SUBJECT: Stoney Creek Business Improvement Area (B.I.A.)
Expansion of Boundaries (PED06062) (Ward 9)

RECOMMENDATION:

a) That the Stoney Creek B.I.A. boundaries be expanded as identified in Appendix ‘A’ to Report PED06062.

b) That the City Clerk’s Division be authorized and directed to circulate the existing and proposed expansion areas 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 PED06062 recommends the expansion of the Stoney Creek B.I.A. boundaries.
BACKGROUND:

On June 27, 2005 a meeting was held for commercial and industrial property owners and tenants encompassed within the proposed expanded area of the Stoney Creek B.I.A. The proposed area at that time comprised the official boundaries of Downtown Stoney Creek as well as properties fronting on King Street East up to and including 135-137 King Street East. The purpose of the meeting was to share information on the concept of a B.I.A.; the accomplishments of the Stoney Creek B.I.A.; and, the process for expansion. The Ward Councillor, the Stoney Creek B.I.A.’s Board of Management and staff of the Downtown Renewal Division hosted the meeting.

Subsequent to the meeting, property owners and tenants within the eastern and western boundaries of the proposed expanded area voiced their opposition to the proposed expansion. Therefore, the Stoney Creek B.I.A. is requesting that its boundaries be expanded as identified in Appendix ‘A’ to Report PED06062 where there is substantial interest from property owners and tenants to become part of the B.I.A.

ANALYSIS/RATIONALE:

The Downtown Renewal Division in 2004 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 Stoney Creek B.I.A. One of the action points recommended by the consultant was to expand the B.I.A. boundaries as identified in Appendix ‘A’ based on the fact that the B.I.A. includes a small number of businesses and, from a linkage point of view, it is important for the area to have a consistent look and feel.

The Stoney Creek B.I.A. and staff from the Downtown Renewal Division have received numerous requests from property owners and tenants outside of the B.I.A. to expand the B.I.A. boundaries to include their properties.

ALTERNATIVES FOR CONSIDERATION:

Non-acceptance of the recommendations contained within Report PED06062 would result in the property owners and tenants outside of the B.I.A. not being able to participate in the marketing and promotional activities of the Stoney Creek B.I.A.

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

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial – The expansion of the Stoney Creek 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 Stoney Creek 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 Stoney Creek B.I.A. will be forwarded for consideration by City Council at a later date.

**POLICIES AFFECTING PROPOSAL:**

Not applicable.

**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

HM:jcs
Attach. (1)