SUBJECT: Locke Street Business Improvement Area (B.I.A.)
Expansion of Boundaries (PED09045) (Ward 1)

RECOMMENDATION:

a) That the Locke Street B.I.A. boundaries be expanded as identified in Appendix 'A' to Report PED09045.

b) That the City Clerk’s Division be authorized and directed to circulate 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.

EXECUTIVE SUMMARY:

Report PED09045 recommends the expansion of the Locke Street B.I.A. boundaries.
BACKGROUND:

The Downtown and Community Renewal Division of the Planning and Economic Development Department, received correspondence from the Locke Street B.I.A. dated November 6, 2008 requesting that the boundaries of the B.I.A. be expanded as per Appendix ‘A’ to Report PED09045. Previously, staff from the Downtown and Community Renewal Division had attended the October 7, 2008 Locke Street meeting that was also attended by a representative of the property located at 263 Locke Street South. The representative did express interest in becoming part 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. At the November 4, 2008 Locke Street B.I.A. Board of Management meeting the representative from the property located at 263 Locke Street South confirmed that the property owner was interested in becoming a member of the Locke Street B.I.A.

ANALYSIS/RATIONALE:

The Downtown and Community Renewal Division, in 2007, 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 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 property located at 263 Locke Street South borders the current boundaries of the B.I.A. Expanding the boundaries to include the property at 263 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 property as reflected in Appendix ‘A’ to Report PED09045.

ALTERNATIVES FOR CONSIDERATION:

Non-acceptance of the recommendations contained within Report PED09045 would result in the property owner and tenant outside of the B.I.A. not being able to participate in the marketing and promotional activities of the Locke Street B.I.A.

There are no alternative expansion proposals for the Locke Street B.I.A. for consideration at this time.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

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 B.I.A. will be totally derived through levying the B.I.A. 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 the 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.

POLICIES AFFECTING PROPOSAL:

The Downtown and Community Renewal Community Improvement Project Area By-Law will be amended to include the expanded area.

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

EM:vk
Attach. (1)

c.c. Tony Greco, Locke Street B.I.A.