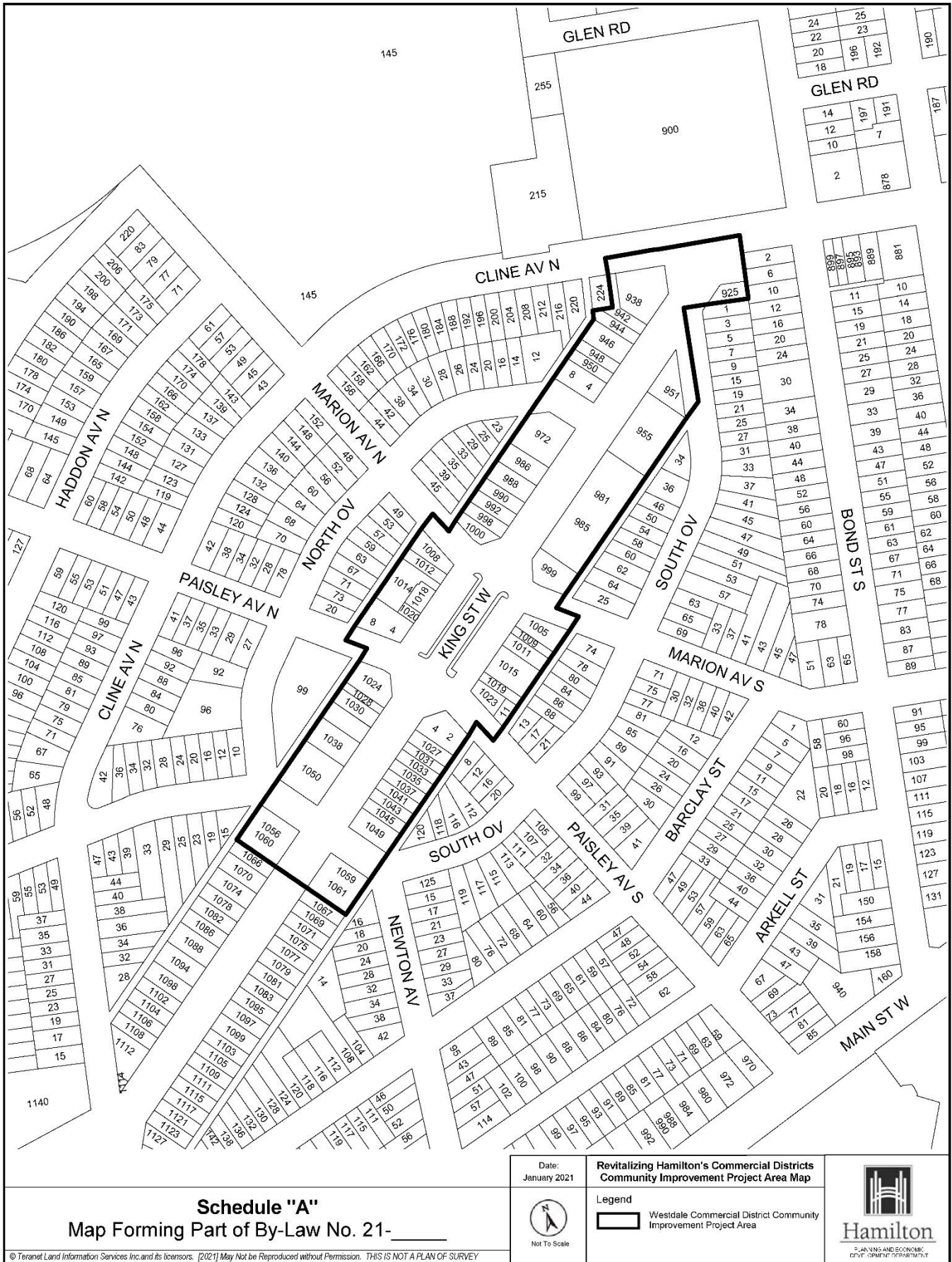
Not To Scale

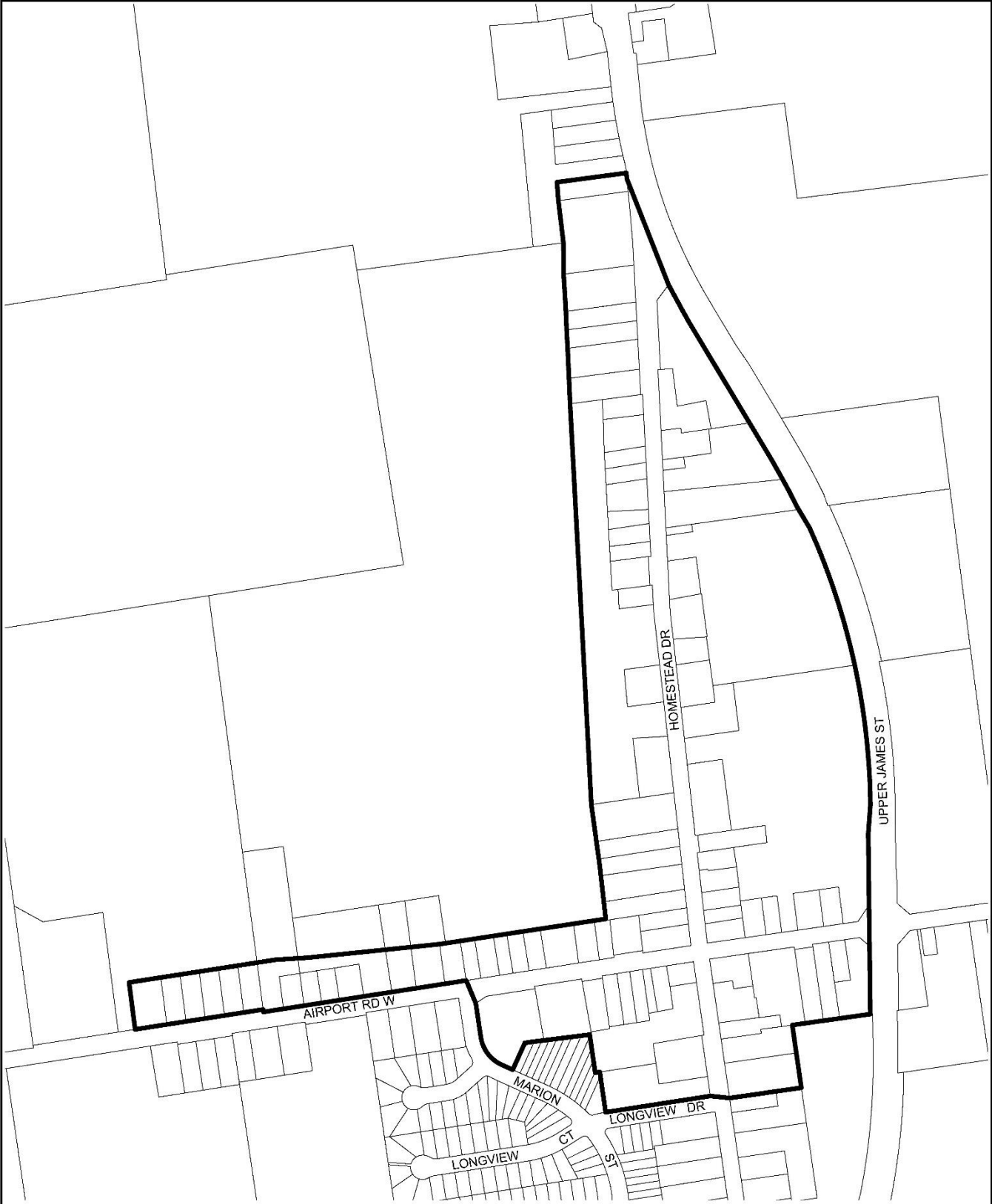
Schedule "A"

Map Forming Part of By-Law No. 21-

© Teranet Land Information Services Inc. and its licensors. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY







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

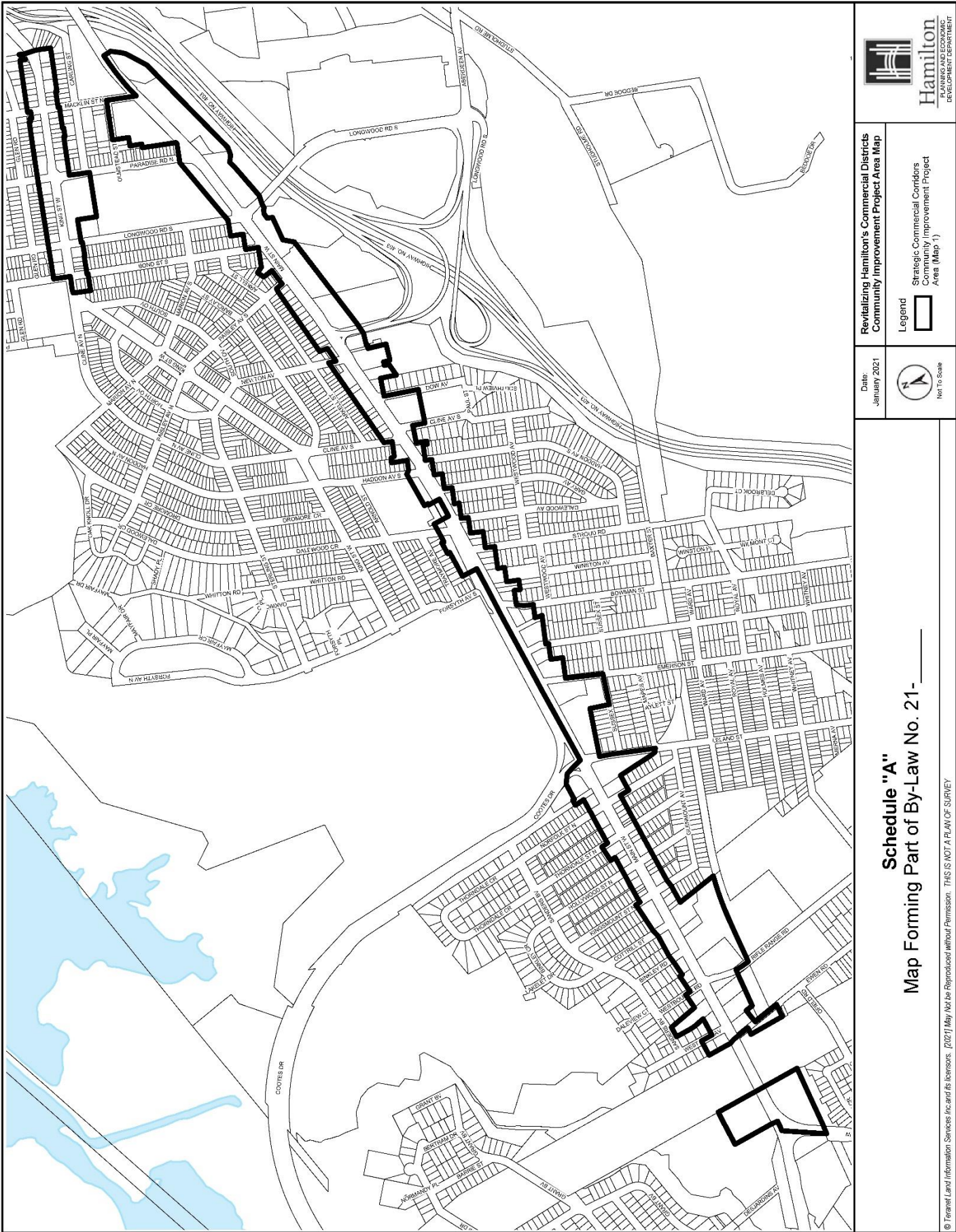
Date:
January 2021

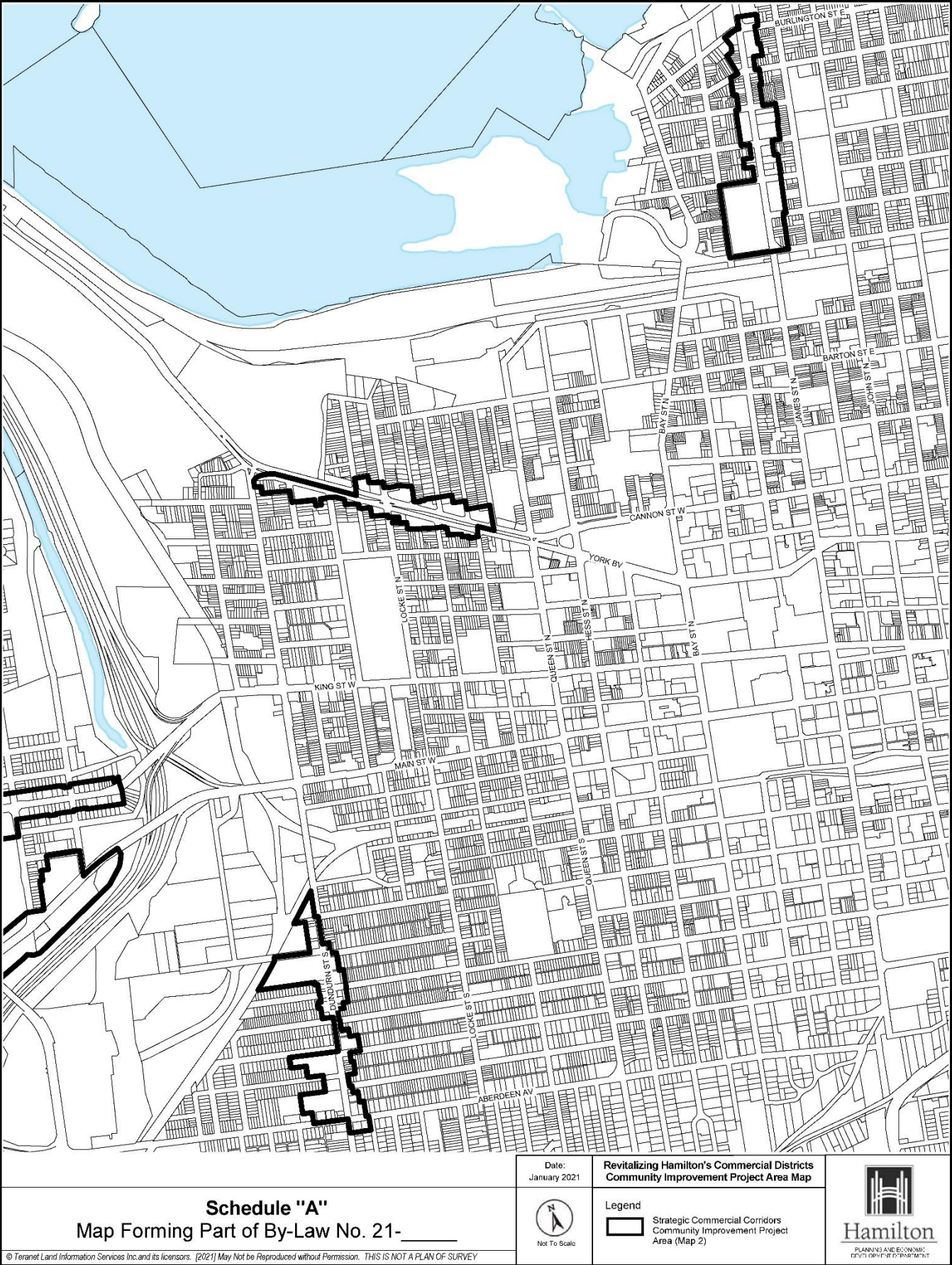


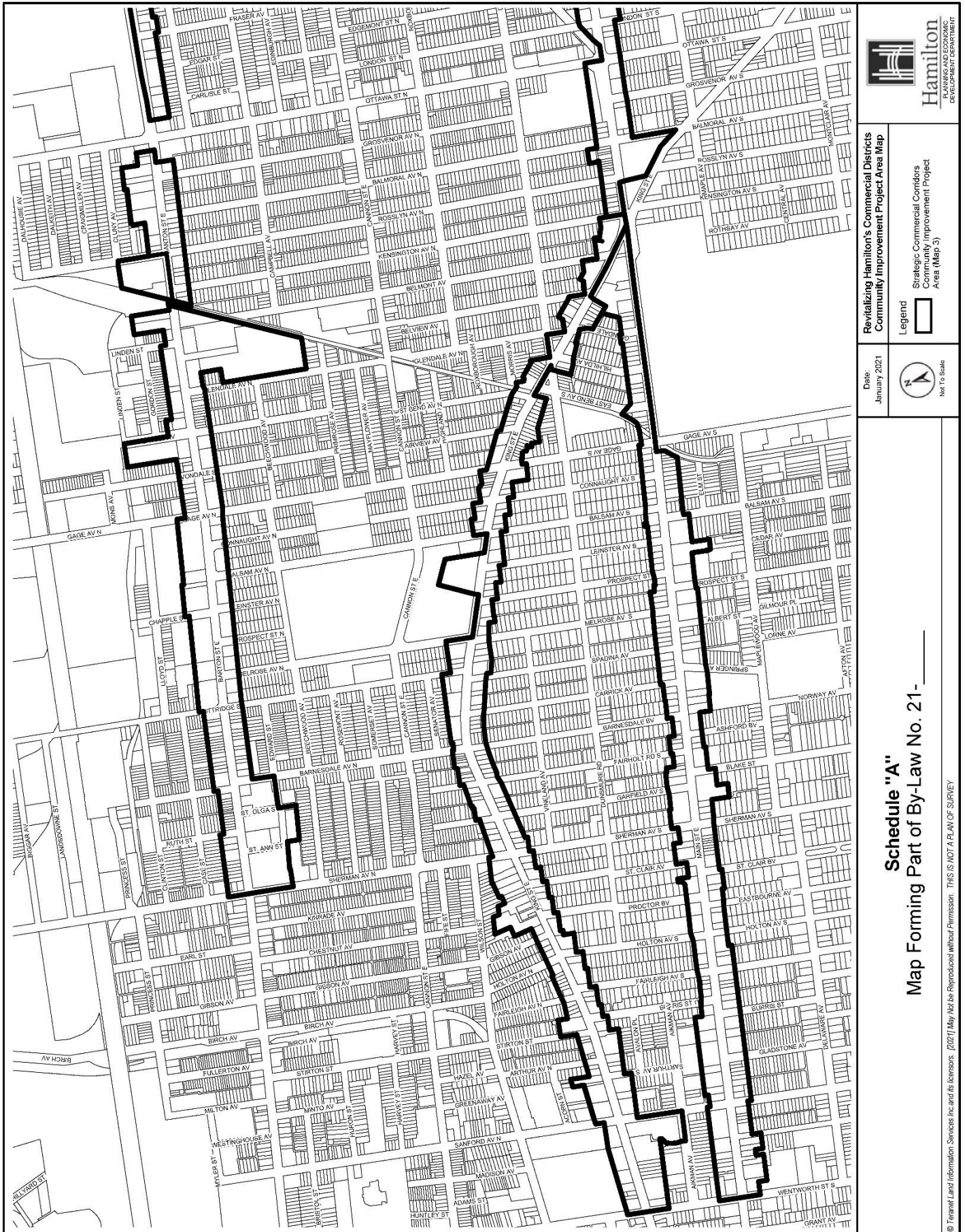
Revitalizing Hamilton's Commercial Districts
Community Improvement Project Area Map

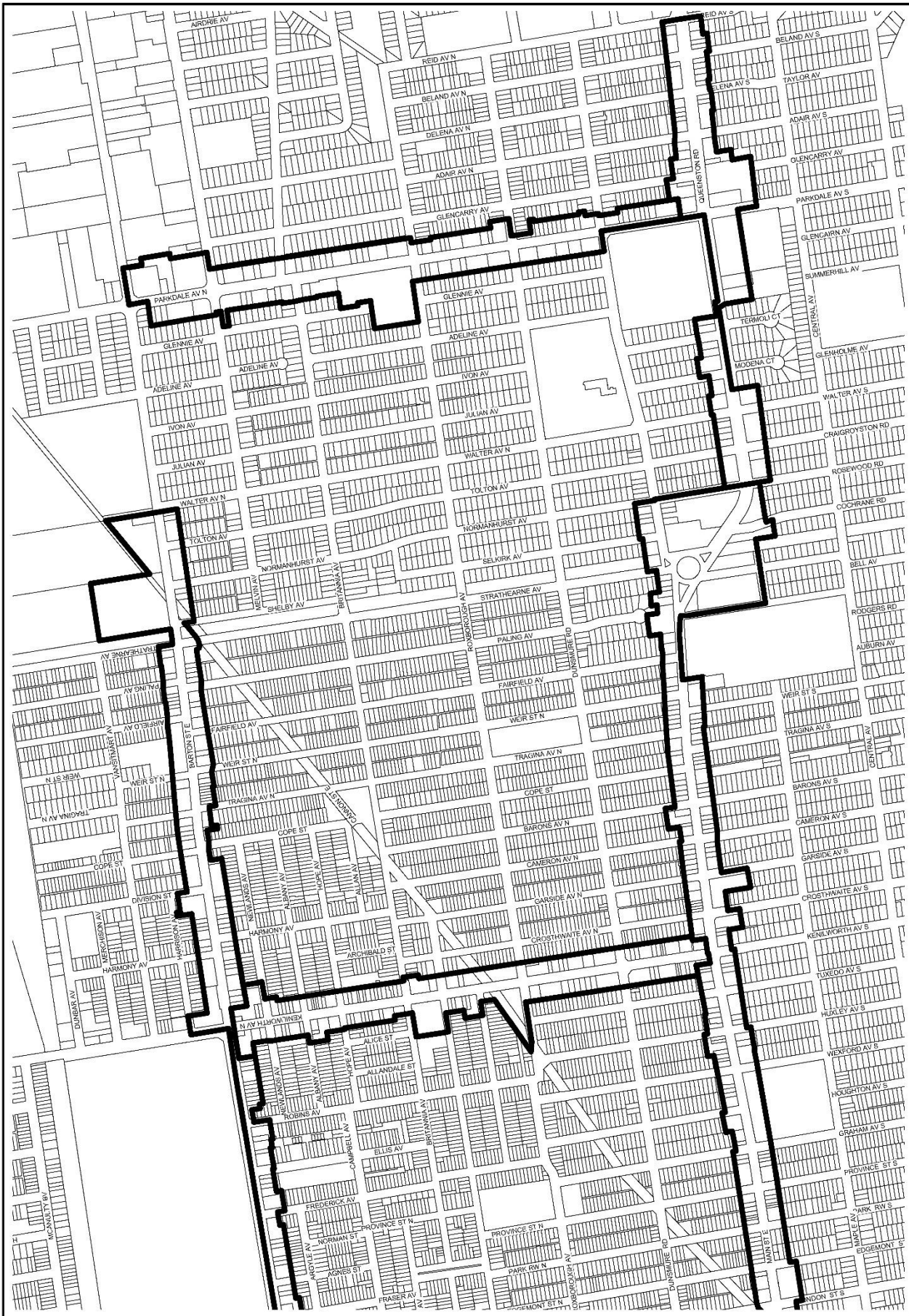
Legend
[Thick black line symbol] Mount Hope / Airport Gateway
Community Improvement Project Area


















Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

Revitalizing Hamilton's Commercial Districts
Community Improvement Project Area Map

Date:
January 2021

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

 Not To Scale

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

© Teranet Land Information Services Inc. and its licensors. 2021 May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

