

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Downtown and Community Renewal Division**

<b>TO:</b> Chair and Members General Issues Committee	<b>WARD(S) AFFECTED:</b> WARD 13
<b>COMMITTEE DATE:</b> April 11, 2011	
<b>SUBJECT/REPORT NO:</b> Dundas Business Improvement Area (B.I.A.) Expansion of Boundaries (PED11072) (Ward 13)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Eileen Maloney 905-546-2632
<b>SIGNATURE:</b>	

**RECOMMENDATION:**

- a) That the Dundas B.I.A. boundaries be expanded as identified in Appendix 'A' to Report PED11072;
- 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 Downtown and Community Renewal Division be authorized and directed to prepare the necessary amendments to By-law 07-061 as amended (the Downtown and Community Renewal Community Improvement Project Area By-law), once the properties are added to the Dundas Business Improvement Area, in order that the properties may participate in applicable community improvement programs.

**EXECUTIVE SUMMARY**

Report PED11072 recommends the expansion of the Dundas B.I.A. boundaries.

Alternatives for Considerations – Not Applicable.

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

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

**Staffing:** The expansion of the Dundas 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 Dundas B.I.A. will be forwarded for consideration by City Council at a later date.

**HISTORICAL BACKGROUND (Chronology of events)**

The Downtown and Community Renewal Division, Planning and Economic Development Department, received correspondence from the Dundas B.I.A. dated March 15, 2011, requesting that the boundaries of the B.I.A. be expanded as per Appendix 'A' to Report PED11072. The Dundas B.I.A. had previously received requests from the property owners that they become part of the Dundas B.I.A. The Dundas B.I.A. and staff from Downtown and Community Renewal Division have consulted with the property owners and have provided information about the B.I.A.

**POLICY IMPLICATIONS**

The proposed expansion areas are already permitted to have commercial uses based on the applicable official plan land use designation and zoning. Once the expansion properties become part of the B.I.A., it is recommended that the Downtown and Community Renewal Community Improvement Project Area By-law be amended to reflect the new Dundas B.I.A. boundary map. This will allow all of the properties within the expanded area to be eligible to apply to financial incentive programs offered through the Community Improvement Plan, including the Commercial Property Improvement Grant Program, Commercial Corridor Housing Loan and Grant Program, and Hamilton Heritage Property Grant Program, subject to meeting other program criteria.

**RELEVANT CONSULTATION**

The Dundas B.I.A. and property owners within the proposed expanded area.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

The Downtown and Community Renewal Division, in 2002, hired Urban Marketing Collaborative to undertake a market analysis and develop an action plan that would provide strategic direction in the short, medium and long term to improve the Dundas B.I.A. The consultant recommended that they expand their boundaries to include more complementary businesses and to include those that are pedestrian friendly. The Downtown and Community Renewal Division, in 2009, hired Urban Marketing Collaborative to update the 2002 market analysis. The consultant recommended that logical extensions of the B.I.A. to Market Street and York Street as well as the side streets should be encouraged.

The Dundas B.I.A. has received requests from the property owners outside of the B.I.A. boundaries to include their properties as reflected in Appendix 'A' to Report PED11072.

**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***

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



**APPENDICES / SCHEDULES**

Appendix 'A' to Report PED11072 – Map of Dundas B.I.A. proposed expansion area.

EM:vk



Proposed Expansion Dundas BIA Boundary

- Legend**
-  Dundas BIA Boundary
  -  Proposed Expansion

Date  
Oct 18 2010



Hamilton

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