SUBJECT: Designation of a Business Improvement Area (B.I.A.) in Ancaster on Wilson Street East between Montgomery Drive and Dalley Drive (PED08183) (Ward 12)

RECOMMENDATION:

a) That a B.I.A. be designated on Wilson Street East between Montgomery Drive and Dalley Drive including the Old Mill Restaurant which fronts on Old Dundas Road but abuts Wilson Street as identified in Appendix ‘A’ to Report PED08183.

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.

EXECUTIVE SUMMARY:

Report PED08183 recommends the designation of a B.I.A. in Ancaster on Wilson Street East between Montgomery Drive and Dalley Drive including the Old Mill Restaurant which fronts on Old Dundas Road but abuts on Wilson Street.
BACKGROUND:

The Downtown and Community Renewal Division, Planning and Economic Development Department, received correspondence dated June 18, 2008 from Geoff Walker, David Faulkner, Alan Beattie, Doug Kloet and Bob Wilkins, a group that represents the property owners and merchants on Wilson Street East between Montgomery Drive and Dalley Drive, requesting that the City of Hamilton designate a B.I.A. on Wilson Street East. On April 2, 2008, the Ward Councillor and staff from the Downtown and Community Renewal Division met with property owners and merchants on Wilson Street in Ancaster. A further meeting was held on May 21, 2008 with staff from the Downtown and Community Renewal Division and the property owners and merchants on Wilson Street from Todd Street to Montgomery Drive. The meetings were held at the request of the property owners and merchants and 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 along Wilson Street between Montgomery Drive and Dalley Drive, including the Old Mill Restaurant, have expressed their interest in the designation of a B.I.A in that section of Wilson Street East. 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:

Staff from the Downtown and Community Renewal Division has provided support to the Ancaster Village Core Advisory Committee since amalgamation. The Committee recognizes the benefits and accordingly supports the designation of a B.I.A. on Wilson Street. The B.I.A. would be the appropriate vehicle to improve the street and to market and promote the area.

ALTERNATIVES FOR CONSIDERATION:

Refusal of the request to designate a B.I.A. on Wilson Street East between Montgomery Drive to Dalley Drive would result in the property owners and merchants being unable to move forward with their vision to improve the aesthetics of the area and to market the area as a B.I.A. Furthermore, City of Hamilton B.I.A. specific programs would be unavailable for the property owners and merchants.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – The designation of the a B.I.A. on Wilson 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 Wilson Street will have no staffing implications for the City of Hamilton.
SUBJECT: Designation of a Business Improvement Area (B.I.A.) in Ancaster on Wilson Street East between Montgomery Drive and Dalley Drive (PED08183) (Ward 12) – Page 3 of 3

Legal – The Municipal Act 2001, Sections 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. Ultimately, the decision to establish a B.I.A. will rest on the results of the notice of intent sent by the City Clerk’s Division to those who are entitled to receive such notice. Staff will advise Council of the outcome of the notice.

Policies Affecting Proposal:

Not applicable.

Consultation with Relevant Departments/Agencies:

The Ancaster Village Core Advisory Committee as well as the Ward Councillor.

City Strategic Commitment:

By evaluating the “Triple Bottom Line”, (community, environment, and 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.s 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.

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.

EM:vk

Attach. (1)

cc G. Walker
    D. Faulkner
    A. Beattie
    D. Kloet
    B. Wilkins