PED11188(c) Community Improvement Plan and Project Area Amendments for Mount Hope

Planning Committee, November 5, 2013

Planning and Economic Development Department
Urban Renewal Section
Process to date/Background

• November 2012: Staff directed to investigate and report back to the General Issues Committee on a Community Improvement Project Area and associated program initiatives for Mount Hope

• April 29 2013: 1\textsuperscript{st} Community Meeting in Mount Hope

• August 12 2013: Report to General Issues Committee

• Sept. 10 2013: 2\textsuperscript{nd} Community Meeting in Mount Hope
Mount Hope/Airport Gateway Community Improvement Plan and Project Area

Reasons to Designate a CIPA

• Official Plan community improvement project area criteria requires one or more of the characteristics including:
  – “building stock or property in need of rehabilitation”
  – “buildings or structures of heritage or architectural significance”
  – “encroachment of incompatible land uses or activities”
  – “deteriorated or insufficient physical infrastructure”
  – “any other environmental, social, or community economic development reasons for designation”
  – Full list of characteristics is found at UHOP, Vol. 1, Section F.1.15.2

• Mount Hope Secondary Plan policy (UHOP Vol. 2, Section B.5.4.4.1(f)):
  “The District Commercial designation adjacent to Airport Road West and Homestead Drive enjoys a high degree of visibility and provides a gateway to the John C. Munro Hamilton International Airport. To ensure this area develops in a coordinated, well-designed and aesthetically-pleasing manner with adequate infrastructure and amenities, and to provide funding eligibility, the City shall investigate the designation of these lands as a Community Improvement Project Area.”
Mount Hope characteristics:

• Need for revitalization/rehabilitation
  – Long term vacancies
  – some deteriorating property standards and signage

• Cultural heritage
  – history as a more vibrant village
  – seat of former Glanbrook Township

• Proximity to airport
  – Provides a visible entry point into the City
  – Creates conflicts between existing uses and Airport
  – Limits future residential development
Proposed CIPA

• Focuses on improving existing buildings and assisting the transition to planned uses where needed most

• Facilitates the planned conversion of residential to commercial use particularly on the north side abutting the Airport and Highway 6, where impact of airport operations is more acute and future residential use is restricted

• Includes existing commercial uses to help rehabilitate/redevelop those properties, and fill vacant land and buildings within the currently established built commercial area

• Does not include vacant land at the edge of the study area or residences to the south of Airport Road
Mount Hope/Airport Gateway Community Improvement Plan and Project Area

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Mount Hope/Airport Gateway Community Improvement Plan and Project Area

- Includes existing commercial uses to help rehabilitate/redevelop those properties, and fill vacant land and buildings within the currently established built commercial area
- Does not include vacant land at the edge of the study area, or residences to the south of Airport Road, beyond the established built commercial area.
• Proposed Suite of Financial Incentive Programs:
  - Hamilton Tax Increment Grant Program
  - Office Tenancy Assistance Program
  - Hamilton Heritage Property Grant Program
  - Commercial Façade Property Improvement Grant Program
  - Commercial Corridor Housing Loan and Grant Program
• Recommendation a): amends the Project Area By-law to include the Mount Hope/Airport Gateway boundary

• Recommendation b): amends the Community Improvement Plan to provide the five programs to the Mount Hope/Airport Gateway

• Recommendations c)-g): revise the program descriptions to include the Mount Hope/Airport Gateway
Thank you

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