

Authority: Item 4, Planning Committee Report 24-002 (PED23143(c))
CM: February 14, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024 02
Dated February 14, 2024

Bill No. 024

CITY OF HAMILTON

BY-LAW NO. 24-024

To Designate The Housing for Hamilton Community Improvement Project Area (2024)

WHEREAS Section 28 of the *Planning Act* entitled “Community Improvement” provides in subsection (2) that “Where there is an official plan in effect in a local municipality or in a prescribed upper-tier municipality that contains provisions relating to community improvement in the municipality, the council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area”;

WHEREAS under Section 28(1) of the *Planning Act*, a “community improvement project area” is defined as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”;

WHEREAS Chapter F, Section 1.15 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan contain provisions relating to community improvement;

WHEREAS Council approved By-law No. 18-300, the ‘Roxborough Community Improvement Project Area’, on September 26, 2018;

WHEREAS the Council of the City of Hamilton deems it appropriate to identify the entirety of the City of Hamilton, including Sub-Area 1 – Rapid Transit Housing Area and Sub-Area 2 – Roxborough, as the ‘Housing for Hamilton Community Improvement Project Area (2024)’, attached hereto and forming part of this By-law as Schedule ‘A’, dated December 12, 2023 and titled ‘Housing for Hamilton Community Improvement Project Area’.

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

1. In this By-law and Schedule “A” hereto:
 - (a) “Housing for Hamilton CIPA (2024)” means the ‘Housing for Hamilton Community Improvement Project Area (2024)’; and,
 - (b) “Housing for Hamilton CIP (2024)” means the ‘Housing for Hamilton Community Improvement Plan (2024)’.

2. By-law No. 18-300 is repealed on such day that the 'Housing for Hamilton CIP (2024)', By-law 24-024, comes into effect in accordance with Subsection 28(4) of the *Planning Act*;
3. The geographic area of the City of Hamilton, as defined in Schedule "A" and forming part of this By-law, is hereby designated as the 'Housing for Hamilton CIPA (2024)';
4. The Housing for Hamilton CIPA (2024) contains the following sub- areas which are identified on Schedule "A" hereto:
 - (a) Housing for Hamilton CIPA (2024) Sub-Area 1 - Rapid Transit Housing Area;
and,
 - (b) Housing for Hamilton (CIPA) (2024) Sub-Area 2 - Roxborough.
5. With respect to Housing for Hamilton CIPA (2024) Sub-Area 1 – Rapid Transit Housing Area only, a property that is not otherwise included in Housing for Hamilton CIPA (2024) Sub-Area 1, as delineated in Schedule "A", may, at the City's discretion, be considered as forming part of Housing for Hamilton CIPA (2024) Sub-Area 1, provided the property is:
 - (a) adjacent to a property located in Housing for Hamilton CIPA (2024) Sub-Area 1; and,
 - (b) is forming part of a comprehensive development with a property located in Housing for Hamilton CIPA (2024) Sub-Area 1 with the determination of whether the property forms part of a comprehensive development being at the discretion of the City and will include consideration of physical elements which are required for the satisfactory functionality of both properties.

PASSED this 14th day of February, 2024

A. Horwath
Mayor

J. Pilon
Acting City Clerk

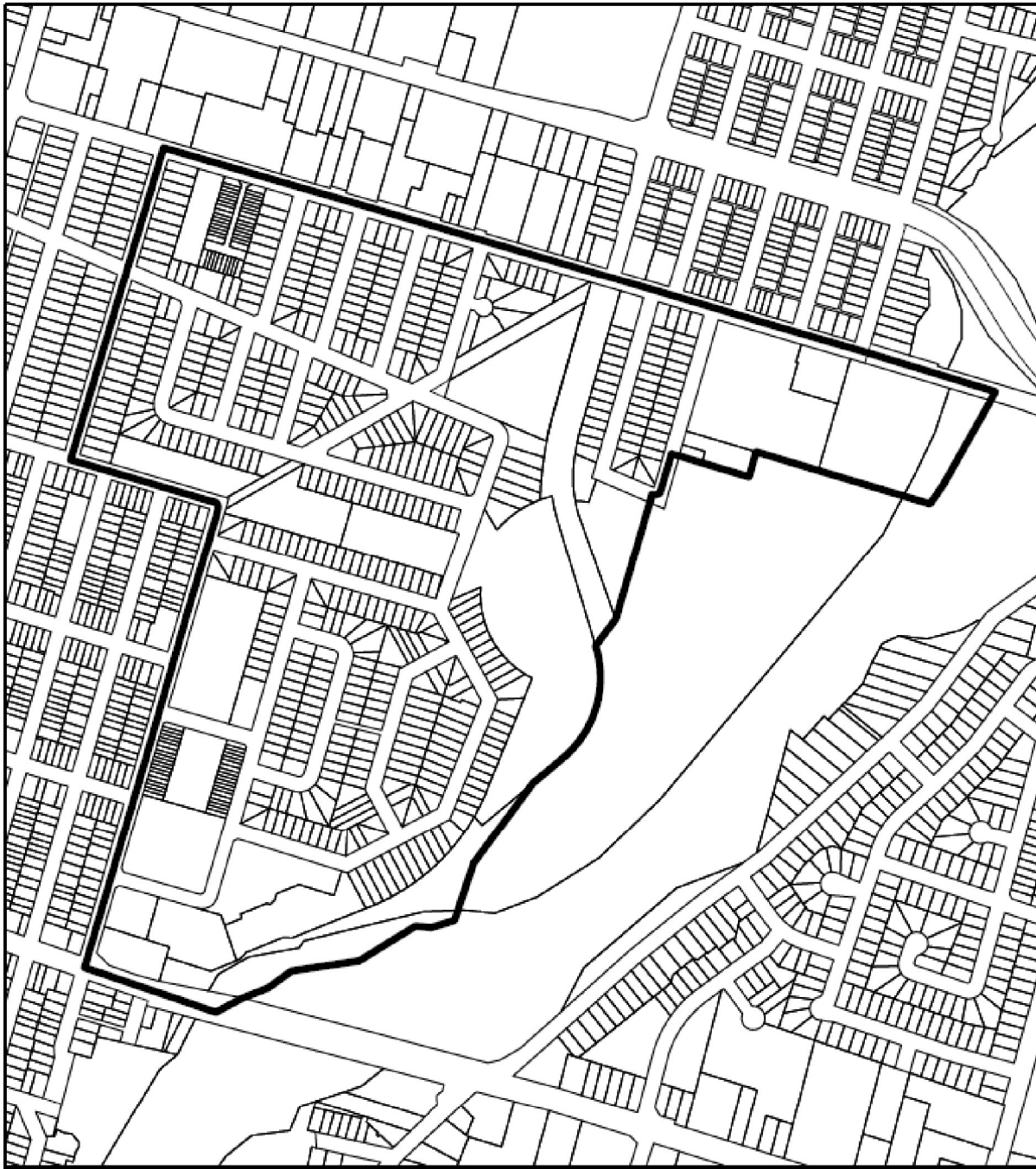
Schedule "A" to By-law No. 24-024

CITY OF HAMILTON

**HOUSING FOR HAMILTON
COMMUNITY IMPROVEMENT
PROJECT AREA (2024)**

February 2024







Housing for Hamilton Community Improvement Project Area

Legend

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| Date: October 27, 2025 |  |
|  Not To Scale | Hamilton |
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