

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Downtown Renewal Division

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| Report to: Chair and Members Planning & Economic Development Committee | Submitted by: Lee Ann Coveyduck General Manager Planning and Economic Development Department |
| Date: June 23, 2006 | Prepared by: Hazel Milsome (905) 546-2424 Ext. 2755 |

**SUBJECT: Designation of a Business Improvement Area (B.I.A.) Locke Street
between Chatham Street and Homewood Avenue (PED06209)
(Ward 1)**

RECOMMENDATION:

- a) That a B.I.A. on Locke Street between Chatham Street and Homewood Avenue, as identified in Appendix 'A' to Report PED06209, be designated.
- b) That the City Clerk's Division be authorized and directed to circulate the proposed area with the notice of intent to approve the designating by-law in accordance with Sections 204, 210, 212 and 213 of the Municipal Act.
- c) That the City Solicitor be authorized and directed to prepare the necessary by-law.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

Report PED06209 recommends the designation of a B.I.A. on Locke Street between Chatham Street and Homewood Avenue.

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BACKGROUND:

The Downtown Renewal Division, Planning and Economic Development Department, received correspondence on May 31, 2006 from Tony Greco, representative for the property owners and merchants on Locke Street between Chatham Street and Homewood Avenue requesting that the City of Hamilton designate a B.I.A. on Locke Street. The Ward Councillor and staff from the Downtown Renewal Division met with property owners and merchants on Locke Street between Chatham Street and Homewood Avenue at meetings held April 24 and May 29, for the purpose of discussing the proposed designation of a B.I.A. The meetings were held at the request of the property owners and merchants. At the meetings information was provided on the concept of a B.I.A., the activities of a B.I.A. and the legislative process for designating a B.I.A. Property owners and merchants of properties on Locke Street between Chatham Street and Homewood Avenue expressed their interest in the designation of a B.I.A. in that section of Locke Street. It is important to note that in attendance at the May 29 meeting there were a number of property owners and merchants from Locke Street whose properties fall outside of the proposed area for designating a B.I.A. However, at this time, there is no interest to designate a B.I.A. on Locke Street beyond Chatham Street and Homewood Avenue. If, in the future, sufficient interest to expand the boundaries of the B.I.A. is evident, staff will take the appropriate steps to work with the property owners and merchants for the purpose of expanding the B.I.A. boundaries.

ANALYSIS/RATIONALE:

The intent of a B.I.A. is two-fold: i) to oversee the improvement and beautification of the public road allowance; and, ii) to promote the area as a business or shopping area.

ALTERNATIVES FOR CONSIDERATION:

Refusal of the request to designate a B.I.A. on Locke Street between Chatham Street and Homewood Avenue would result in the property owners and merchants being unable to move forward with their vision to aesthetically improve the area and collectively market the area as a B.I.A. City of Hamilton programs would not be available for the property owners and merchants as the area would not be an established B.I.A.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – The designation of a B.I.A. on Locke Street 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 designation of a B.I.A. on Locke Street will have no staffing implications for the City of Hamilton.

Legal – The Municipal Act, Section 204 provides the legislative authority to designate a B.I.A. The process for designating 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.

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If sufficient objections to the expansion are not received by the clerk of the municipality, the by-law to designate the Locke Street B.I.A. will be forwarded for consideration by City Council at a later date.

POLICIES AFFECTING PROPOSAL:

Not applicable.

RELEVANT CONSULTATION:

Not applicable.

CITY STRATEGIC COMMITMENT:

By evaluating the “**Triple Bottom Line**”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. **Yes** **No**

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

Environmental Well-Being is enhanced. **Yes** **No**

B.I.A. initiatives help create an attractive business district that extends to the local residents through the creation of safer, cleaner and more aesthetically attractive districts with positive results in the quality of life of its residents.

Economic Well-Being is enhanced. **Yes** **No**

B.I.A. initiatives help retain and attract businesses and investment in our community.

Does the option you are recommending create value across all three bottom lines?

Yes **No**

Do the options you are recommending make Hamilton a City of choice for high performance public servants?

Yes **No**

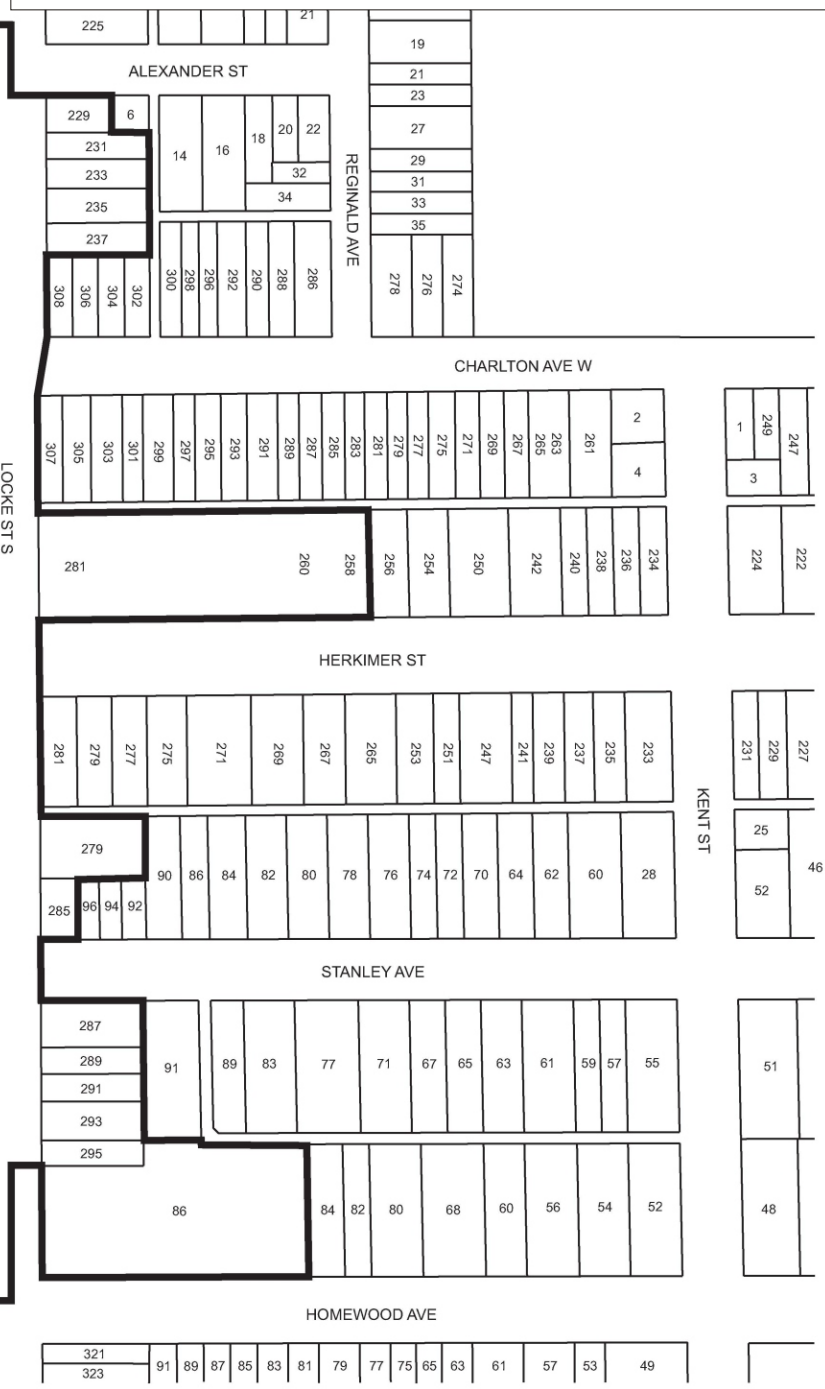
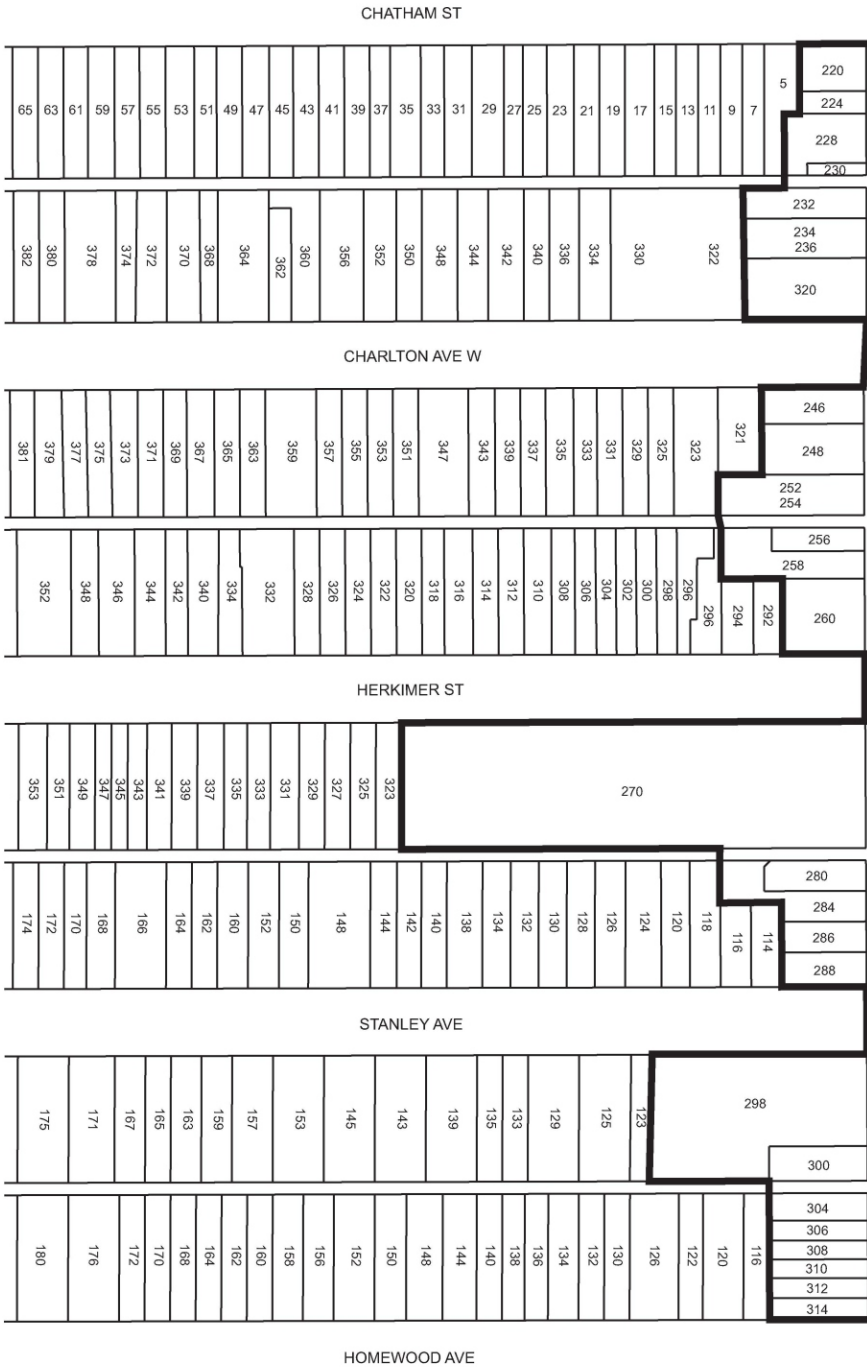
The recommendation is in line with Council’s strategic direction of attracting and retaining business and fosters pride in the workplace as a valuable service to the community is being provided.

HM:hm

Attach. (1)

cc: T. Greco

Appendix "A" to Report PED06209



Legend
 Potential Boundary

Locke Street Between Chatham St. and Homewood Ave.

Date:
April 2006

