

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: November 21, 2012	
SUBJECT/REPORT NO: Locke Street Business Improvement Area (B.I.A.) Expansion of Boundaries (PED12221) (Ward 1)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Eileen Maloney (905) 546-2632
SIGNATURE:	

RECOMMENDATIONS:

- a) That the Locke Street B.I.A. boundaries be expanded as identified in Appendix "A" to Report PED12221;
- 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 necessary amendments to By-law 11-272 (the Downtown and Community Renewal Community Improvement Project Area By-law).

EXECUTIVE SUMMARY

Report PED12221 recommends the expansion of the Locke Street B.I.A. boundaries.

Alternatives for Consideration – Not Applicable

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

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

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

Legal: The Municipal Act, Section 209 provides legislative authority to expand a B.I.A. The process for expanding a B.I.A. 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 B.I.A. 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 a property owner and the Locke Street B.I.A. requesting that the boundaries of the Locke Street B.I.A. be expanded as per Appendix "A" to Report PED12221.

Previously, on two separate occasions, staff from the Urban Renewal Section met with the owner of the properties within the proposed expanded area, providing information about B.I.A.s and the legislation that governs them. Staff also attended a meeting hosted by the Locke Street B.I.A. on April 3, 2012, to discuss a potential expansion of the Locke Street B.I.A. Information was provided regarding the accomplishments of the Locke Street B.I.A. and the legislative process for expansion. The owner of the properties within the proposed expanded area was in attendance at that meeting.

POLICY IMPLICATIONS

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 B.I.A., they will be eligible to apply to financial incentive programs offered through the Community Improvement Plan that are specifically for B.I.A.s, such

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as the Commercial Property Improvement Grant Program, subject to meeting other program criteria.

RELEVANT CONSULTATION

The Locke Street B.I.A. and the property owner within the proposed expanded area were consulted.

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 B.I.A. The Report included an Action Plan that would provide strategic direction in the short, medium and long term to improve the Locke Street B.I.A. The consultant recommended that the Locke Street B.I.A. work toward expanding their boundaries to include the entire retail corridor on Locke Street South. The properties located at 208, 210 and 218 Locke Street South are adjacent to the current boundaries of the B.I.A. Expanding the boundaries to include the properties at 208, 210 and 218 Locke Street South supports the consultant's recommendation and will help the Locke Street B.I.A. with their efforts to manage, maintain and market the area.

The Locke Street B.I.A. received a request from the property owner outside of the B.I.A. to expand the B.I.A. boundaries to include their properties as reflected in Appendix "A" to Report PED12221. The expansion of the boundaries would allow the property/business owner to receive the benefits that would be available to them as a member of the Locke Street B.I.A.

ALTERNATIVES FOR CONSIDERATION:

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

Not applicable.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Growing Our Economy

- ◆ B.I.A. initiatives help retain and attract businesses

Healthy Community

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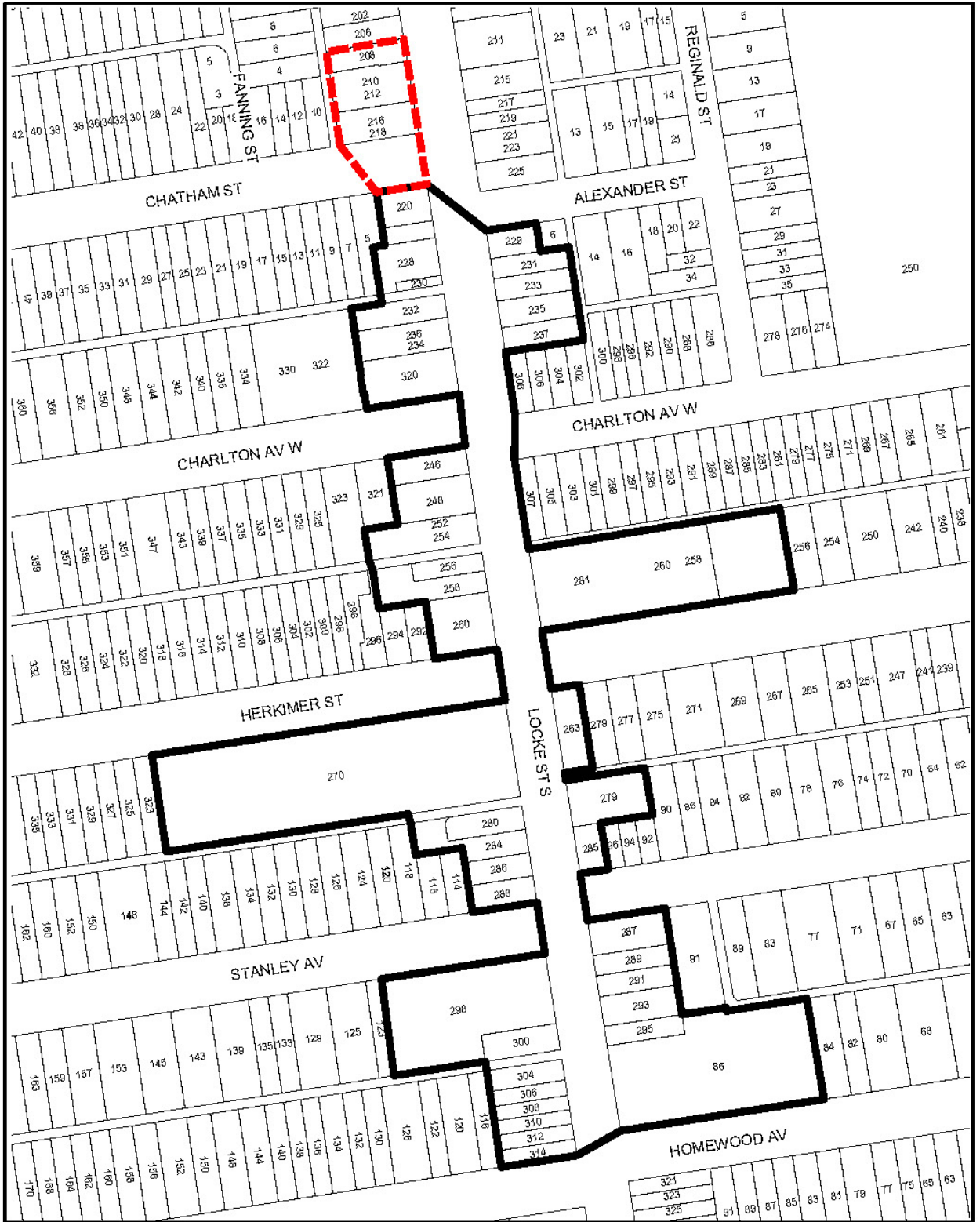
- ◆ B.I.A. members are involved in developing and implementing local solutions

APPENDICES / SCHEDULES

Appendix "A" to Report PED12221 – Map of Locke Street B.I.A. proposed expansion area.

EM:hk

Appendix 'A' to Report PED12221



Legend



Locke Street BIA
 Proposed Locke Street BIA Expansion

Proposed Expansion Locke Street BIA

Date:
October 16, 2012

NOT To Scale



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