

Authority: Item 8, Planning Committee
Report 11-019 (PED11188)
CM: November 16, 2011

Bill No. 272

CITY OF HAMILTON

BY-LAW No. 11-272

**To Designate
The Downtown and Community Renewal
Community Improvement Project Area**

WHEREAS Section 28 of the Planning Act entitled "Community Improvement" provides in subsection (2):

"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 the Planning Act, Section 28(1) defines a "community improvement project area" as "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 6A of the Hamilton Wentworth Official Plan contains provisions relating to community improvement;

AND WHEREAS By-law 11-272 identifies various areas of the City of Hamilton, including the Downtown Hamilton Community Improvement Project Area, Ancaster Village Community Improvement Project Area, Binbrook Community Improvement Project Area, Dundas Community Improvement Project Area, Downtown Stoney Creek Community Improvement Project Area, Waterdown Community Improvement Project Area, Barton Village Community Improvement Project Area, Concession Street Community Improvement Project Area, Locke Street Community Improvement Project Area, Ottawa Street Community Improvement Project Area, Westdale Community Improvement Project Area, Commercial Corridors Community Improvement Project Area, and certain properties designated under Part IV or V of the Ontario Heritage Act, and

designates collectively said areas as the "Downtown and Community Renewal Community Improvement Project Area";

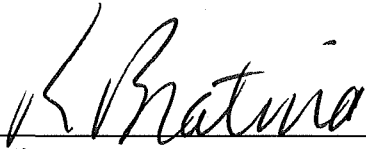
AND WHEREAS attached hereto and forming part of this by-law as Schedule 'A', are maps of selected areas of the City of Hamilton dated October 11, 2011 and titled Downtown and Community Renewal Community Improvement Project Area;

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;

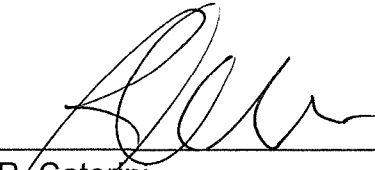
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The geographical portions of the City of Hamilton as shown on Schedule 'A' and forming part of this by-law, and defined as the Downtown and Community Renewal Community Improvement Project Area, are hereby designated as the "Downtown Hamilton, Community Downtowns and Business Improvement Areas Community Improvement Project Area".
2. A heritage property that is not otherwise included in the Downtown and Community Renewal Community Improvement Project Area as described in Section 1 above, is designated as part of said Project Area, provided that the property is:
 - a) located within the older City, below the Niagara Escarpment and between Highway 403 and the Red Hill Valley Parkway; and
 - b) designated under Part IV or Part V of the *Ontario Heritage Act*; and
 - c) used or to be used for commercial, institutional, and/or multi-residential purposes.
3. By-law No. 07-061 as amended, relating to the Downtown Hamilton, Community Downtowns and Business Improvement Areas Community Improvement Project Area is repealed forthwith upon final approval of this by-law and Schedule 'A' attached hereto.

PASSED this 16th day of November, 2011



R. Bratina
Mayor



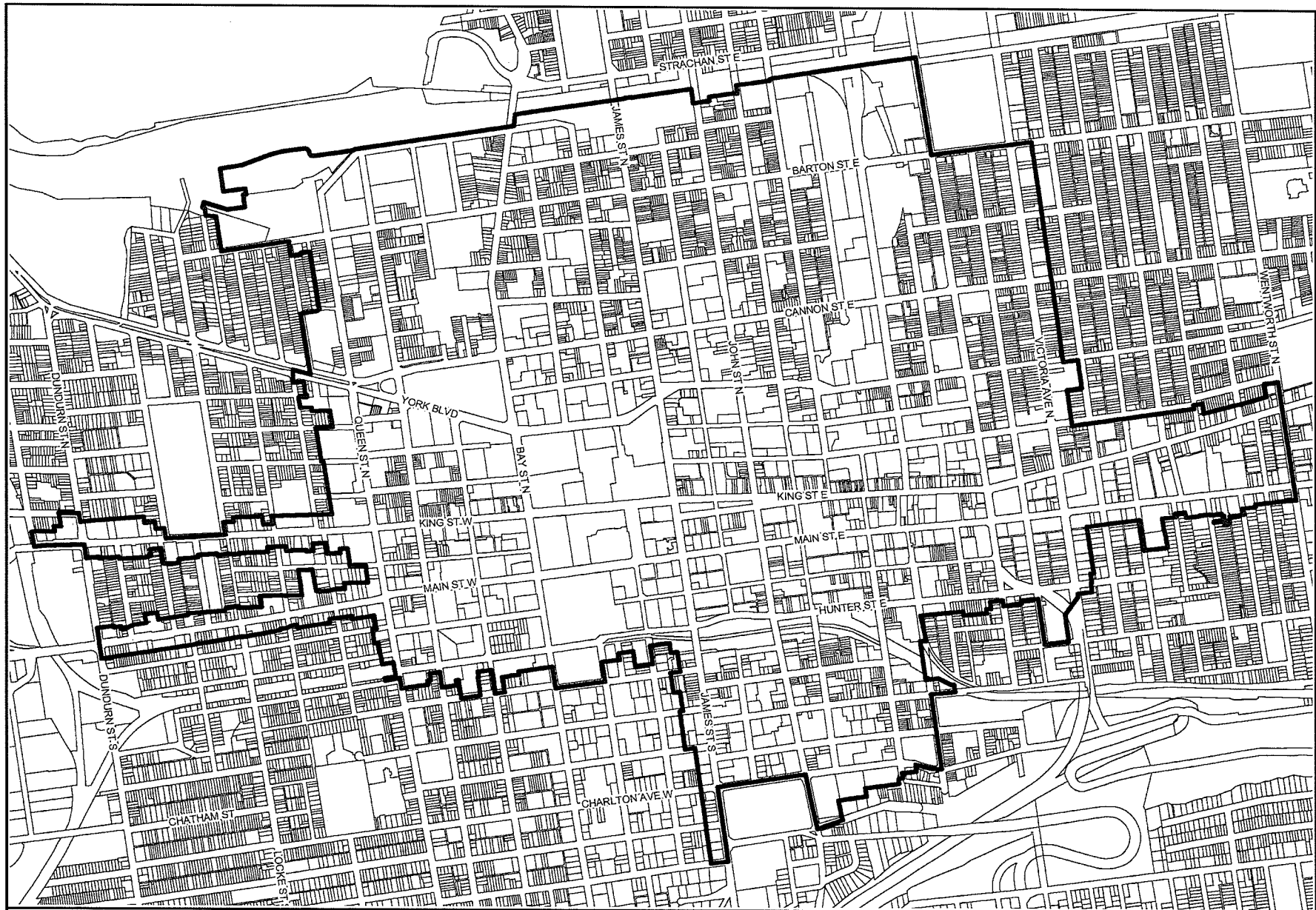
R. Caterini
City Clerk

City of Hamilton

Downtown and Community Renewal Community Improvement Project Area Maps

Planning and Economic Development Department
Economic Development Division
Urban Renewal Section

November 2011



Schedule "A"
Map Forming Part of By-Law No. 11-_____

Date:
October 11, 2011



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**Downtown and Community Renewal
Community Improvement Project Area**

Legend

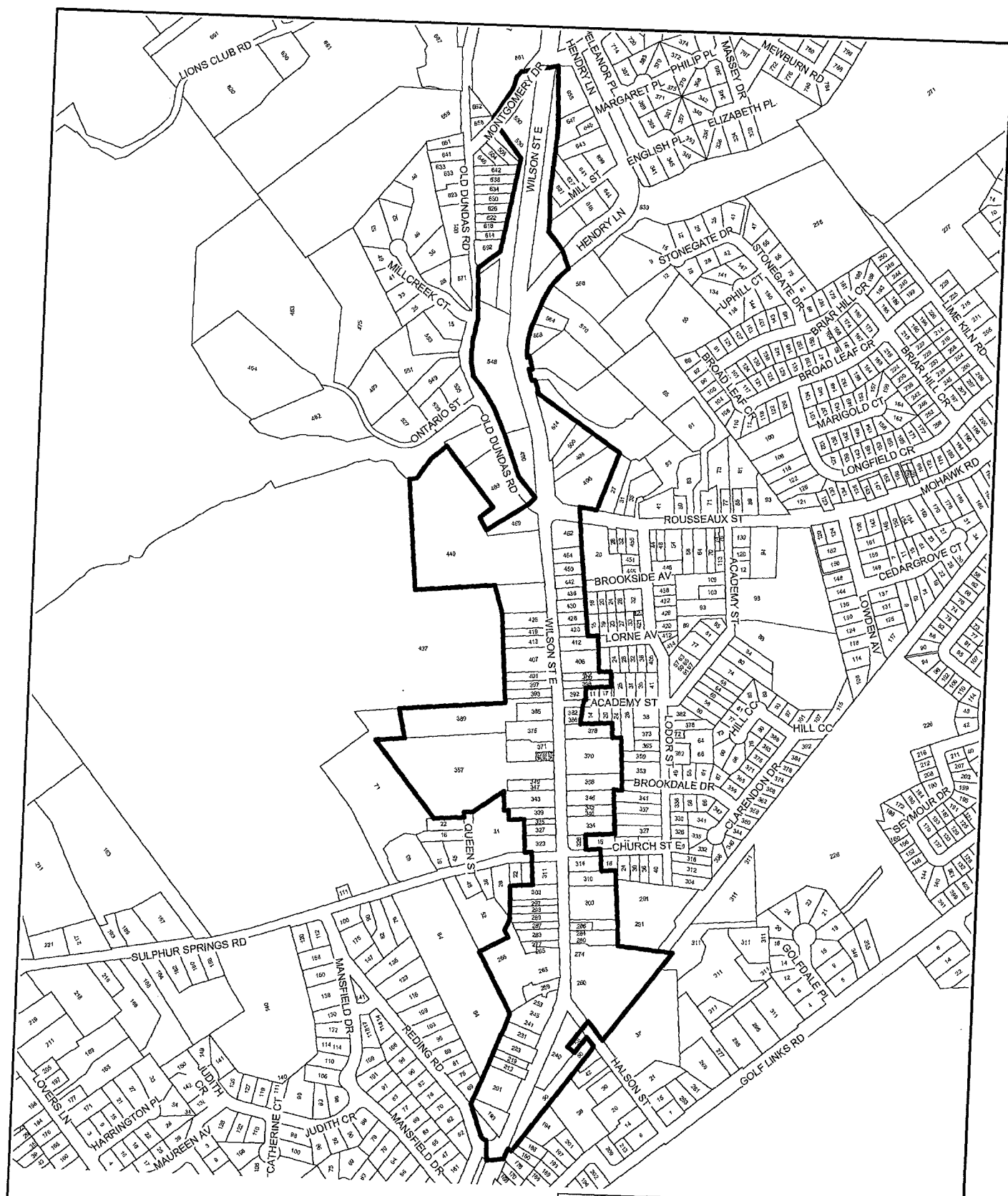


Downtown Hamilton Community
Improvement Project Area



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PLANNING AND ECONOMIC
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Schedule "A" to By-law No. 11-272



Schedule "A"
Map Forming Part of By-Law No. 11-

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**Downtown and Community Renewal
Community Improvement Project Area**



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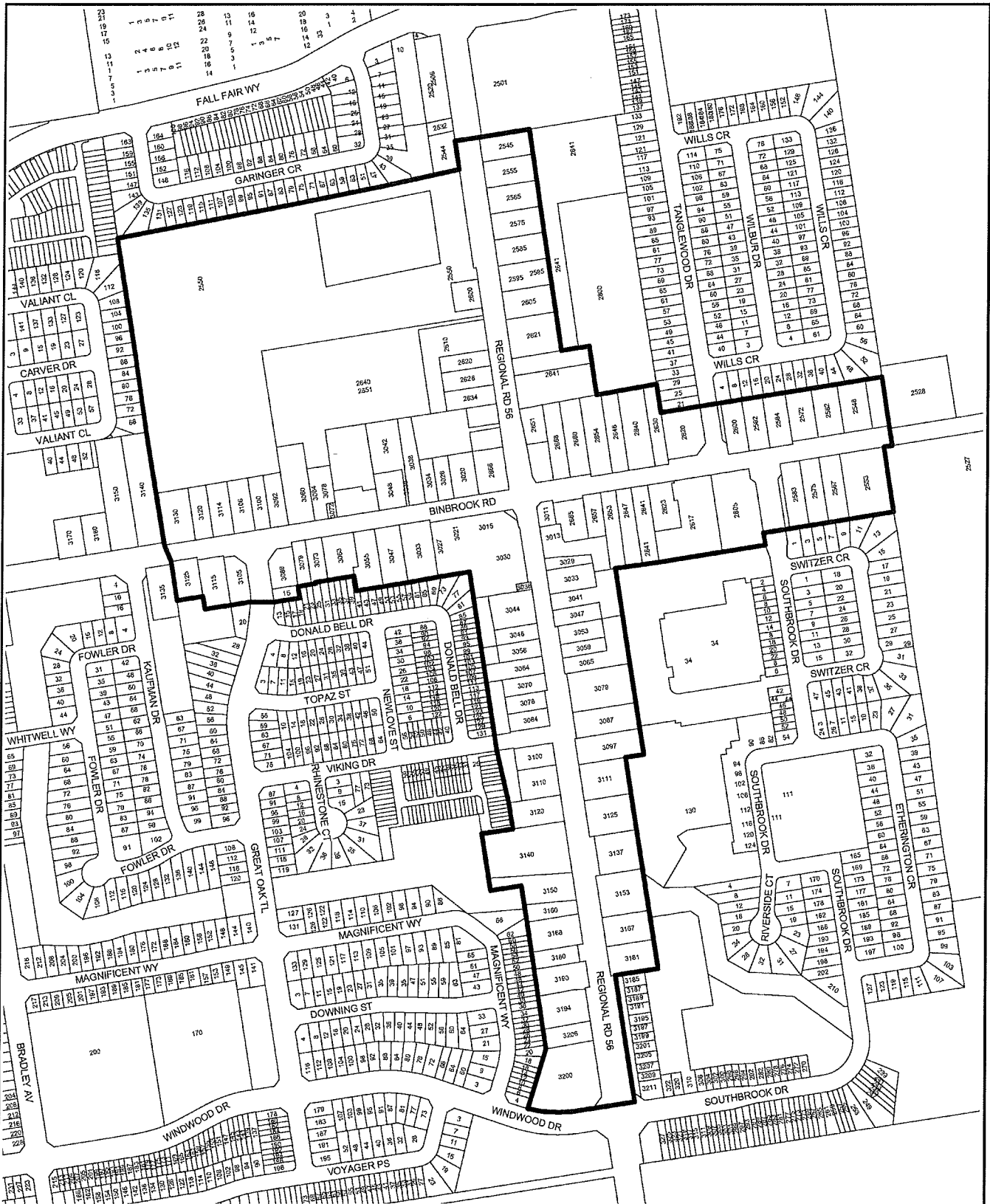


**Ancaster Village Community
Improvement Project Area**



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**Downtown and Community Renewal
 Community Improvement Project Area**



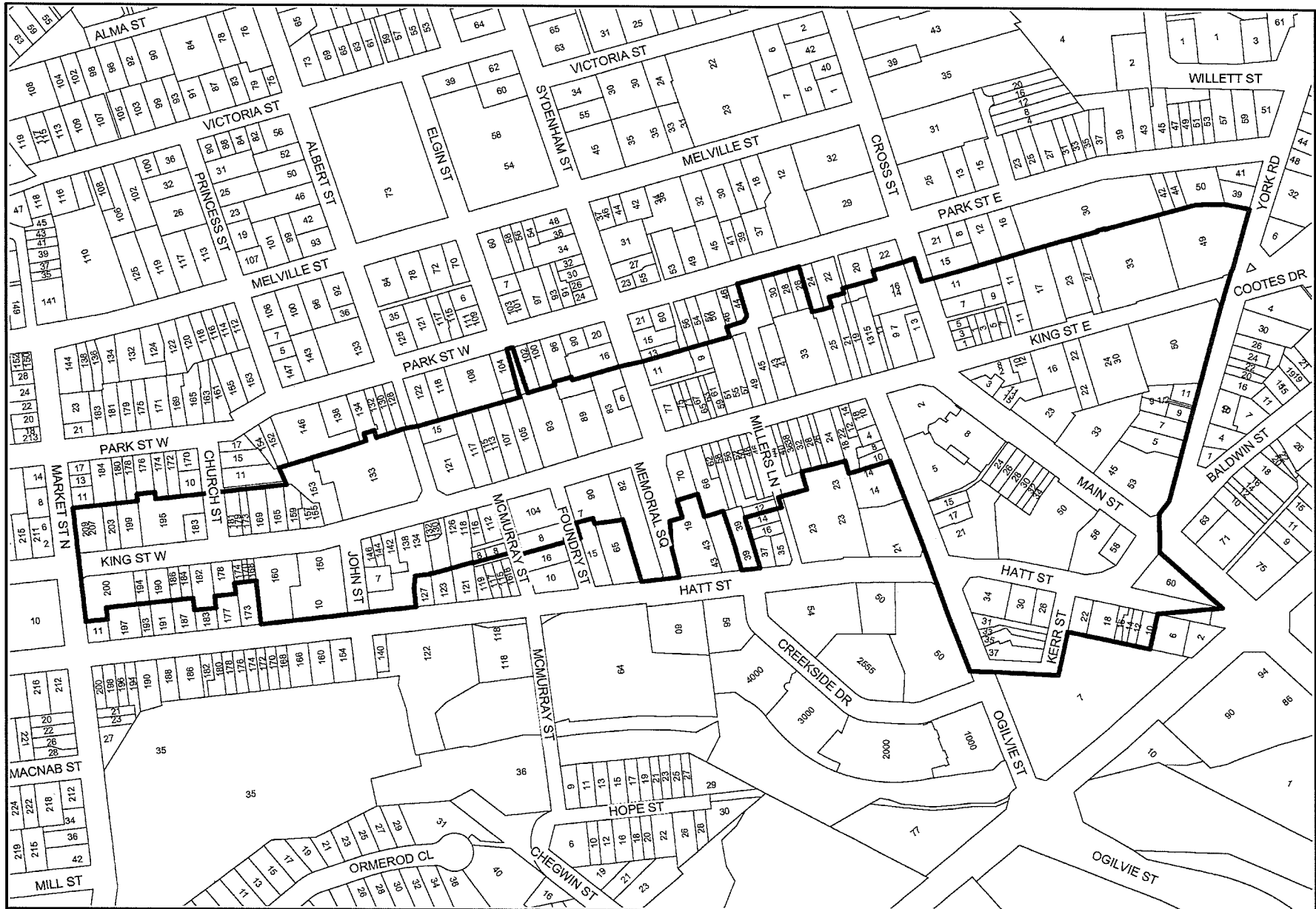
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 Binbrook Community
 Improvement Project Area



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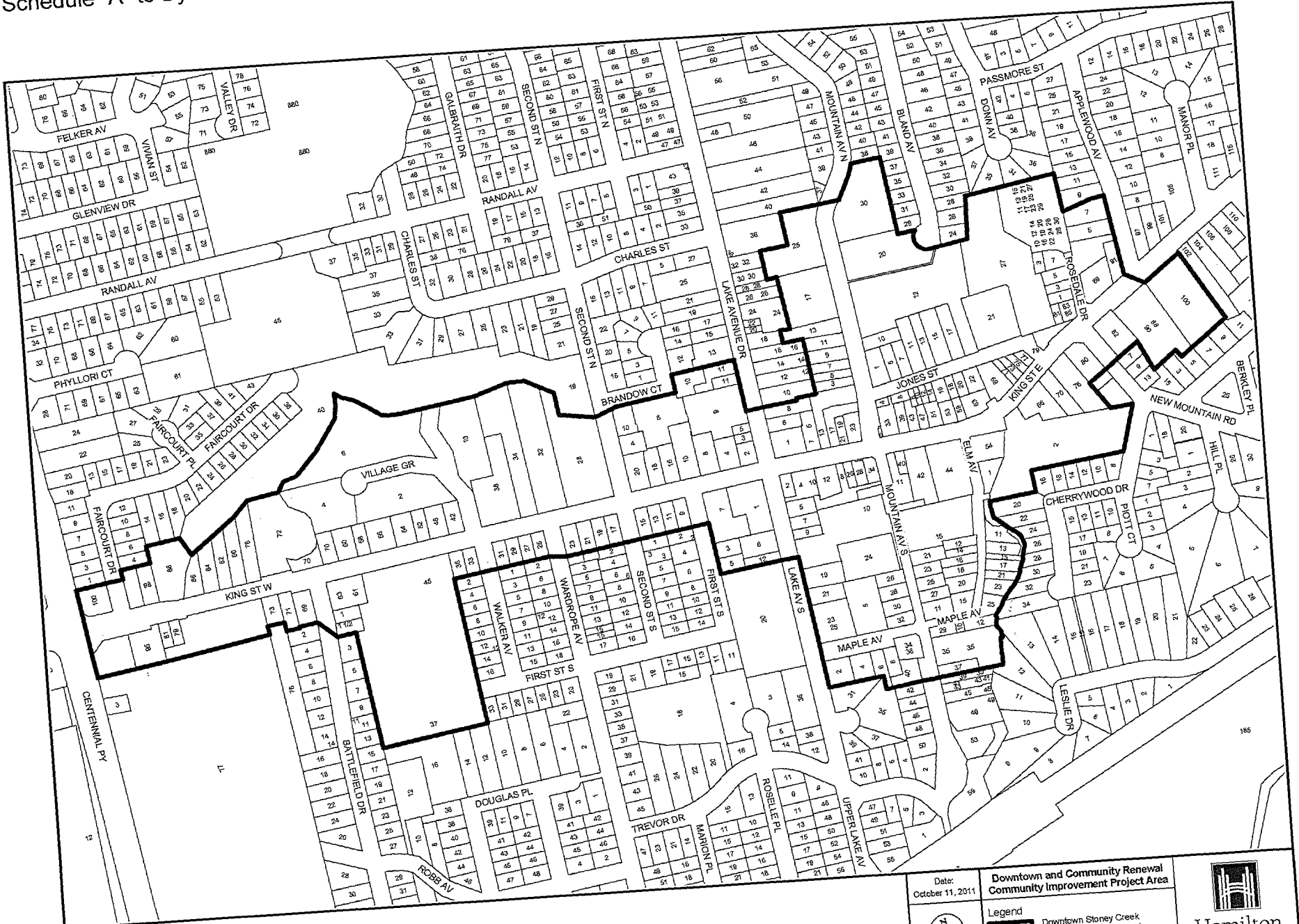


Dundas Community
Improvement Project Area



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
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Downtown and Community Renewal
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Downtown Stoney Creek
Community Improvement
Project Area



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**Downtown and Community Renewal
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Waterdown Community
Improvement Project Area



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**Downtown and Community Renewal
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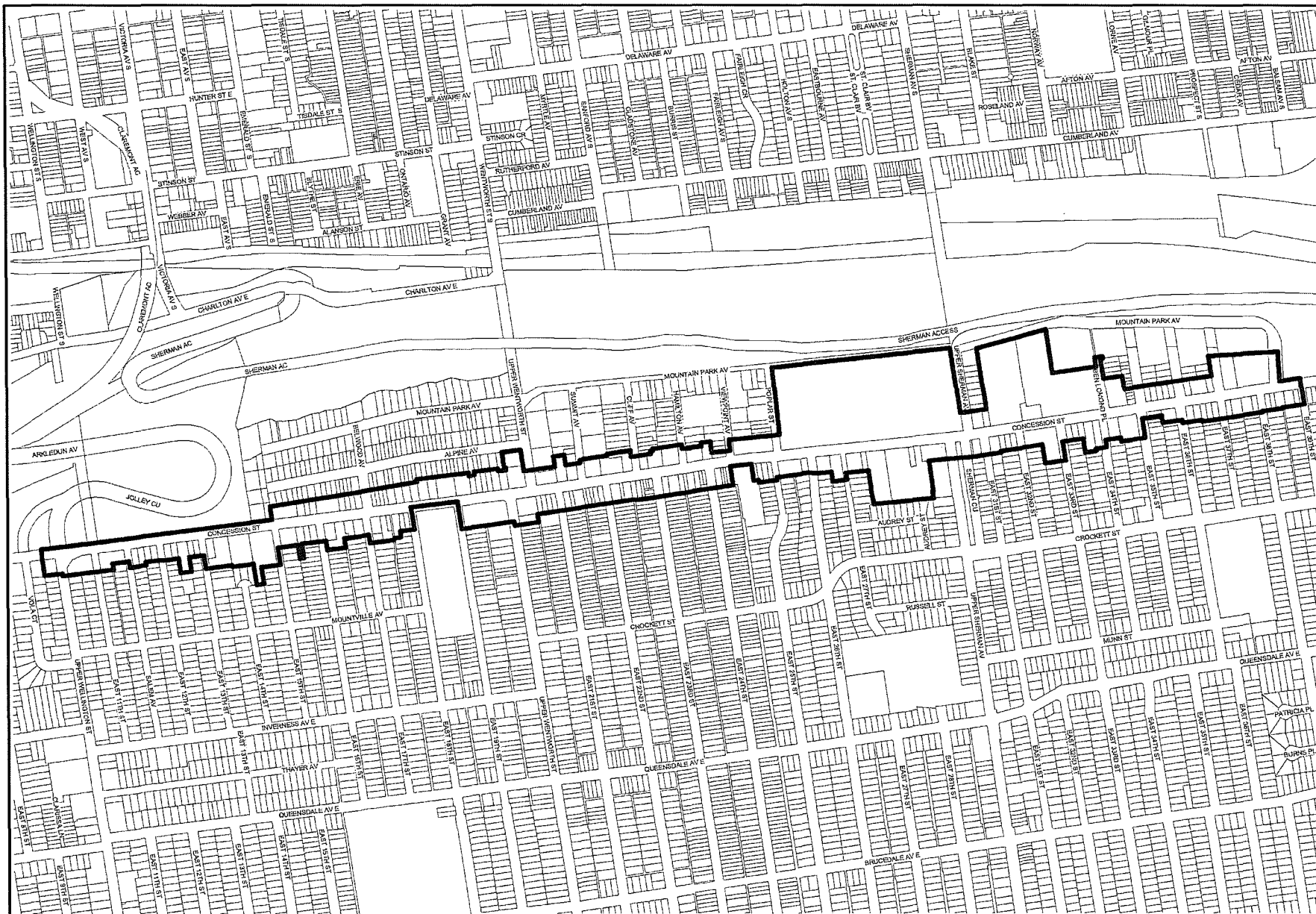


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Barton Village Community
Improvement Project Area



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**Downtown and Community Renewal
Community Improvement Project Area**

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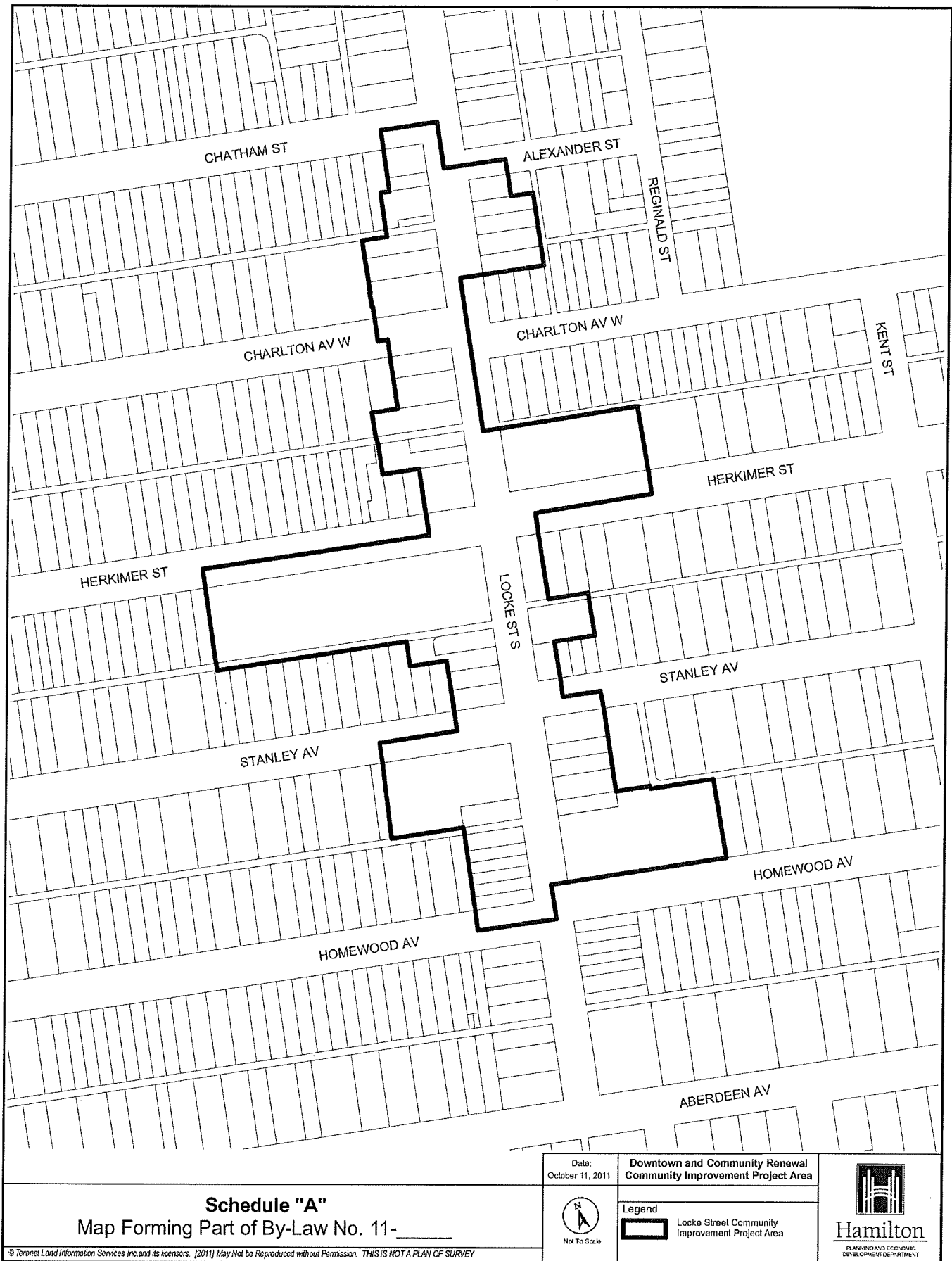


Concession Street Community Improvement Project Area

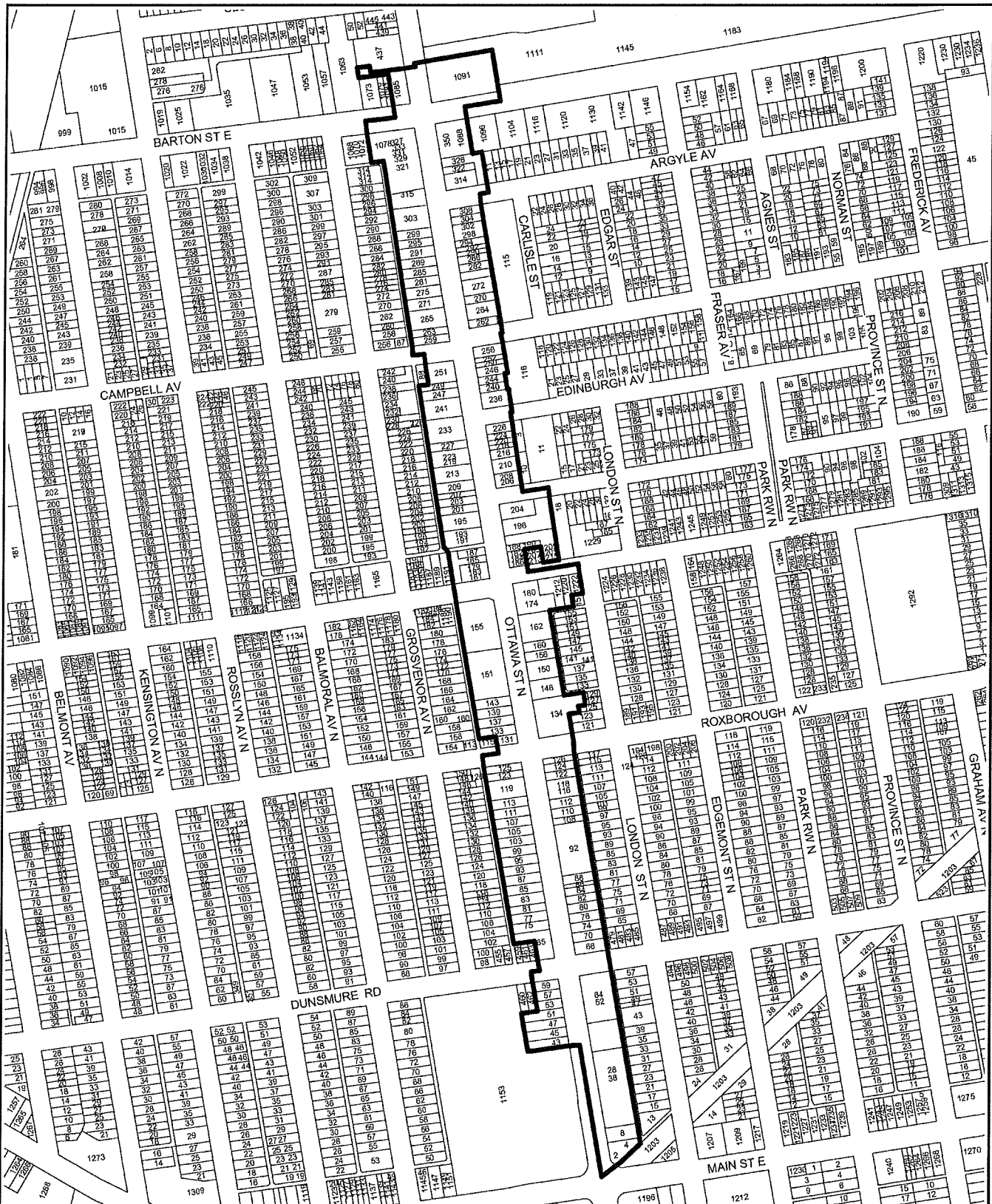


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Schedule "A" to By-law No. 11-272



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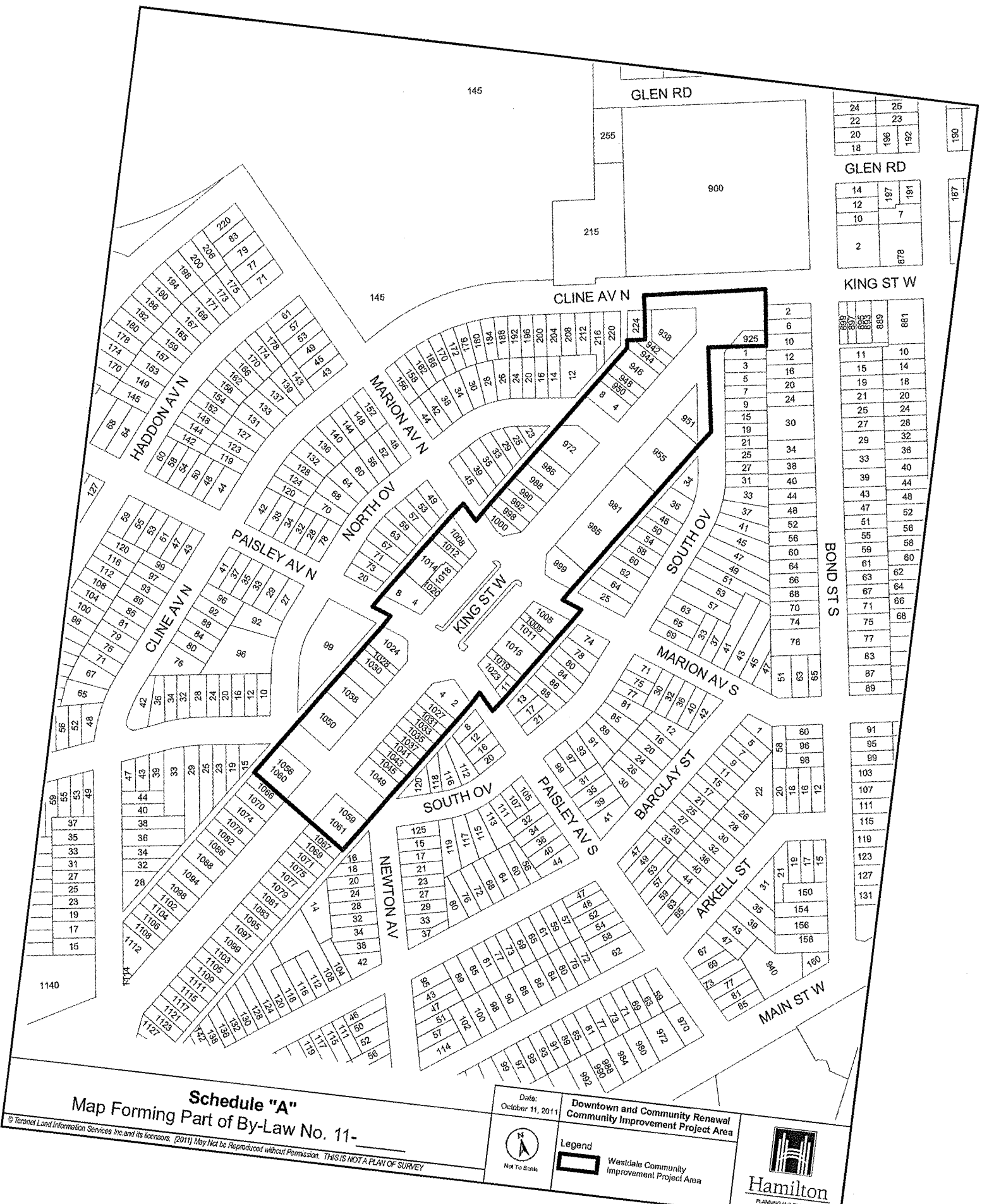
Ottawa Street Community
Improvement Project Area



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**Downtown and Community Renewal
Community Improvement Project Area**



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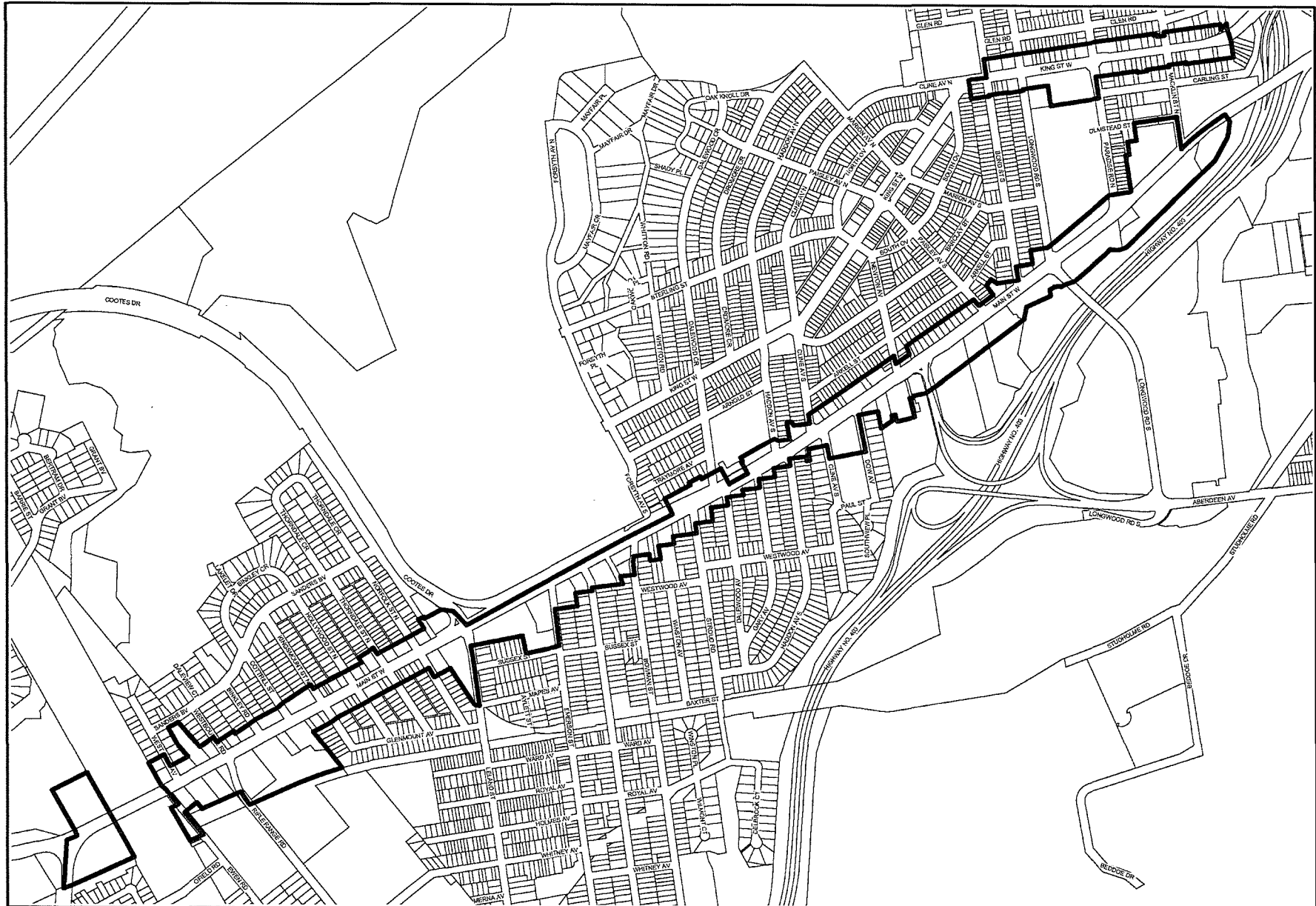
Westlake Community
Improvement Project Area



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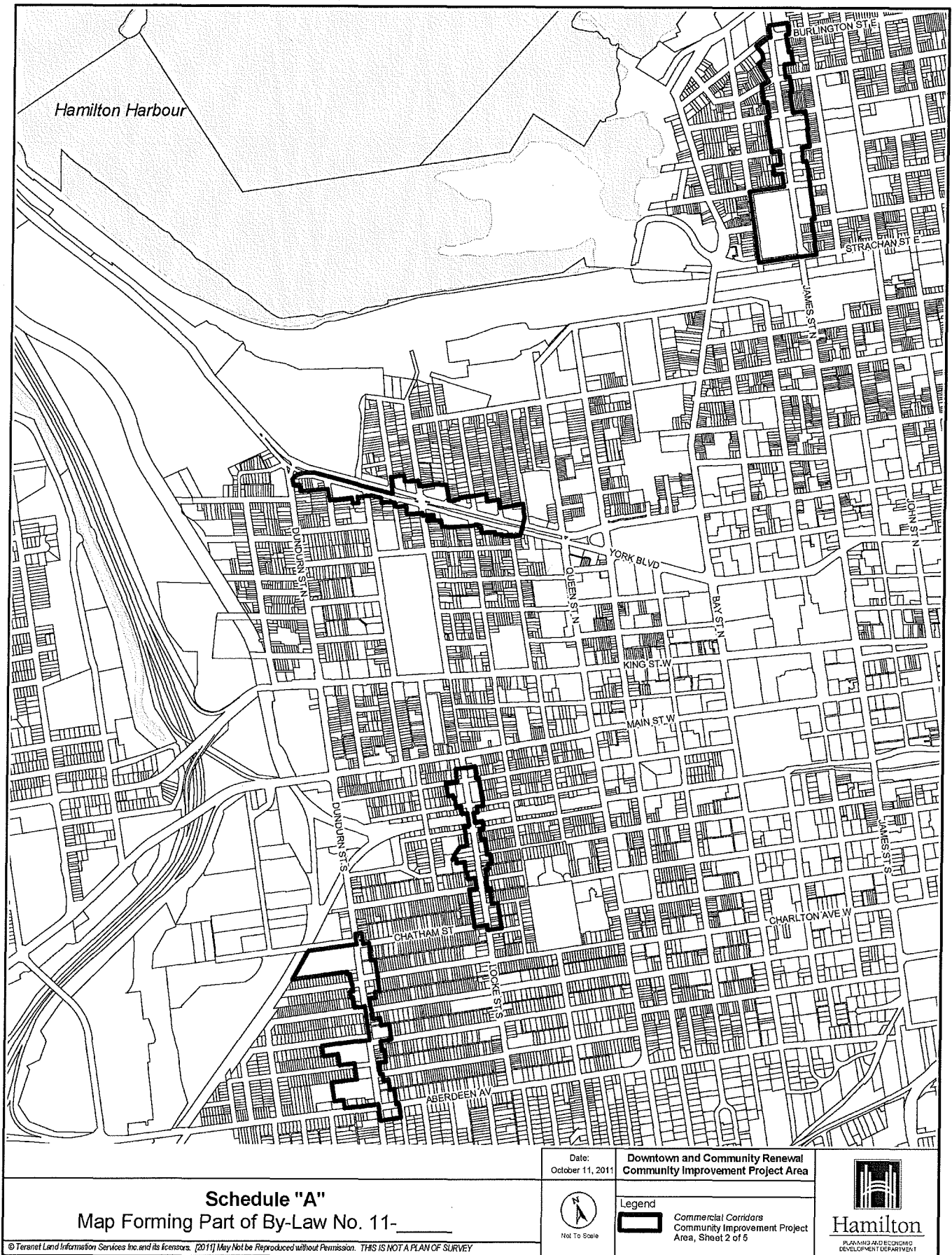
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 Commercial Corridors
Community Improvement Project
Area, Sheet 1 of 5

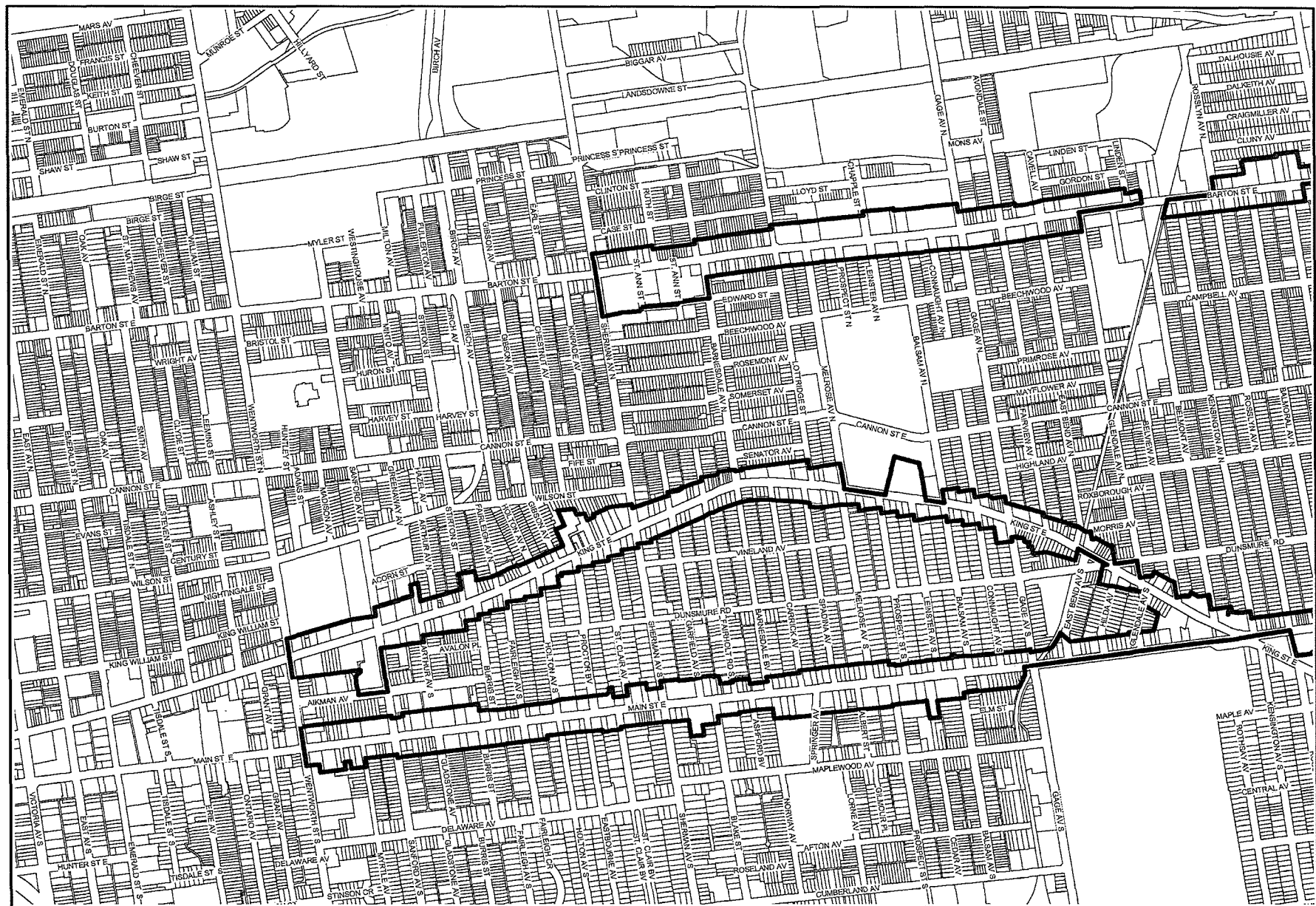


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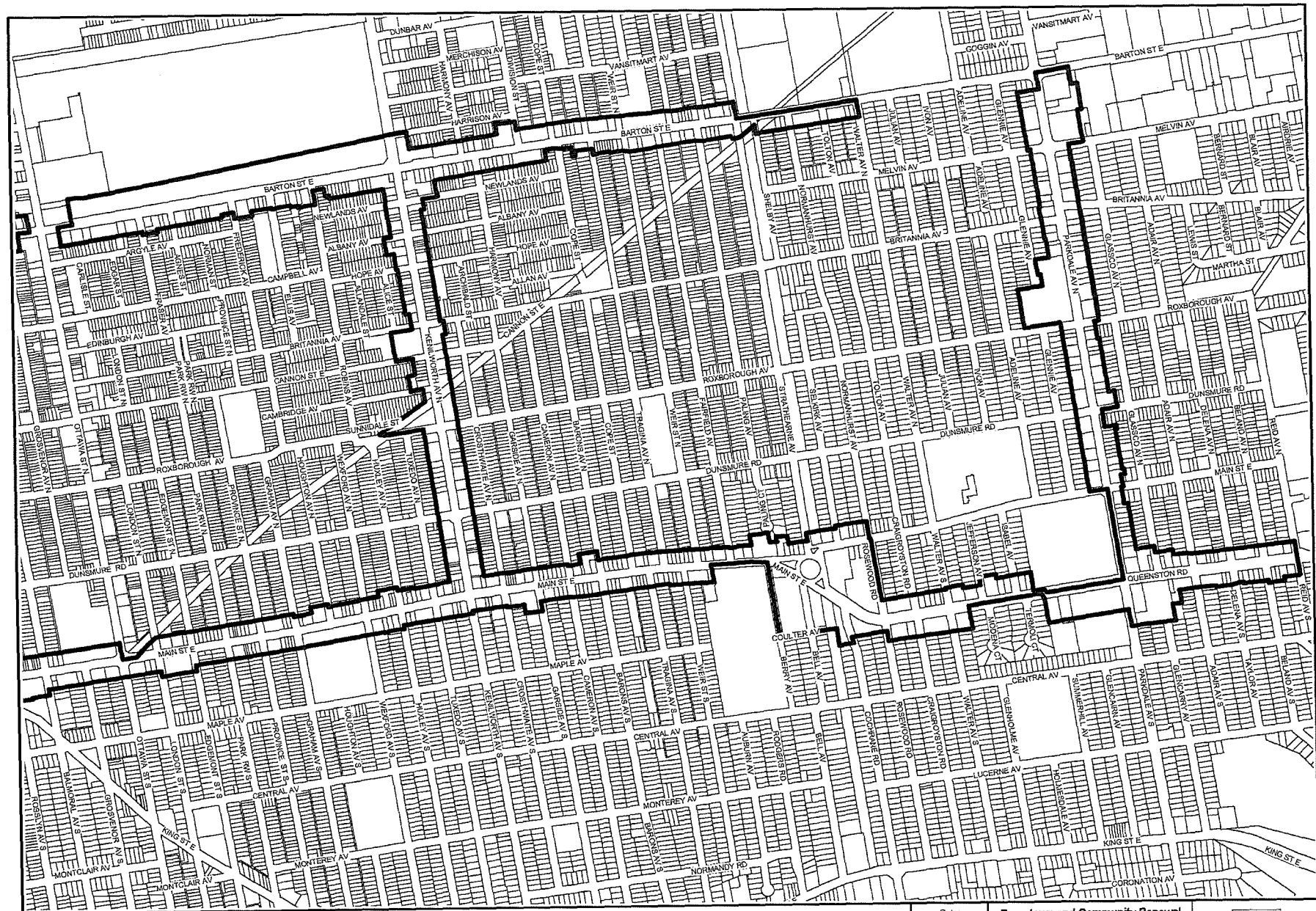
**Downtown and Community Renewal
Community Improvement Project Area**

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- Commercial Corridors
Community Improvement Project
Area, Sheet 3 of 5



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**Downtown and Community Renewal
Community Improvement Project Area**



Commercial Corridors
Community Improvement Project
Area, Sheet 4 of 5



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Commercial Corridors
Community Improvement Project
Area, Sheet 5 of 5

