

Authority: Item 4, Planning Committee
Report 13-017 (PED11188(c))
CM: November 13, 2013

Bill No. 278

CITY OF HAMILTON

BY-LAW NO. 13-278

To Amend By-law 11-273 as amended, respecting the
Downtown and Community Renewal Community Improvement Plan

WHEREAS Section 28 of the Planning Act entitled Community Improvement states where a by-law has been passed to designate a community improvement project area, the Council may provide for the preparation of a plan suitable for adoption as a community improvement plan for the community improvement project area;

AND WHEREAS By-law 11-272 as amended, passed on the 16th day of November 2011, designated the Downtown and Community Renewal Community Improvement Project Area;

AND WHEREAS By-law 13-277, passed on the 13th day of November 2013, designated the Mount Hope Airport Gateway Community Improvement Project Area and added it to the collective Downtown and Community Renewal Community Improvement Project Area (By-law 11-272 as amended);

AND WHEREAS By-law 11-273 as amended, passed on the 16th day of November 2011 adopted and approved the Downtown and Community Renewal Community Improvement Plan;


AND WHEREAS Council, by its Planning Committee, held a public meeting on November 5, 2013, to discuss and receive public input regarding an amendment to the Downtown and Community Renewal Community Improvement Plan, and has taken other steps required to amend the Plan, prior to the enactment of this By-law, as required by the Planning Act;

AND WHEREAS the City has prepared an amendment to the Downtown and Community Renewal Community Improvement Plan, attached hereto as Schedule 1 and forming part of this By-law;

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

1. Amendment No. 3 to the Downtown and Community Renewal Community Improvement Plan, consisting of Schedule 1 hereto annexed and forming part of this By-law, is hereby adopted and approved.
2. Schedule 'A' to By-law 11-273 is amended as set out in Schedule 1 to this By-law.

PASSED this 13th day of November, 2013



R. Bratina
Mayor



R. Caterini
City Clerk

Schedule 1 to By-law 13-278

Amendment No. 3 to the Downtown and Community Renewal Community Improvement Plan

The following text constitutes Amendment No. 3 to the Downtown and Community Renewal Community Improvement Plan.

Purpose

To incorporate the Mount Hope Airport Gateway Community Improvement Project Area into the Downtown and Community Renewal Community Improvement Plan.

Location

The lands affected by the amendment are contained within the Mount Hope Airport Gateway Community Improvement Project Area, as designated in the Downtown and Community Renewal Community Improvement Project Area By-law (By-law 11-272 as amended by By-law 13-277).

Basis

The amendment is consistent with the goals and objectives of the Downtown and Community Renewal Community Improvement Plan.

Actual Changes

1. Insert the following new Section 6.5 after Section 6.4:

“6.5 Mount Hope Airport Gateway

The Mount Hope Airport Gateway Community Improvement Project Area includes a portion of the lands designated District Commercial in the Mount Hope Secondary Plan, as identified in the Downtown and Community Renewal Community Improvement Project Area By-law. The area’s current characteristics, cultural heritage as the seat of the former Glanford Township, and unique location adjacent to the John C. Munro Hamilton International Airport, make it a fit with the redevelopment objectives of this Plan. The area possesses building stock and property in need of rehabilitation; buildings and structures of heritage or architectural significance; deteriorated or insufficient physical infrastructure; and encroachment of incompatible land uses or activities affecting development opportunities. Although the proximity to the Airport provides a high degree of visibility, there are conflicts between existing uses and close Airport operations.

The Mount Hope Airport Gateway Community Improvement Project Area is focused on the existing and historic built up commercial and mixed use area of Mount Hope at the intersection of Airport Road and Homestead Drive and north to Upper James Street (former Highway 6), where community improvement programs and initiatives may help to facilitate the transition from residential to other permitted uses for properties abutting the airport, address long standing vacancies and poor building conditions, and promote infill of vacant lots within that area.”

2. In Section 8.1.2, first paragraph, after the words “Business Improvement Areas (BIAs),” add “Mount Hope Airport Gateway,”.
3. In Section 8.1.4, first paragraph, after the words “Business Improvement Areas (BIAs),” add “Mount Hope Airport Gateway,”.
4. In Section 8.1.5, second paragraph, third sentence, after the words “Business Improvement Area,” add “Mount Hope Airport Gateway,”.
5. In Section 8.1.6, first paragraph, after the words “Business Improvement Areas (BIAs),” add “Mount Hope Airport Gateway,”.
6. In Section 8.1.8, first paragraph, after the words “Business Improvement Areas (BIAs),” add “Mount Hope Airport Gateway,”.

Implementation

The provisions of Section F.1.15 of the Urban Hamilton Official Plan and Section 28 of the Planning Act give effect to this amendment.

This amendment constitutes Schedule 1 to By-law No.13-278 passed on the 13th day of November, 2013.