

**Authority:** Item 4, Planning Committee  
Report 21-014 (PED21035(a))  
CM: September 29, 2021  
Ward: City Wide  
**Bill No. 163**

## **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 21-163 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 29<sup>th</sup> 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. 21-163**

**CITY OF HAMILTON**

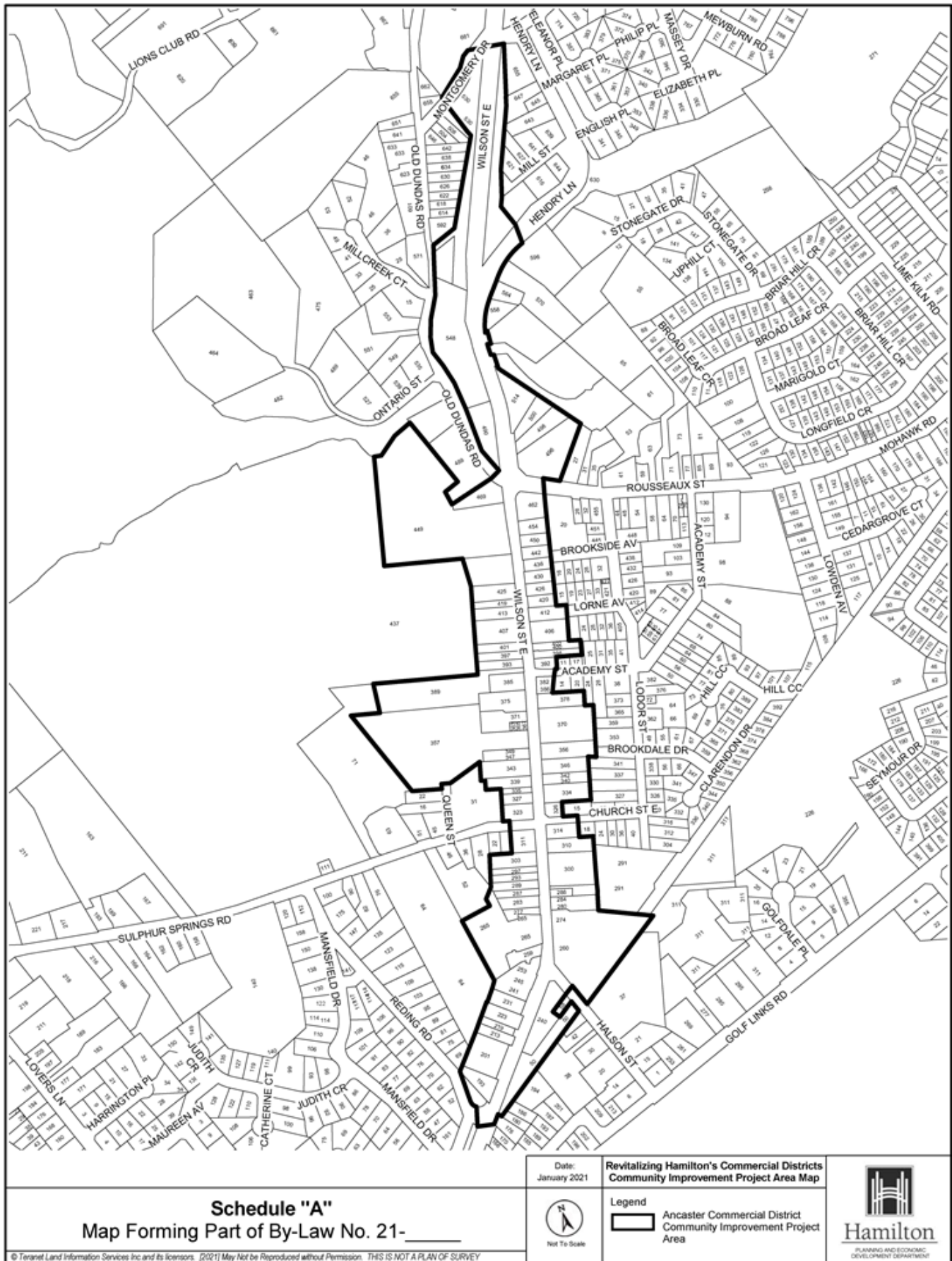
**REVITALIZING HAMILTON'S  
COMMERCIAL DISTRICTS  
COMMUNITY IMPROVEMENT  
PROJECT AREA**

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

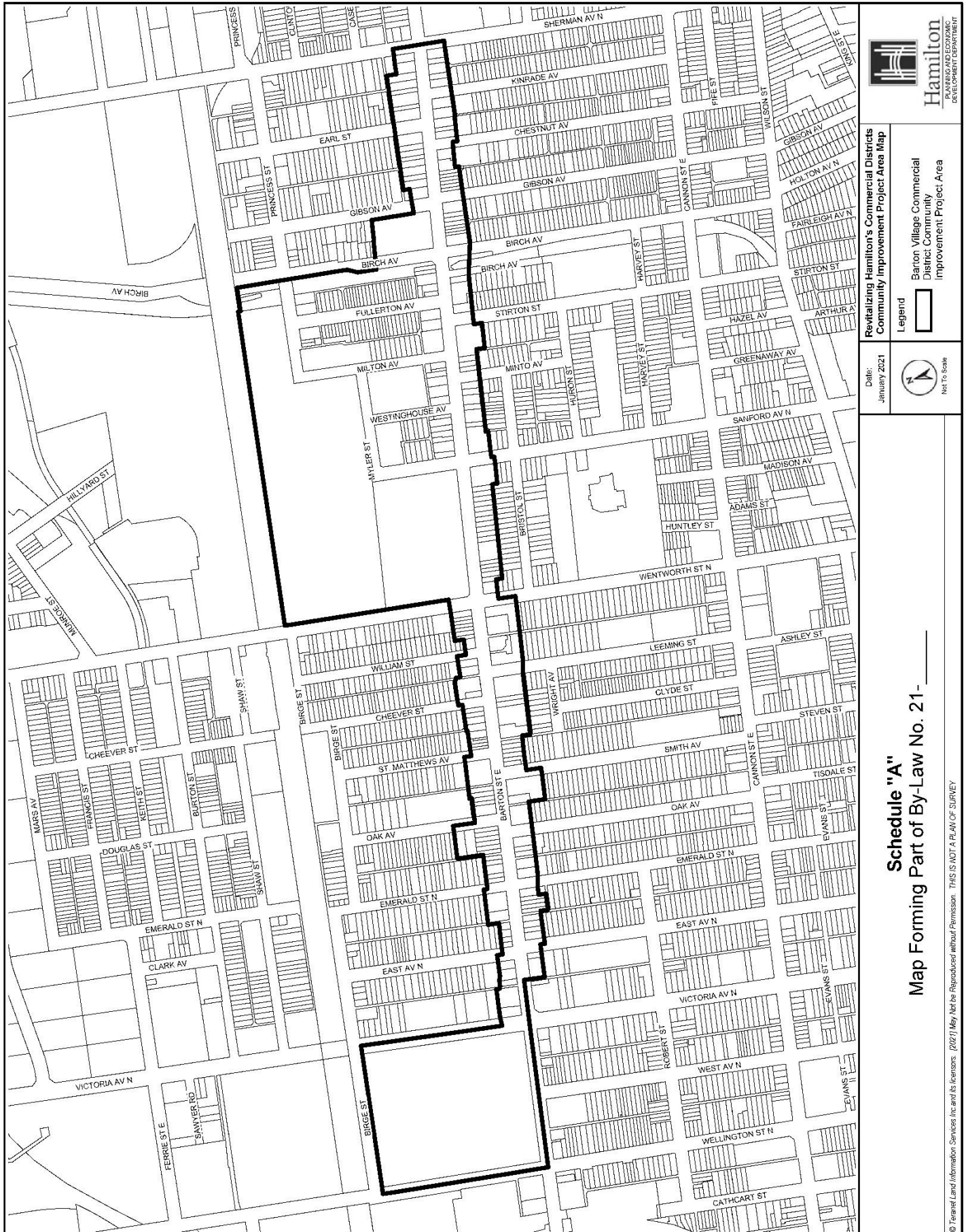
September 2021

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.





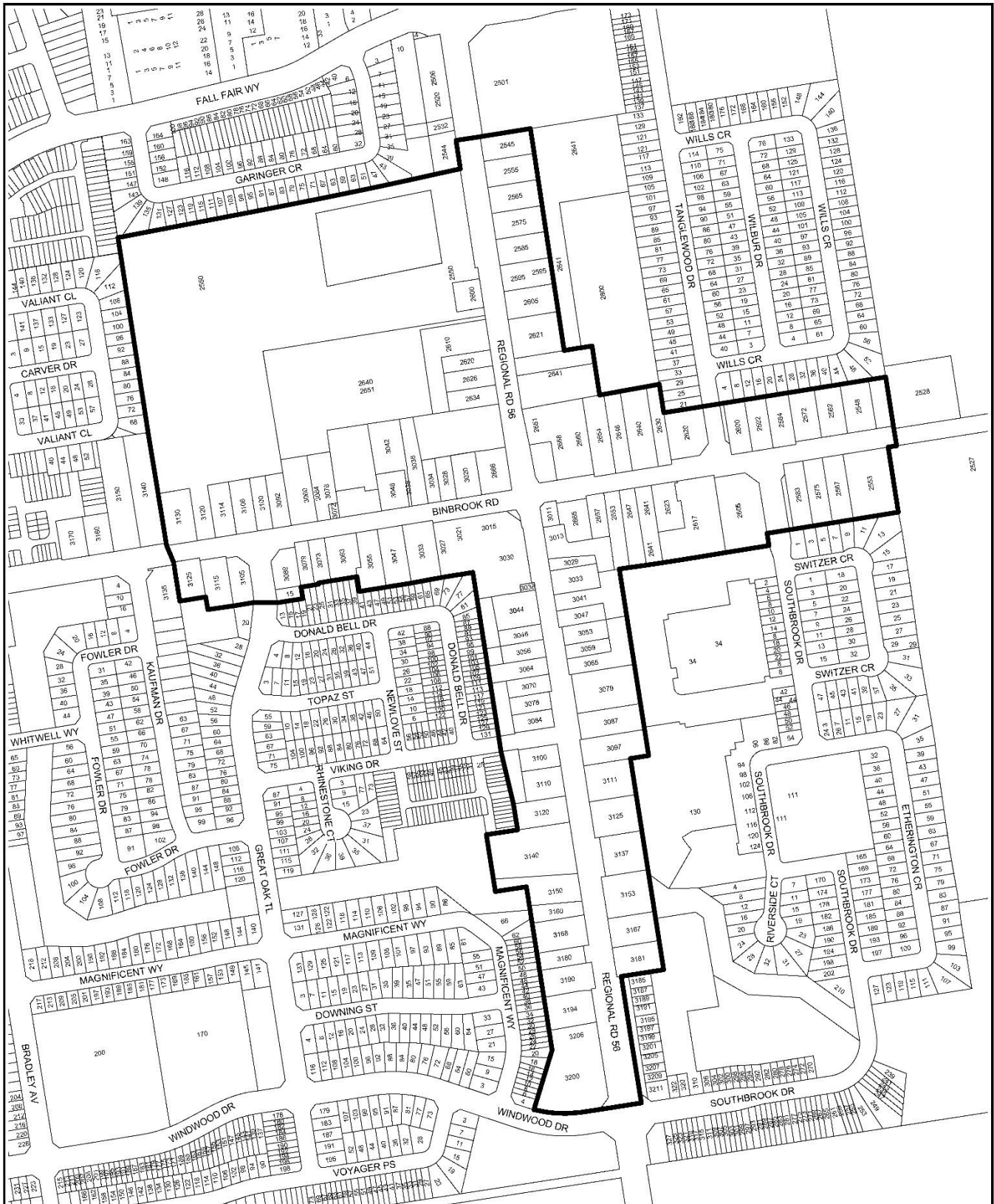
To Designate The Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area





# To Designate The Revitalizing Hamilton's Commercial Districts Community Improvement Project Area

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

Date:  
January 2021



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

Legend

Binbrook Commercial District  
Community Improvement Project Area






**Hamilton**  
2-ANALYSIS AND ECONOMIC  
DEVELOPMENT DIVISION



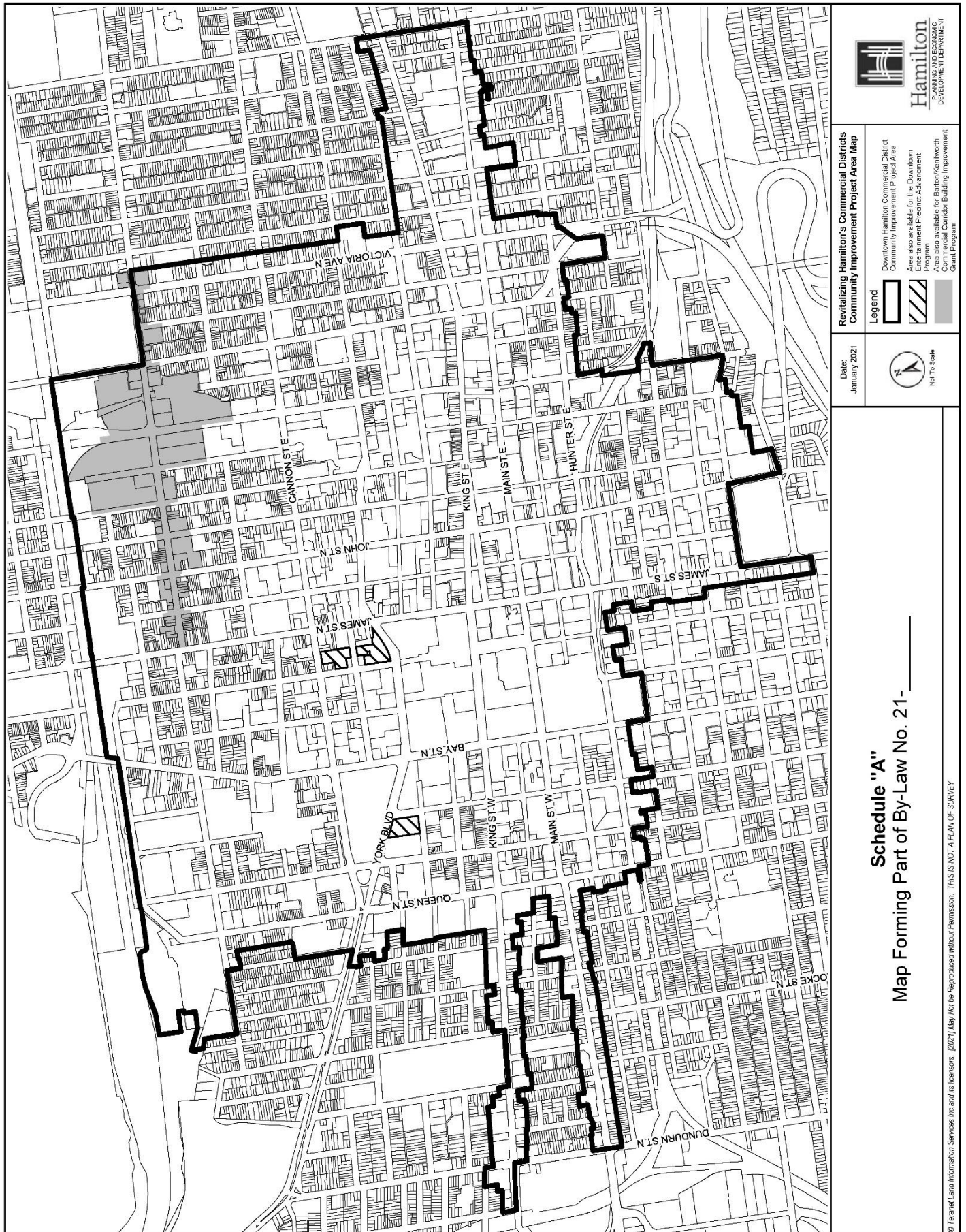
To Designate The Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area



		<b>Revitalizing Hamilton's Commercial Districts Community Improvement Project Area Map</b>	
		Date: January 2021	
Legend  Concession Street Commercial District Community Improvement Project Area		 Not To Scale	
<p align="center"> <b>Schedule "A"</b>  <b>Map Forming Part of By-Law No. 21-</b> </p>			

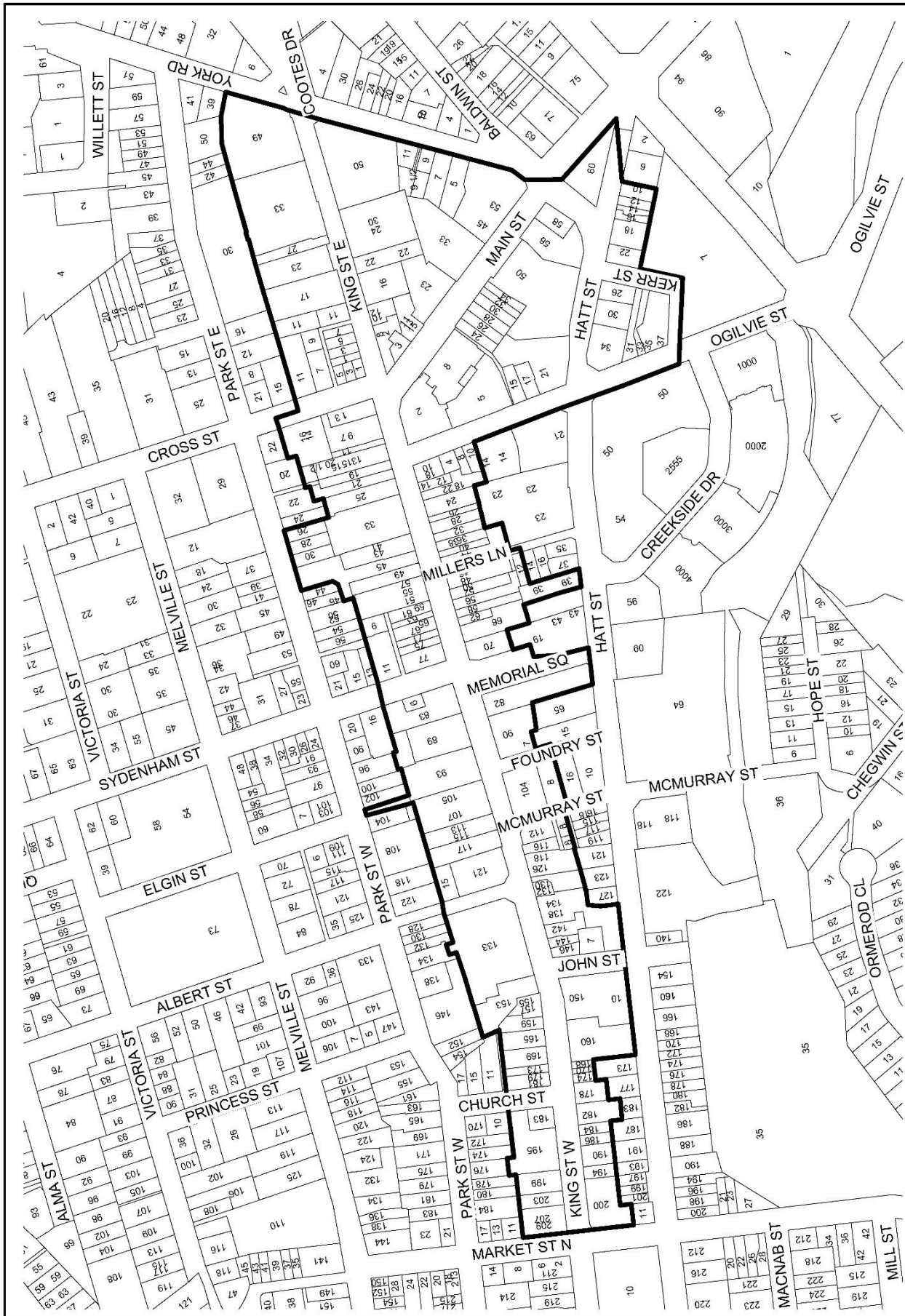


To Designate The Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area





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



Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map

Legend  
Dundas Commercial District Community  
Improvement Project Area

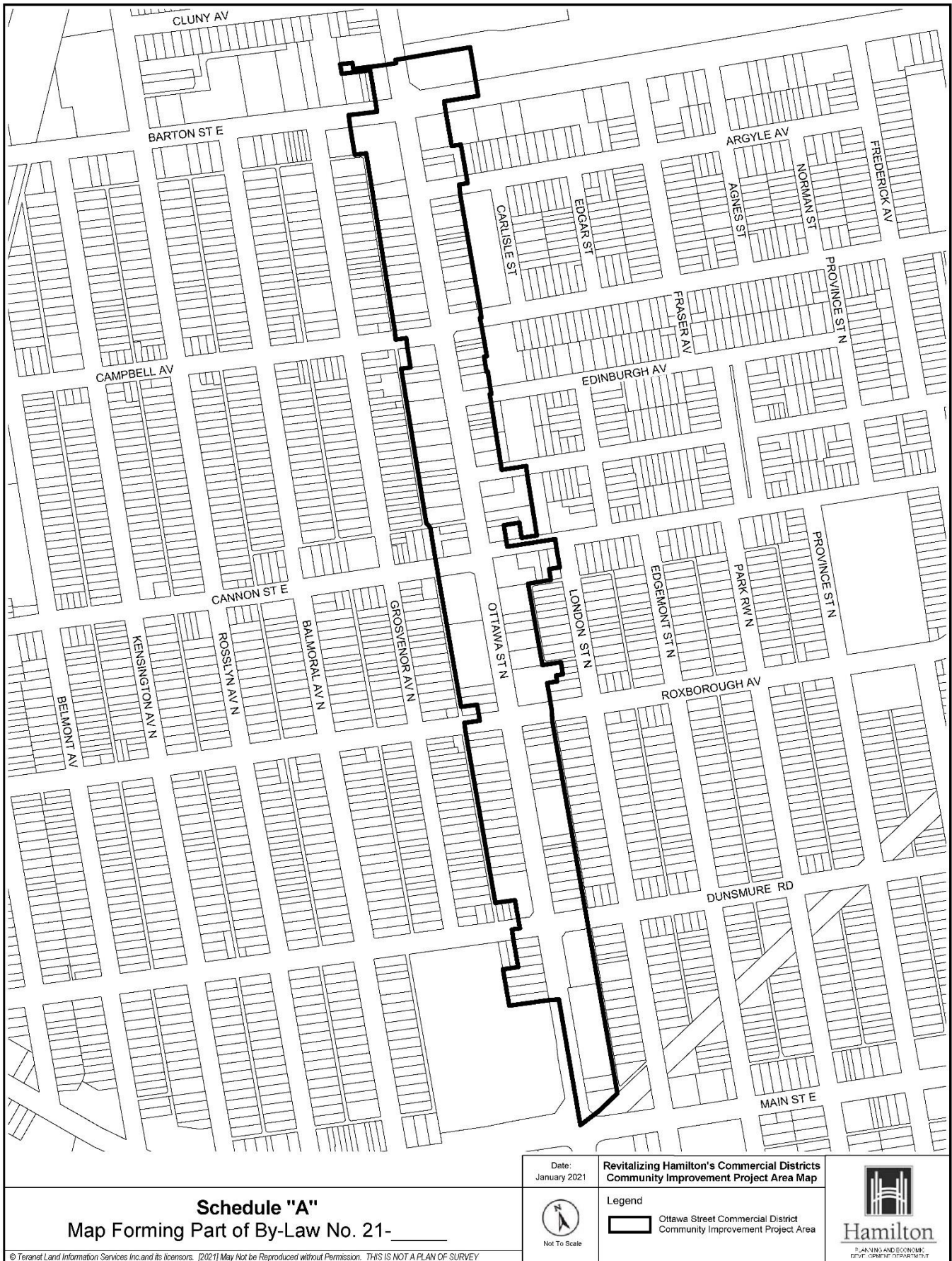
Date:  
January 2021



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










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





**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"**

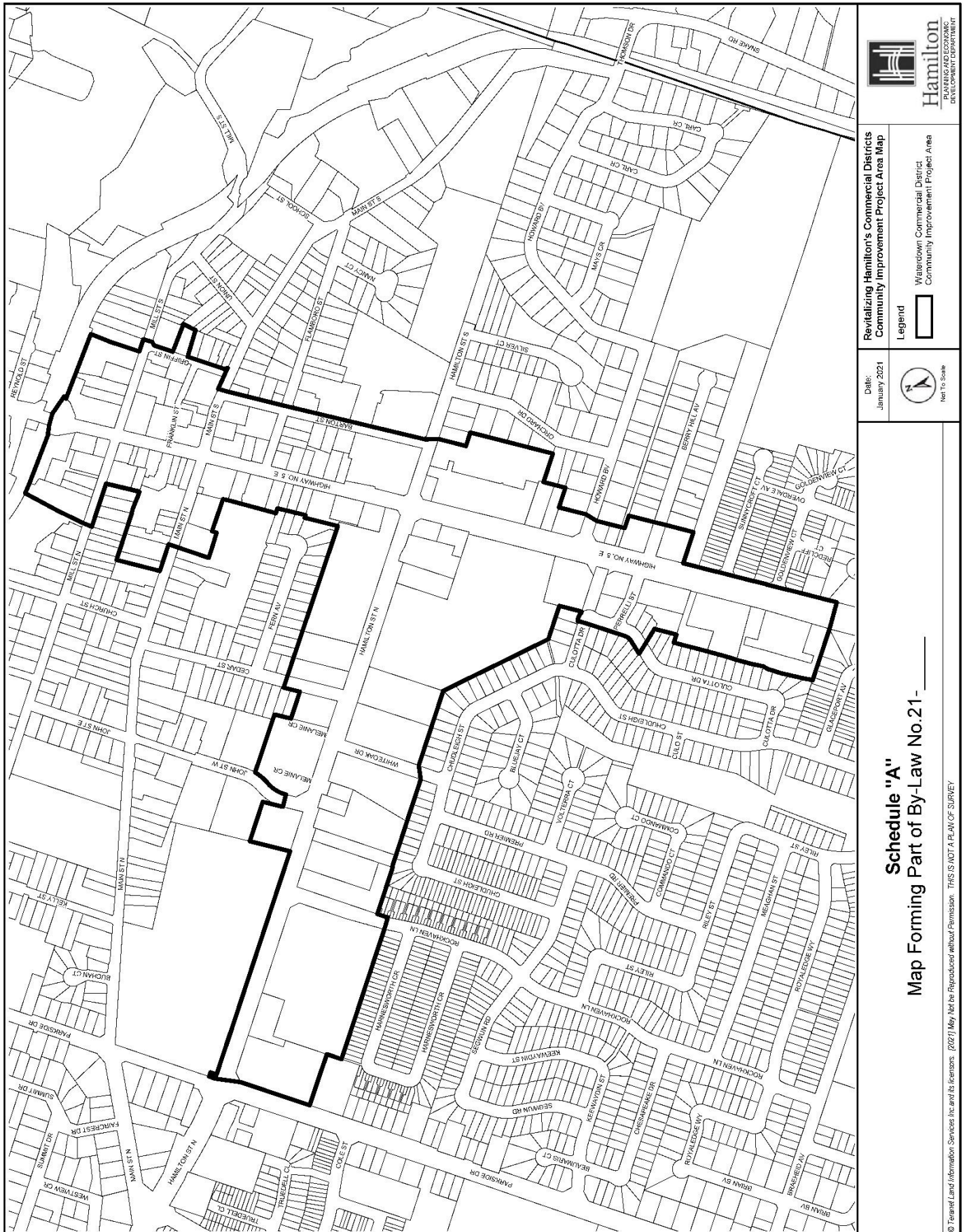
**Map Forming Part of By-Law No. 21-**

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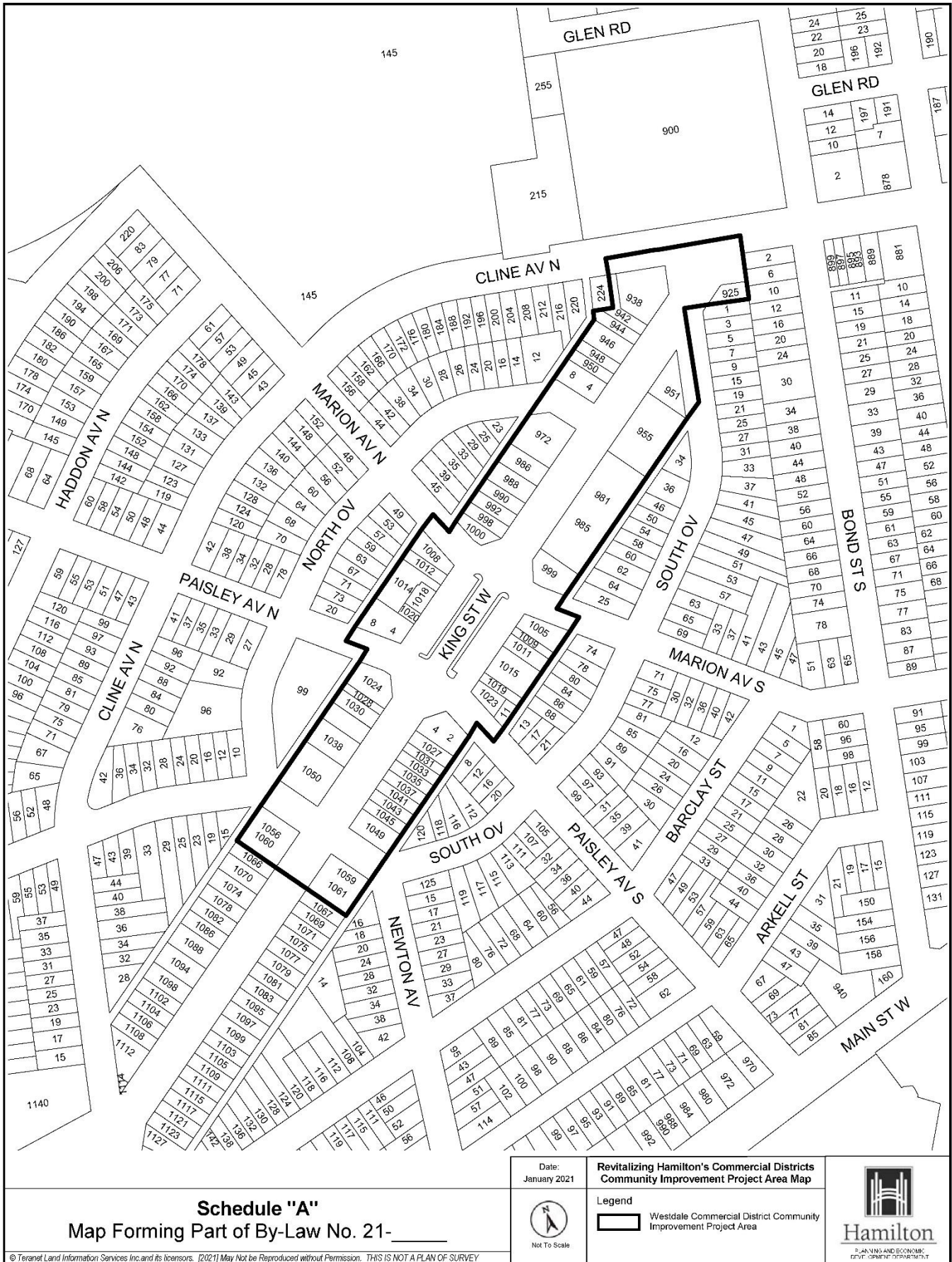


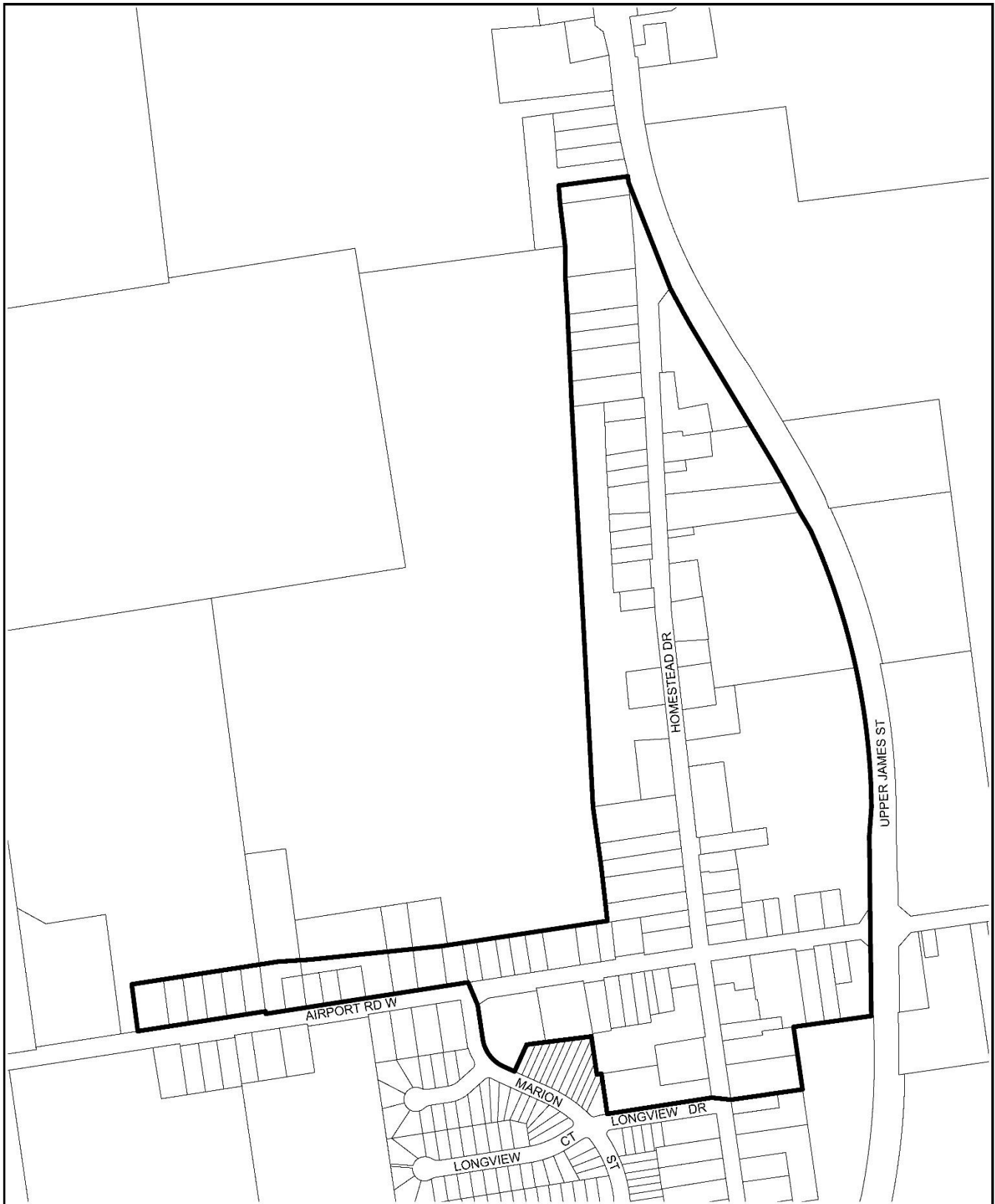
To Designate The Revitalizing Hamilton's Commercial Districts  
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**Schedule "A"**  
Map Forming Part of By-Law No. 21-\_\_\_\_\_


Date:  
January 2021

Revitalizing Hamilton's Commercial Districts  
Community Improvement Project Area Map



Not To Scale

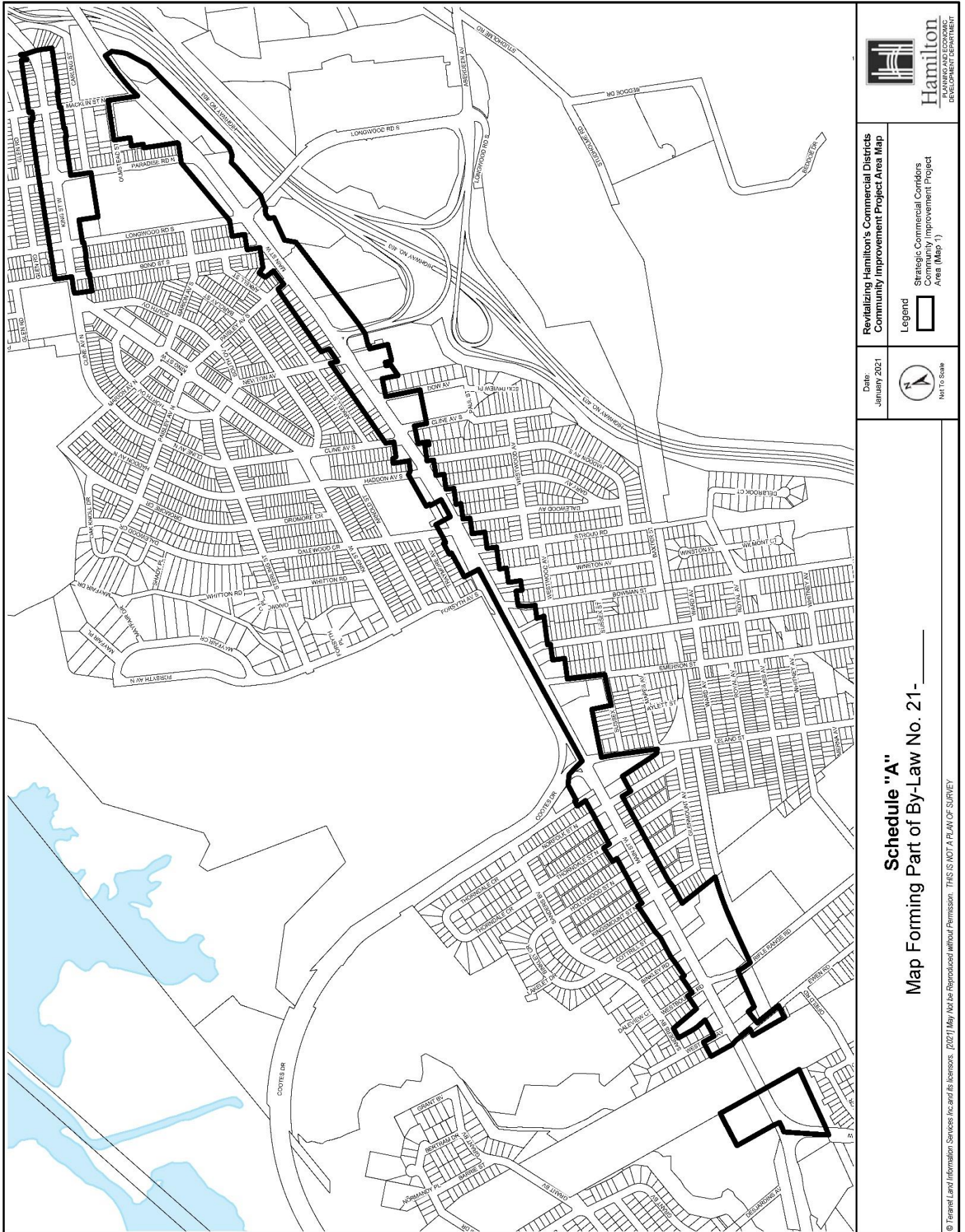
Legend

 Mount Hope / Airport Gateway  
Community Improvement Project Area

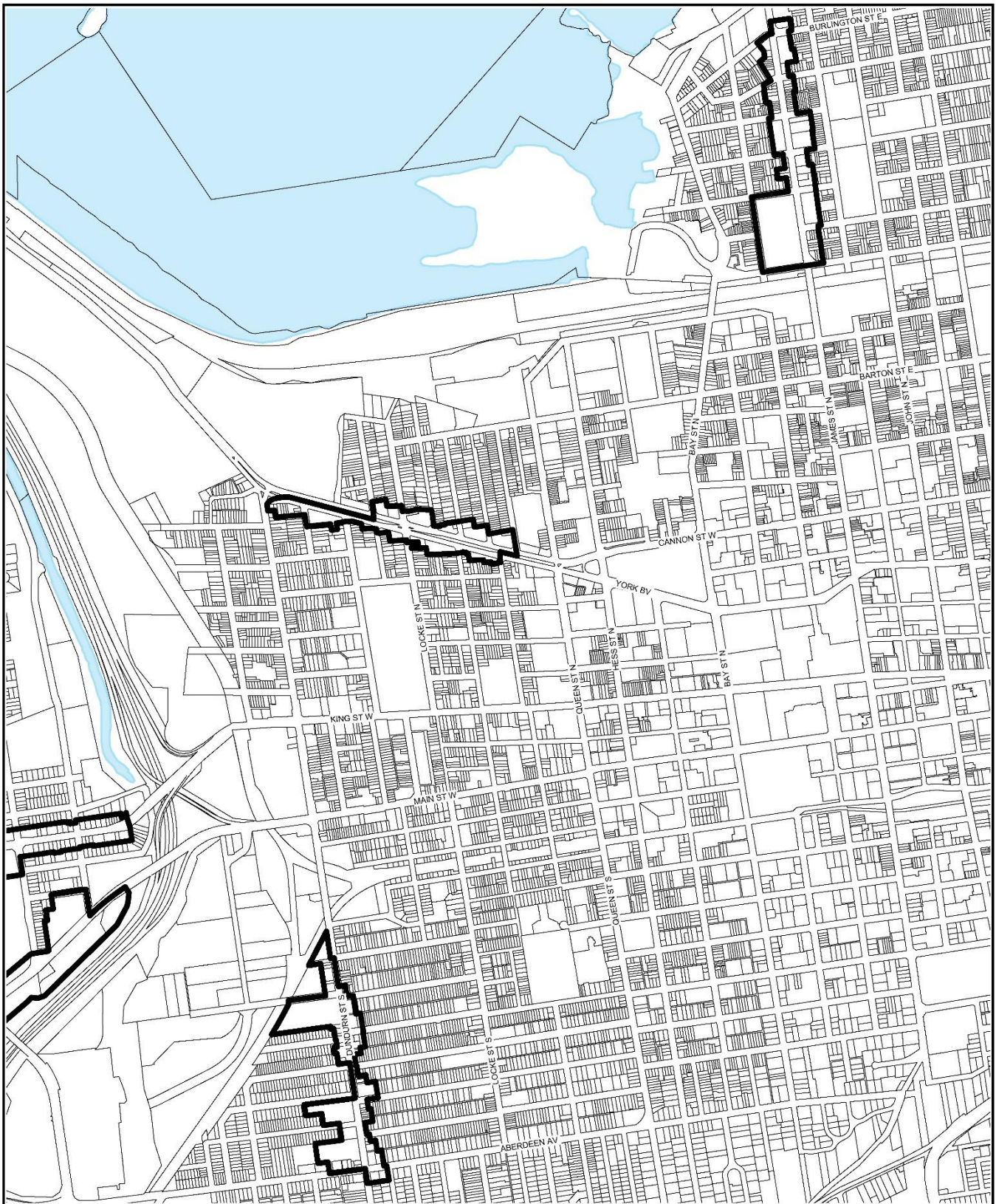


**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT










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

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

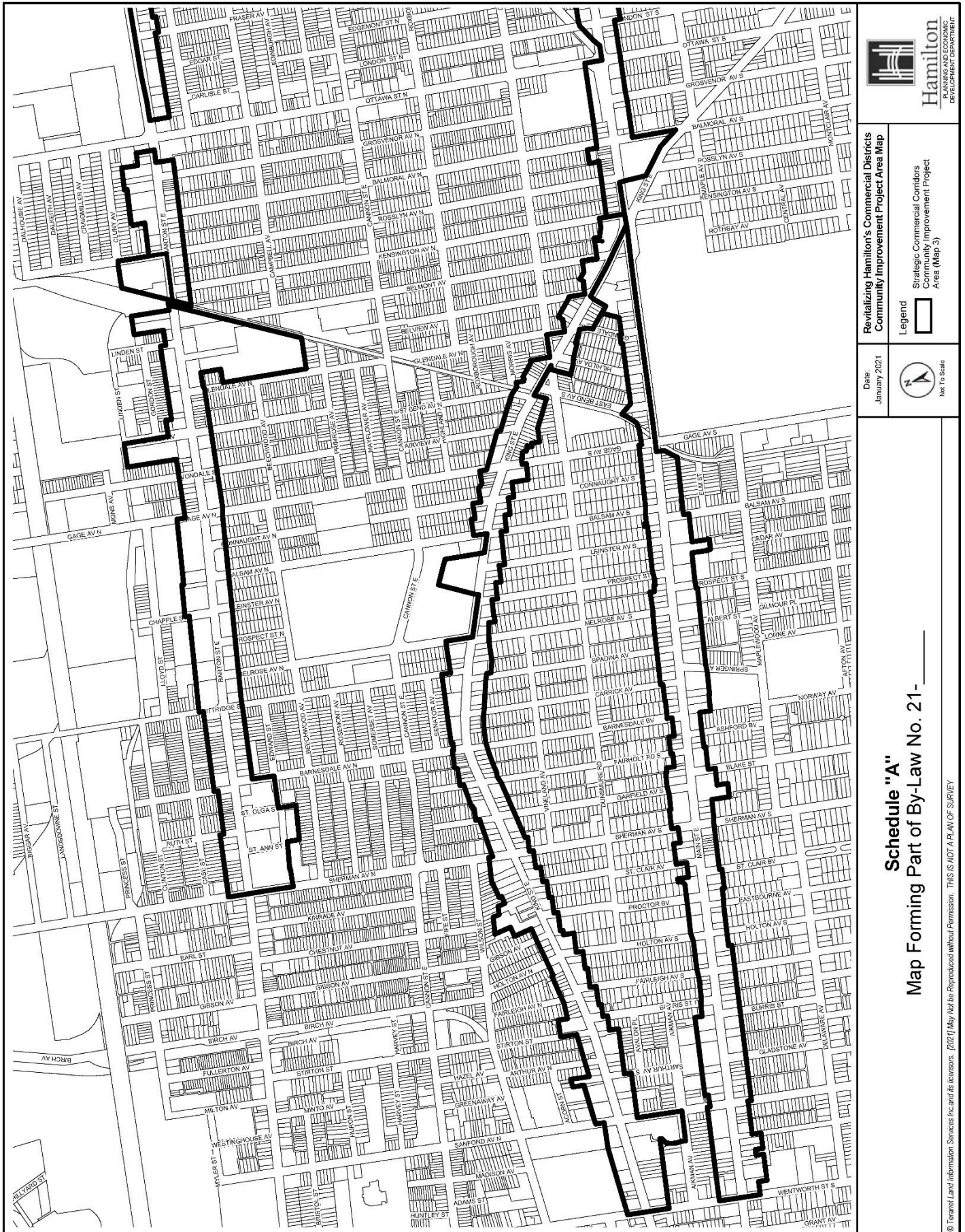
Legend

 Strategic Commercial Corridors  
Community Improvement Project  
Area (Map 2)

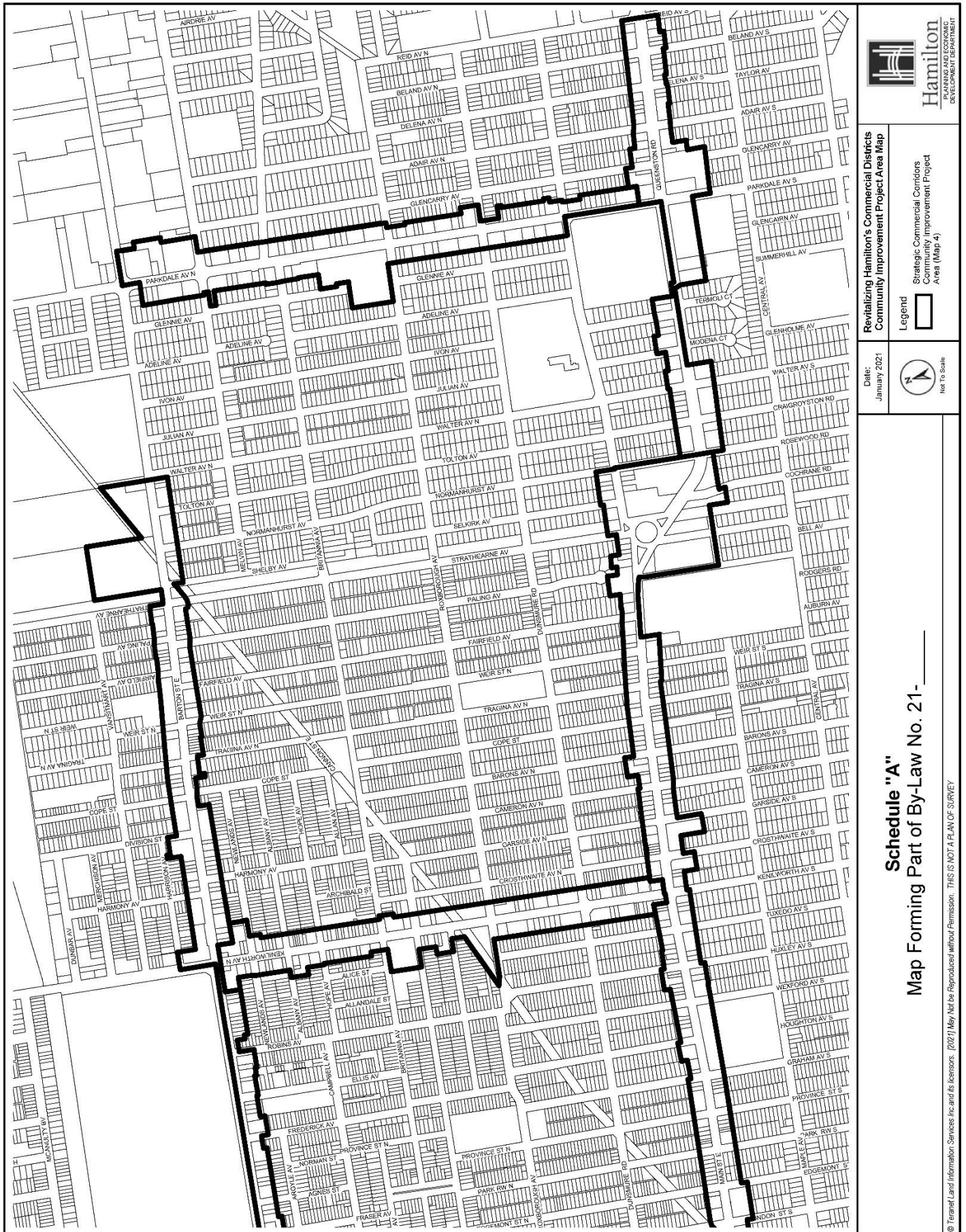


**Hamilton**  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT









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

**Legend**

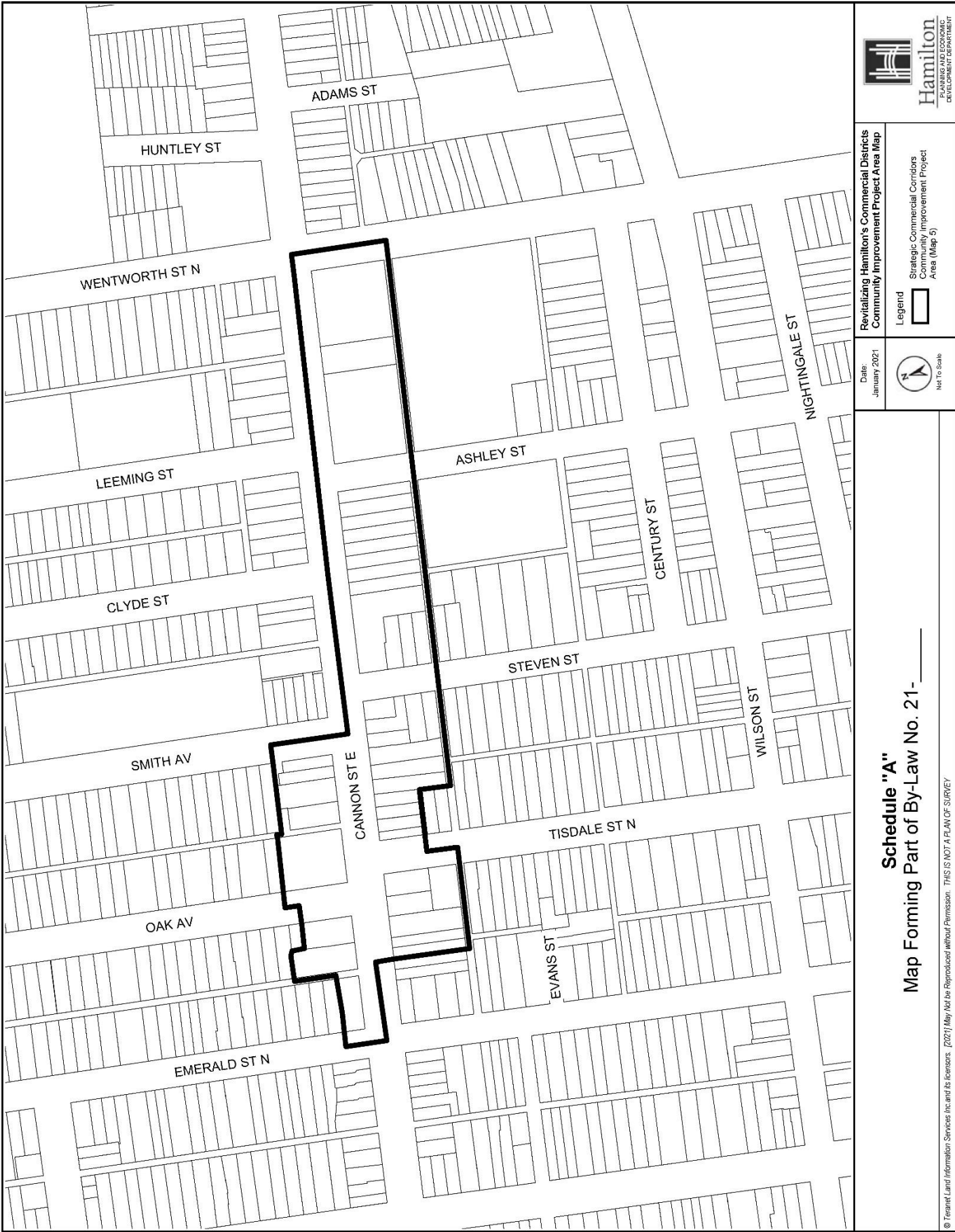
Strategic Commercial Corridors  
Community Improvement Project  
Area (Map 4)

Date:  
January 2021

Not To Scale

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







To Designate The Revitalizing Hamilton's Commercial Districts  
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