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Planner: G. Bailey

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HAMILTON ROAD AREA COMMUNITY IMPROVEMENT PLAN PROPOSED STUDY AREA AND TERMS OF REFERENCE MEETING ON AUGUST 22, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken:

- (a) That the Hamilton Road Area Community Improvement Plan Terms of Reference attached hereto as Appendix "A" **BE APPROVED**.
- (b) That the proposed Hamilton Road Area Community Improvement Plan Study Area attached hereto as Appendix "B" **BE APPROVED** at the Municipal Council meeting on August 30, 2016. The proposed Study Area is generally bounded by the CN railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, and Adelaide Street to the west, but also includes all properties with frontage on Hamilton Road west of Adelaide Street.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the recommended action is to establish the Study Area for the Hamilton Road Community Improvement Plan (CIP) and approve the Terms of Reference, which outline the process for undertaking the CIP including the timeline and deliverables. The effect of the recommend action is that establishing the Study Area early in the process focuses the CIP on a designated area and helps avoid "scope creep" as the project progresses.

<b>RATIONALE</b>
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1. Chapter 14 of the City of London Official Plan allows for CIPs to be prepared to:
  - Promote the long term stability and viability of the designated Community Improvement Project Area (CIPA);
  - Encourage the co-ordination of municipal expenditures and planning and development activity;
  - Stimulate private property maintenance and reinvestment activity;
  - Enhance the visual quality of the designated area through the recognition and protection of heritage buildings;
  - Reduce the detrimental effects of incompatible land uses in the designated CIPA;
  - Upgrade physical services and social and recreational facilities in the designated CIPA;
  - Promote the improvement of energy efficiency standards for residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses within the designated CIPA;
  - Support the creation of Affordable Housing by considering any municipally-owned, undeclared surplus land for Affordable housing before any other use is considered

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- subject to policy 12.12.2.2. ix) of the Official Plan;
- Support the implementation of measures that will assist in achieving sustainable development and sustainable living;
- Support the retention of heritage properties or areas.

2. A Community Improvement Plan for the Hamilton Road Area is warranted, given that:

- There is potential for appropriate infill and intensification which could assist in revitalizing and in community economic development for the Hamilton Road corridor and surrounding area;
- Significant benefit would come from the preparation of a long term vision for the area;
- There are opportunities for retaining and enhancing the heritage resources in the area;
- At the first community meeting, there have been concerns raised about the impact of drug addiction, prostitution, and crime in the community. Enhancing the coordination of social services in the area could be beneficial.
- A detailed plan for the neighbourhood to assist with identifying its current and planned character and to improve neighbourhood amenities;
- A plan and vision for the Main Street would be beneficial and provide the tools to encourage regeneration;
- Identifying how public amenities and public spaces can be enhanced to encourage regeneration.

3. The Hamilton Road Area contains a wide mix of residential forms and small, independent businesses. It is an area which is rife with opportunity to build upon the good things in the neighbourhood. The CIP will provide a strategic direction to build upon the good and improve the weaknesses.

<b>STRATEGIC PLAN FOR THE CITY OF LONDON 2015-2019</b>
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The Strategic Plan identifies Municipal Council’s vision, mission, values and strategic areas of focus for 2015-2019. Municipal Council has recognized the importance of improving neighbourhoods and communities in its Strategic Plan. Creating a CIP for the Hamilton Road Area supports all four Areas of Focus as follows:

**Strengthening Our Community** – Vibrant, connected, and engaged neighbourhoods; Caring and compassionate services; Amazing arts, culture, and recreation experiences; and Healthy, safe, and accessible city.

**Building a Sustainable City** – Robust infrastructure; Beautiful places and spaces; Responsible growth; and Heritage conservation.

**Growing our Economy** – Diverse and resilient economy; Urban regeneration; and Strategic, collaborative partnerships;

In particular, the Urban Regeneration strategy of using community improvement plans to coordinate City and private investment to meet both local and city-wide priorities.

**Leading in Public Service** – Open, accountable, and responsive government

<b>COMMUNITY IMPROVEMENT PLAN APPROACH</b>
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A Community Improvement Plan is an action plan.

The Hamilton Road Area CIP will integrate the discussion on land use planning, transportation planning, and social services delivery.

The creation of the CIP will be a largely community-driven planning process. This is designed to ensure the final CIP reflects community values and is also intended to build leadership capacity in the neighbourhood. It should be clear, however, that the final plan will be approved by Municipal Council. Staff will provide guidance and recommendations throughout the process.

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**BACKGROUND**

**Request for a Hamilton Road Area Community Improvement Plan**

At the February 2, 2015 Planning and Environment Committee (PEC) meeting Councillor Michael Van Holst submitted a request asking the Civic Administration to prepare a CIP for the Hamilton Road Area.

At its session held on February 9, 2015, Municipal Council resolved:

*That, the communication from Councillor M. Van Holst, with respect to the request for a Community Improvement Plan for the Hamilton Road area, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan and Budget and to report back at a future Planning and Environment Committee meeting. (2015-D19) (16/4/PEC)*

The Hamilton Road Area CIP was placed on the Planning Departments Work Plan with a start date of Q2 2016.

**Planning Act (Section 28)**

A Community Improvement Plan is a tool prescribed by Section 28 of the *Planning Act* intended to re-plan, redesign, redevelop, and rehabilitate a designated area (the Community Improvement Project Area or CIPA) because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reasons.

The *Planning Act* defines community improvement as "...the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary."

Community improvement in the Hamilton Road Area is desirable because of age, dilapidation, unsuitability of buildings, as well as other environmental, social, or community economic development reasons consistent with the *Planning Act*.

**1989 Official Plan (Chapter 14)**

The Official Plan for the City of London contains City Council's objectives and policies to guide the short-term and long-term physical development of all lands within the boundary of the municipality. It provides direction for the allocation of land use, provision of municipal services and facilities, and preparation of regulatory by-laws to control the development and use of land.

The policies of Chapter 14 provide a framework for the selection and designation of Community Improvement Project Areas, and for the preparation and implementation of community improvement plans.

Areas within the City which are eligible for designation as residential, commercial, or industrial CIPAs are shown on Official Plan Figure 14-1 – Areas Eligible for Community Improvement.

Excerpt from Figure 14-1:

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As shown on the Figure 14-1 excerpt above, Hamilton Road from Adelaide Street to Highbury Avenue is identified as an eligible commercial area. The surrounding Hamilton Road area is also identified as an eligible high priority residential area and certain portions as an eligible industrial area.

Municipal Council may undertake various initiatives to deal with existing deficiencies and to encourage private investment activity within designated residential, commercial, and industrial CIPAs. Community improvement in established business districts such as Hamilton Road will address the needs of the area for both servicing improvement and projects to improve the attractiveness and functioning of the area.

**The London Plan**

Approved by City Council on June 23, 2016, The London Plan sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years.

The London Plan contains eight key directions that give focus and a clear path to lead to the City we have collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented that serve as a foundation to the policies of the London Plan and will guide planning and development over the next 20 years. Nearly all the key directions contain strategies that are relevant to the Hamilton Road CIP including direction #1: Plan strategically for a prosperous city and direction #5: Build a mixed-use compact city.

In the London Plan, all lands within the City are assigned a place type that establishes policies that regulate the development that is permitted in each of these place types.

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The properties fronting Hamilton Road between Rectory Street and Egerton Street are assigned the Main Street place type. Main Streets are some of London’s most cherished historical business areas and the focal point of the neighbourhood. Urban regeneration efforts will be directed to historic Main Streets as appropriate to sustain and enhance them.

Outside of the Main Street place type segment, Hamilton Road is assigned an Urban Corridor place type. The Urban Corridor place type will be places that encourage intensification over the life of the London Plan, so that they can mature to support higher-order transit at some point in the future beyond 2035. These corridors will generally support mid-rise residential and mixed-use development.

The Hamilton Road area is primary comprised of the Neighbourhood place type with the Light Industrial place type near the railway tracks and Adelaide Street near the Thames River. Along the Thames River is assigned the Green Space place type. A small Shopping Area place type is present near Highbury Avenue and Trafalgar Street.

Urban Regeneration policies in the Our City part of the London Plan (paragraphs 152 through 165) are about supporting sensitive growth and change within urban areas so that they are sustainable and prosperous over the long term. The London Plan contains numerous policies outlining urban regeneration efforts including encouraging the economic revitalization and enhancing the business attraction of urban main streets and promote the long-term sustainability of urban neighbourhoods throughout the built-up areas of our city, by striving to retain and enhance the viability of their built and natural assets, and their critical social and economic connections. Further, the Urban Regeneration provides policies relating to community improvement plans including how to designate a new Community Improvement Project Area.

Similar to Chapter 14 in the 1989 Official Plan, the London Plan also contains policies related to Community Improvement Plans (paragraphs 1723 to 1728) and the criteria by which City Council shall consider when identifying an area for community improvement. Community improvement plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision, key directions and policies in The London Plan. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development that is permitted by the legislation.

<b>PROPOSED STUDY AREA</b>
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The initial study area for the Hamilton Road CIP brought to the first community meeting in June 2016 was defined as the lands generally bounded by the CN Railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, and Adelaide Street to the west.

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Image 1 – Initial Hamilton Road Community Improvement Plan Study Area

This initial study area was chosen for the following reasons:

- The CN Railway tracks and the Thames River were viewed as existing boundaries that separate the Hamilton Road area from the East London Planning District to the north and the Glen Cairn Planning District to the south;
- Adelaide Street was chosen as the west boundary because the existing SoHo CIPA for the SoHo CIP includes the lands west of Adelaide Street and Adelaide Street is the western boundary of the Hamilton Road Planning District;
- Highbury Avenue was chosen as the east boundary because under the existing policies in Chapter 14 of the Official Plan, the lands east of Highbury Avenue and south of Trafalgar Street and the railway tracks are not considered a commercial, residential, or industrial priority for Community Improvement.

At the first community meeting, it became apparent that the property owners with frontage on Hamilton Road west of Adelaide Street in the existing SoHo CIPA better identified with the Hamilton Road area. These businesses and property owners have a long history of being included in the Hamilton Road Business Association and as a result, felt that inclusion in the Hamilton Road Study Area was more appropriate. Further, the commercial CIPA for the SoHo CIP is defined in the Official Plan as applying to “lands that are designated Main Street Commercial Corridor and located on Wellington Street between the Thames River (South Branch) and the Canadian National Railway or lands that are designated Main Street Commercial Corridor or Auto-Oriented Commercial Corridor and located on Horton Street between the Clarence Street intersection and the Waterloo Street intersection.” As a result of this defined CIPA for commercial lands in the SoHo CIP, the property owners along Hamilton Road in the SoHo CIP are excluded from commercial community improvement initiatives such as the Upgrade to Building Code and Façade Improvement Loans.

To address this issue, Staff examined three potential options:

1. Either as part of the CIP and financial incentive review now underway, or as a separate Official Plan Amendment, change the boundaries of the SoHo commercial CIPA to extend to Adelaide Street to include all properties with frontage on Horton Street and Hamilton Road;
2. Overlap the Hamilton Road CIP Study Area and the SoHo CIPA to allow the property owners on Hamilton Road west of Adelaide Street access to any financial incentive programs that may become available in the Hamilton Road CIP. An Official Plan amendment will be required to make this change because Figure 14-1 – Areas Eligible for Community Improvement has the south side of Hamilton Road west of Adelaide



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Street as High Priority Residential and the north side as Industrial. This potential Official Plan amendment would identify all of Hamilton Road from its beginning at Bathurst Street to Adelaide Street as Commercial area.

3. Leave the SoHo CIPA and the proposed Hamilton Road Area CIP Study Area as originally conceived. This option was not seen as valid as it risks alienating the property owners west of Adelaide Street on Hamilton Road from the CIP process.

To allow the Hamilton Road property owners west of Adelaide Street to be potentially eligible for community improvement initiatives that may be permitted under the future Hamilton Road CIP, staff are recommending Option 2 to overlap the proposed Hamilton Road Study Area with the SoHo CIPA along Hamilton Road west of Adelaide Street.

The revised proposed Study Area for the Hamilton Road CIP Community Improvement Plan is attached as Appendix 'B' and shown below for reference:



Image 2 – Proposed Hamilton Road Community Improvement Plan Study Area

It should be noted that the proposed Hamilton Road CIP Study Area may not reflect the final Hamilton Road Community Improvement Project Area. Once the Hamilton Road CIPA is defined at the end of the CIP process, the programs and initiatives in the Hamilton Road CIP will only apply to the properties included in the CIPA or a sub-set of these properties.

**PUBLIC ENGAGEMENT TO DATE**

**Consultation with the Ministry of Municipal Affairs**

The *Planning Act* requires that a municipality consult with the Ministry of Municipal Affairs (MMA) on the preparation of a Community Improvement Plan. The MMA was contacted in May 2015 to obtain a CIP staff contact and for guidance on the CIP process.

**Community Meeting**

On June 7, 2016, the first community meeting for the Hamilton Road CIP was held at B. Davison Secondary School. The meeting was attended by approximately 70 members of the public. Those in attendance were asked to provide feedback on the following:

- Where do you think the Community Improvement Project Area for Hamilton Road should be?
- What is great or is a strength in the Hamilton Road area?

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- What needs improvements or is a weakness in the Hamilton Road area?
- In one word, describe your Hamilton Road.

The participants were also asked to undertake a neighbourhood mapping exercise whereby the significant areas of the neighbourhood, for positive and negative reasons, were identified and mapped, as well as the strengths, weaknesses, opportunities and threats in the neighbourhood.

Finally, the participants were asked to map the paths, edges, districts, nodes, and landmarks in the neighbourhood.

The information gathered from the community meeting helps inform City staff of what needs improvement in the neighbourhood, but also what is great about the neighbourhood and how these great things can be expanded on.

A summary of the meeting is available in Appendix 'C'.

### **Project Team Meeting**

On July 21, 2016, a Project Team meeting was held with representatives from the Hamilton Road Business Association, Community Association, Crouch Neighbourhood Resource Centre, and City staff from Planning Services, Transportation Planning and Design, and Neighbourhood, Children and Fire Services.

At the Project Team meeting, Staff reviewed the feedback from the first community meeting with the representatives from the neighbourhood to ensure that the comprehensive list that was received from the community meeting was not missing any community improvement needs.

The community representatives also assisted Staff with identifying what the community felt are the key community improvement themes. These themes are:

- **Buildings** – Vacant buildings, tired façades, and absentee landlords;
- **Parks** – Improvements to the local parks including a splash pad, improvements to the Thames Valley Parkway, and safety concerns;
- **Safety** – Issues with drugs, prostitution, and crime especially at night and in the parks;
- **Local businesses** – Better support from the City for local businesses;
- **Parking for businesses** – Need access to parking to support businesses and changing the requirements for on-site parking.

Finally, information on the project's progress to date was shared with the Project Team.

<b>TERMS OF REFERENCE</b>
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A Terms of Reference for the Hamilton Road Area Community Improvement Plan project has been developed to describe the purpose and structure of the project including the work plan and deliverables.

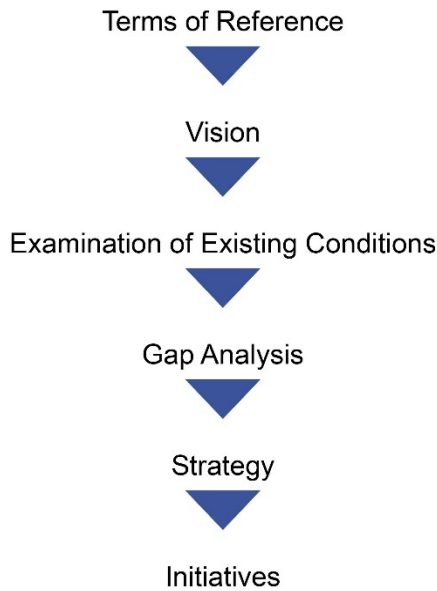
The work plan for the project includes:

- Developing a Terms of Reference;
- Developing a vision with the community for the CIP;
- An examination of the existing conditions including a physical inventory of the Study Area and reviewing existing regulations;
- A gap analysis to determine the gaps between the vision and the existing conditions;
- Developing strategies to fill the gaps;
- Developing initiatives to be included in the final CIP that will implement the strategies and guide community improvement in the Hamilton Road area.



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The Terms of Reference is attached in Appendix 'A'.

<b>CONCLUSION</b>
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Staff received direction from Municipal Council to proceed with a Hamilton Road Community Improvement Plan. The process officially began with the first community meeting on June 7, 2016. A fruitful and robust discussion with the participants produced a comprehensive list of community improvement needs. Also, the participants indicated that the initial Study Area chosen for the CIP did not best reflect the Hamilton Road community and the Study Area needed to include the properties with frontage on Hamilton Road west of Adelaide Street. These businesses and property owners informed Staff that they relate better and feel more connected to the Hamilton Road community.

Based on feedback from the community meeting and after reviewing Official Plan policies on community improvement, Staff are seeking Municipal Council approval for the Hamilton Road Community Improvement Plan Study Area to overlap the existing SoHo Community Improvement Project Area. It is noted that the Hamilton Road Study Area through the CIP process will become a Community Improvement Project Area that could be the same size or could be smaller than the Study Area. The Community Improvement Project Area adopted at the end of the CIP planning process sets the geographical limits for the Community Improvement Plan.

Also, a Terms of Reference for the Hamilton Road Area Community Improvement Plan was developed for Municipal Council approval. The Terms of Reference describe the purpose and structure of the project including the work plan and deliverables.

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<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>GRAHAM BAILEY, MCIP, RPP URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

July 27, 2016  
GB/gb

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Community Improvement Plan Stydy Area PEC Report - August 22 2016.docx

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**Appendix "A" – Terms of Reference – Hamilton Road Area Community Improvement Plan**

**1. Project Overview**

**Introduction**

The desire to undertake a Community Improvement Plan in the Hamilton Road area arose as a direction from Municipal Council in response to a request from Ward 1 Councillor Michael van Holst.

At its session held on February 9, 2015, Municipal Council resolved:

*That, the communication from Councillor M. Van Holst, with respect to the request for a Community Improvement Plan for the Hamilton Road area, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan and Budget and to report back at a future Planning and Environment Committee meeting. (2015-D19) (16/4/PEC)*

Planning Staff is initiating a study to create a Community Improvement Plan for the Hamilton Road area, which will provide the basis for, where necessary: Official Plan amendments, Zoning By-law amendments, urban design guidelines, the introduction of grants and loans, and other community improvement initiatives available to municipalities under Section 28 of the Planning Act

**Purpose**

This study will result in the development of a Hamilton Road Area Community Improvement Plan that identifies opportunities to facilitate public and private sector investment in the neighbourhood.

**Objectives**

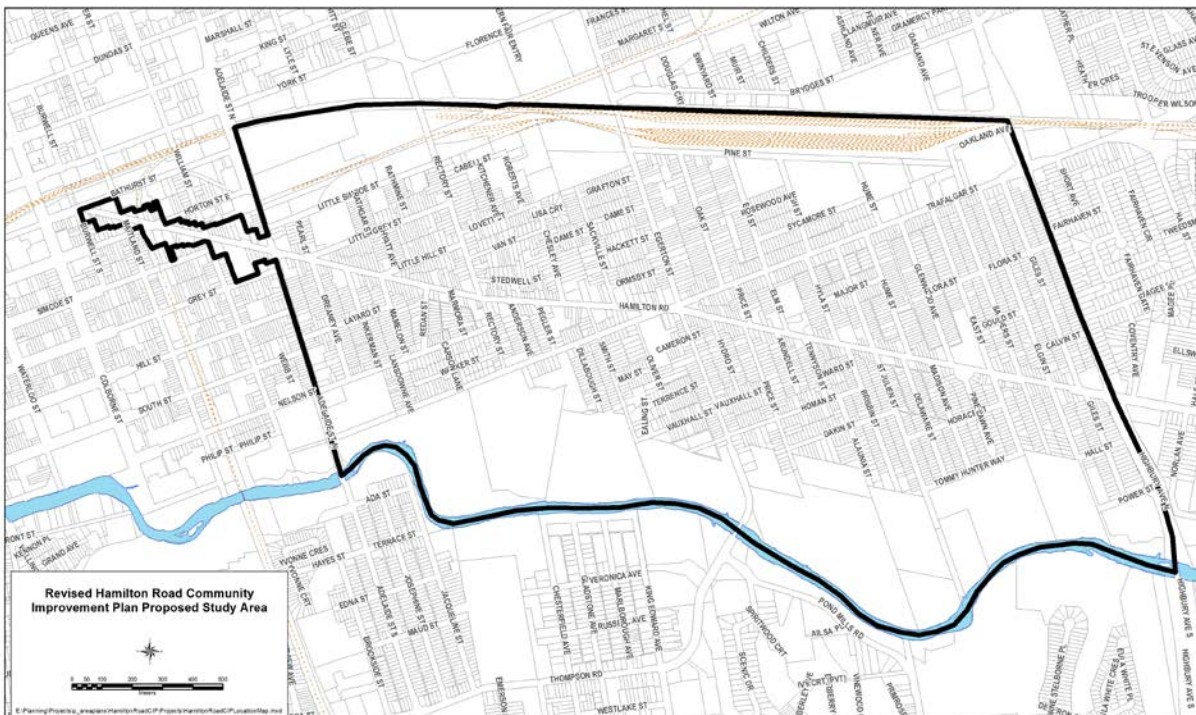
- Promote the long term stability and viability of designated "Community Improvement Project Areas"
- Encourage the co-ordination of municipal expenditures and planning and development activity within designated "Community Improvement Project Areas".
- Stimulate private property maintenance and reinvestment activity.
- Enhance the visual quality of designated "Community Improvement Project Areas" through the recognition and protection of heritage buildings.
- Upgrade physical services and social and recreational facilities in designated "Community Improvement Project Areas"
- Support the implementation of measures that will assist in achieving sustainable development and sustainable living
- Support the retention of heritage properties or areas.

**Study Area**

The Study Area chosen is defined as the lands generally bounded by the CN Railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, and Adelaide Street to the west, but includes all properties with frontage on Hamilton Road west of Adelaide Street.

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Through the CIP process, a final Community Improvement Project Area will be set that defines the geographical limits of the Community Improvement Plan.

## 2. Planning Context

### 1989 (current) Official Plan Policies

The Official Plan (1989) includes policies to guide the development of Community Improvement Plans for lands within the City as deemed eligible by Chapter 14.

Consistent with these policies, the City may use Community Improvement Plans to give municipalities a planning mechanism, and access to, a variety of provincial cost-sharing programs, to address deficiencies within designated areas in a coordinated and comprehensive fashion, and to encourage private investment activity in these areas.

Chapter 14 of the Official Plan outlines the community improvement objectives for the City. Several community improvement objectives in the Official Plan relate to the Hamilton Road area including:

- Stimulate private property maintenance and reinvestment activity;
- Enhance the visual quality of designated “Community Improvement Project Areas” through the recognition and protection of heritage buildings;
- Upgrade physical services and social and recreational facilities in designated “Community Improvement Project Areas”.

The Official Plan also includes the land use designations that guide the short-term and long-term physical development of land. The Official Plan designation along Hamilton Road from Bathurst Street to approximately Hume Street is Main Street Commercial Corridor (MSCC). MSCCs take the form of either long-established, pedestrian-oriented business districts or newer mixed-use areas. They have a street-oriented form with buildings close to the street. The street frontages of individual uses are generally of a scale that provides for easier pedestrian movement. They include a broad range of uses that cater to the adjacent residential neighbourhoods within easy walking distance. Official Plan Policy 4.4.1.13.5 provides further guidance to the development of Hamilton Road.

Between East Street and Sanders Street on the south side of Hamilton Road, as well as a section of Trafalgar Street west of Highbury Avenue is designated Neighbourhood Commercial Node (NCN). NCNs are intended to provide for the daily or weekly convenience shopping and service needs of nearby residents and, to a lesser extent, passing motorists. They should contain uses that are convenience-oriented and unlikely to draw customers from beyond the local area.

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The Hamilton Road Area is primarily designated Low Density Residential, with some General and Light Industrial land use designations adjacent to the railway tracks and along Adelaide Street north of the Thames River. Adjacent to the Thames River, the lands are designated Open Space. Finally, a small Community Facilities land use designation is present on Trafalgar Street between Adelaide Street North and Egerton Street.

**The London Plan**

Approved by Municipal Council in 2016, The London Plan sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years

Community improvement plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision, key directions and policies in *The London Plan*. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development that is permitted by the legislation.

Paragraph 1727 outlines the objectives community improvement is intended to meet. Several of these objectives relate to the Hamilton Road area including:

- Maintain and improve the public realm, including such things as streets, sidewalks, street lights, street trees, pathways, parks, open spaces, and public buildings;
- Maintain and improve municipal services including such things as the water distribution system, the sanitary and storm sewer systems, mobility network, transit services, and neighbourhood services;
- Stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- Maintain and improve the physical and aesthetic amenities of streetscapes in both the public and private realms;
- Encourage the conservation, restoration, adaptive re-use and improvement of cultural heritage resources;
- Foster the revitalization and continued improvement of the Downtown and other existing commercial districts including but not limited to the Old East Village, the SoHo Area, and other established business districts;
- Upgrade social and recreational facilities and support the creation of affordable housing;
- Facilitate and promote community economic development.

In the London Plan, all lands within the City are assigned a place type that establishes policies that regulate the development that is permitted in each of these place types.

The properties fronting Hamilton Road between Rectory Street and Egerton Street are assigned the Main Street place type. Main Streets are some of London’s most cherished historical business areas and the focal point of the neighbourhood. Urban regeneration efforts will be directed to historic Main Streets as appropriate to sustain and enhance them.

Outside of the Main Street place type segment, Hamilton Road is assigned an Urban Corridor place type. The Urban Corridor place type will be places that encourage intensification over the life of the London Plan, so that they can mature to support higher-order transit at some point in the future beyond 2035. These corridors will generally support mid-rise residential and mixed-use development.

The Hamilton Road area is primary comprised of the Neighbourhood place type with the Light Industrial place type near the railway tracks and Adelaide Street near the Thames River. Along the Thames River is assigned the Green Space place type. A small Shopping Area place type is present near Highbury Avenue and Trafalgar Street.

**Zoning Provisions**

Hamilton Road has a mix of zoning designations that reflects its range of existing and permitted uses including:

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- Light Industrial
- Arterial Commercial;
- Medium density Residential;
- Neighbourhood Facility;
- Convenience Commercial;
- Community Facility;
- Highway Service Commercial;
- Automobile Service Station.

Beyond Hamilton Road, the Hamilton Road Area is primarily zoned for low density residential with Open Space zoning along the Thames River and Light Industrial along the railway tracks.

**Other Implementation Tools & Considerations**

The Hamilton Road Business Association is considering to become a Business Improvement Area.

As part of the 2017 Infrastructure Renewal Program, IBI Group have been appointed as Consulting Engineers to undertake a “Main Street” conceptual design study for Hamilton Road from Horton Street to Highbury Avenue.

**3. Consultation**

Community involvement will be sought through the process to assist Staff in making informed decisions and recommendations. Through this participation, local residents, landowners, and business owners can take responsibility for and have ‘ownership’ of the final Community Improvement Plan. To date, Planning Staff have met with the community once to gather information and shape the Study Area for the CIP. Staff will continue to engage the community and identified stakeholders to help conceptualize the study. As Planning Services continues to carry out public participation and communication, the following objectives will be met:

1. Provide information to the public regarding the progress and outcomes of the study;
2. Meet with the community on an ongoing basis to provide opportunity for input;
3. Create opportunities for identified stakeholders and agencies to participate throughout the study;
4. Make use of a variety of media resources, including the City’s website and project email list, to provide information on progress and meeting outcomes.

Groups identified as stakeholders and/or interested parties include, but are not limited to:

- Area residents;
- Businesses and land owners;
- Community agencies operating locally including Hamilton Road Business Association, Hamilton Road Community Association, and the Crouch Neighbourhood Resource Centre;
- London Economic Development Corporation;
- London Chamber of Commerce;
- London Advisory Committee on Heritage;
- IBI Group.

**4. Project Management and Project Team**

**Project Management**

The Hamilton Road Area Community Improvement Plan will be a City-led process and Staff from Planning Services (Project Manager) with assistance of Staff from other municipal areas including, but not limited to Neighbourhood, Children and Fire Services, Finance, and Environmental and Engineering Services will be responsible for the preparation of the CIP.

**Project Team**

The City is expecting to have a number of meetings throughout the project where we can share information with the Community. However, the frequency of these meetings may not be enough for efficient decision making and maintaining the project timeline.



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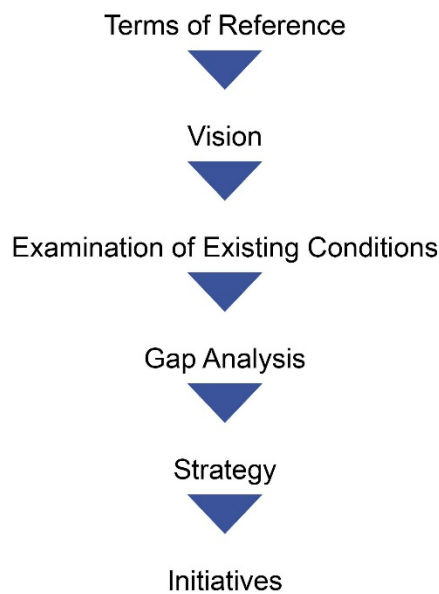
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As a result, a Project Team with representatives from the Hamilton Road Business Association, Community Association, Crouch Neighbourhood Resource Centre, and City staff from Planning Services, Transportation Planning and Design, and Neighbourhood, Children and Fire Services will be formed.

The role of the Project Team includes, but is not limited to:

- Receiving progress updates on the project from the Project Manager;
- Discussing and providing input on the most significant community improvement needs;
- Discussing and providing input on the proposed financial incentive programs (if applicable);
- Helping coordinate community meetings and assist with other steps required to complete the Community Improvement Plan;
- Providing input and updates on any other projects or initiatives that may affect the Community Improvement Plan.

**5. Work Plan and Deliverables**



**Terms of Reference**

A Terms of Reference for the Hamilton Road Area Community Improvement Plan project has been developed to describe the purpose and structure of the project including the work plan and deliverables.

**Vision**

Through the CIP process, a vision for the Hamilton Road Area CIP will be developed with the community. The vision will provide long-term guidance for all CIP related decisions, as well as identify how the Hamilton Road community wants their neighbourhood to look, feel, and function. The vision will be in keeping with the London Plan and other broader city-initiatives.

**Examination of Existing Conditions**

Evaluation of current conditions includes, but is not limited to:

A physical inventory to gather:

- Land areas, existing building conditions and uses and vacancies along Hamilton Road;
- Heritage resources;
- Transportation infrastructure including public and private roads, railways, parking, sidewalks, public transit, traffic flow, and informal linkages;
- Major municipal services (water, sewer, storm) in terms of quality and capacity;
- Public and private open space, parks and landscaped areas;
- Potential Brownfield sites.

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Review and evaluation of existing regulations:

- Provincial Policy Statement;
- Official Plan policies;
- London Plan policies;
- Zoning By-law regulations;
- Transportation Master Plans.

Review of Statistics Canada and related data.

Review of existing London CIPs and a review of best practices in other municipal CIPs.

### **Gap Analysis**

A gap analysis will be completed during the CIP process. After identifying the existing conditions and community improvement needs, the desired CIP outcomes will be determined. Next, the gap between the existing condition and the desired outcome will be determined in order to develop the strategies to fill the gap to produce the desired outcome of the Hamilton Road Area CIP.

Through community meetings, Staff will work with the local community to identify the strengths, weaknesses, opportunities and threats in the Study Area, as well as identifying what needs community improvement and what can be improved through the a CIP. The community improvement needs will be grouped into four categories: Social, Economic, Environmental, and Other.

At the first community meeting in June, the community provided preliminary feedback on their community improvement needs for the Hamilton Road Area. The items below have yet to be considered by Staff.

#### Social

Crime prevention and a greater police presence;  
Lack of a community or social space;  
A 'Youth' centre and/or recreational space is needed;

#### Economic

Vacant / derelict buildings, especially along Hamilton Road, but including residential homes in the larger area;  
Lack of food choices (in other words, a food desert);  
More parking for local businesses is needed;  
Support from the City for local businesses is needed.

#### Environmental

Intersection at Hamilton Road, Egerton Street, and Trafalgar Street needs improvement;  
The Hamilton Road Area needs roadwork and sewer and infrastructure improvements;  
Hamilton Road needs bike lanes;  
More heritage designations and protection needed;  
Littering is rampant. Need more garbage bins on Hamilton Road and in the local parks;  
Residents feel it is unsafe walking in certain areas, especially the local parks at night;  
Residents feel the Thames Valley Parkway through the Hamilton Road area is in worse shape than the rest of the City;  
Lack of street trees;  
A splash pad is needed in the area;  
More benches and sitting areas needed on Hamilton Road.

#### Other

Improvement to London Transit Commission bus routes, in particular, the north/south routes through the Hamilton Road Area.

### **Strategy**

Once the gap analysis is finished, the strategies to fill the gaps will be produced. Strategies could include, for example, new policy initiatives, financial incentive programs and zoning or Official Plan amendments. Any strategy developed will be in keeping with the London Plan and other broader city-initiatives.

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**Initiatives**

The development of strategies will lead to the finalized Community Improvement Plan. The CIP will contain numerous initiatives to implement the strategies and guide community improvement in the Hamilton Road Area.

**Deliverables**

The Community Improvement Plan process shall include the following elements:

- A final recommendation report presented to Municipal Council through Planning and Environment Community that includes a recommended Community Improvement Plan for the Hamilton Road Area;
- Proposed text and schedule amendments to the Official Plan required as a consequence of the recommended Hamilton Road Area Community Improvement Plan;
- Summary of consultation events and input received during the preparation of the Community Improvement Plan.

**6. Timeline**

The proposed timeline for the community meetings and milestones to complete the Hamilton Road Community Improvement Plan are below:

June 2016	Community Meeting #1	Starting the CIP Process and Identifying Community Improvement Needs
August 2016	PEC Report	Terms of Reference and CIP Study Area
September/October 2016	Community Meeting #2	Update on Plan Preparation Confirmation of Vision Confirmation of gap analysis Begin discussion on strategy and initiatives
December 2016	Draft CIP	Staff work with Project Team
December 2016	Community Meeting #3	Share and discuss draft CIP
March/April 2017	Final CIP to PEC	Statutory Public Participation Meeting
March/April 2017	Council adopts CIP	Changes to OP will have appeal period
May 2017	Implement the CIP	May be tied to municipal budget



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**Appendix C – Hamilton Road Community Improvement Plan – Community Meeting #1 Summary**

**Tuesday, June 7, 2016, 7:00 pm to 9:00 pm**

**B. Davison Secondary School – Cafetorium, 785 Trafalgar Street**

**1. Project Summary**

The City of London is starting the process to create a Community Improvement Plan (CIP) for the Hamilton Road Area. Community improvement planning activities are shaped by local needs, priorities and circumstances.

A community improvement approach is a flexible, comprehensive, coordinated and strategic framework for dealing with lands and buildings, which can address many physical, social, economic or environmental matters.

Through community improvement plans, municipalities can:

- Focus public attention on local priorities and municipal initiatives;
- Target areas in transition or in need of repair, rehabilitation and redevelopment;
- Facilitate and encourage community change in a coordinated manner;
- Stimulate private sector investment through municipal incentive-based programs.

**2. Public Community Meeting**

This meeting served as the kick-off to start the Hamilton Road Area Community Improvement Plan. The purpose of this meeting was to provide an opportunity for City staff to share project information with the local community, and to work with the community to identify strengths, community needs, improvements, and their vision for the Hamilton Road Area. The goals of this meeting included: Defining the Hamilton Road Study Area and developing the Term of Reference for the CIP Project.

**3. Meeting Notices**

- Notice of the Meeting was published in the Londoner on June 2, 2016 and posted on the City of London's website;
- Flyers were created by the City of London and distributed by the Hamilton Road Community Association both in person and by email to residents and business owners;
- Ward 1 Informational Postcards were delivered throughout the Community by Councillor Michael van Holst.

**4. Information Presented at the Meeting**

- i. Welcome & Introduction  
Councillor Michael van Holst, as meeting host welcomed all attendees and provided an overview of the purpose of the meeting.
- ii. Power Point Presentation  
Jim Yanchula, Manager of Urban Regeneration & Graham Bailey, Planner II with the City of London gave a presentation which included an overview of: the Project Journey, explanation of what Community Improvement is, what a Community Improvement Plan entails, as well as the other City projects being undertaken in the Hamilton Road Area.
- iii. Workshop  
City staff facilitated a workshop which allowed participants to provide input on the following: Determining the Project Area for the CIP, Identifying strengths, identifying weaknesses, describing the Hamilton Road Area, and a neighbourhood mapping exercise. The participants arranged themselves around 10 tables with worksheets. There was a City staff member at each table to facilitate conversation. Information has been collected through these groups in an effort to identify common themes of discussion.

**5. Meeting Attendance**

Not including City staff there were a total of 70 people who attended the meeting and participated in the workshop activities.

Besides English, the languages identified as being commonly spoken by participants included French, Portuguese, Greek, Italian, Tagalog, and Spanish.

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Based on visual observations it was noted that the participants appeared to be equally split between Baby Boomers and younger adults. A few school aged children were also in attendance.

**6. Feedback Received**

Question 1:

**Where do you think the Community Improvement Project Area for Hamilton Road should be?**

- 1 Study Area: Adelaide, Tracks, Highbury, and River (x6) plus:
  - Extend boundary westward to the tracks to the east of Maitland Street (x2)
  - Extend boundary westward to Maitland Street
  - Extend boundary westward to Burwell Street / beginning of Hamilton Road (x5)
  - Extend boundary eastward to Hale Street
- 2 Smaller than Study Area
- 3 Adelaide, York Street, Tracks, North of Burwell, Highbury Ave, and Thames River

Question 2:

**What is great or is a strength in the Hamilton Road area?**

Social	Economic	Environmental	Other
Ethnic Diversity / Multi Cultural (x4)	Great small, independent businesses (x7)	CNR Park	Door-to-door mail
Neighbours - blue collar, friendly / community feel (x4)	Low property taxes	St. Julien Park & Disc Golf (x7)	Medical clinics / pharmacy
Safe	New and old businesses starting to improve the area	Vauxhall Park (x7)	Area has been improving in past 10 years
Library (x5)	Food truck at the Western Deli	Tree sculptures (x3)	
Crouch Neighbourhood Resource Centre (x3)	Centrally located / access to Downtown (x4)	Bike paths / Thames Valley Parkway(x6)	
Teachers	Multi-cultural restaurants (x4)	Wildlife protection	
People knowing your name	Market potential to grow	River protection	
Hamilton Road Community Association	Summer parking by-law	View	
St. Julien Park Festival	Good 401 access (x2)	Old buildings that can be retained	
Engaged residents	Affordable housing (x6)	Mixed use buildings / zoning (x3)	
Senior Centre (x3)	On-street parking	Silverwoods Arena and pool	
Lots of programs and support among community members (x2)	Easy access to Fanshawe College	Local history / heritage (x3)	
Good charity and donation centres		Thames River (x2)	
Potential "Little Portugal" (x2)		Pedestrian Environment (x4)	
Great schools (x2)		Improvements in Dillabough Garden are positive	
Churches / Places of Worship (x2)			
Close to dog park			



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Question 3:

**What needs improvement or is a weakness in the Hamilton Road area?**

Social	Economic	Environmental	Other
Place for youth to go	Fix vacant derelict buildings including City-owned (x9)	Traffic Flow	Improve LTC - more N / S routes (x4)
More social events - festivals, community events	Need a supermarket / food desert (x5)	Road conditions (x2)	Enforce fire pit laws
Work with London salvage / junk yards to discourage criminal activity (x2)	Houses on Adelaide Street between Hamilton Rd and Layard Street need improvements	Curbs on streets not fixed since 1915	We want a parade
BMO should be multi-purpose facility (not just soccer)	More parking for local businesses (x6)	Lead pipes	Construction takes too long - are we low priority?
Voice to City Hall that speaks for the whole community	We need support from the City for local businesses (x3)	Improvements to CNR Park (washrooms, splash pad, dog waste disposable) (x2)	Improve Trafalgar School Playground
Crime prevention / Prostitution / more police presence (x7)	More parking for Dillabough Garden	Intersection at Hamilton, Egerton, Trafalgar needs improvements including light timing (x4)	More real estate on the river / waterfront homes
Using schools for community classes	Increase hours of operation for local businesses (everything closes at 6pm)	Roundabout at Hamilton, Egerton, Trafalgar intersection? (x2)	
Hyatt Street Church - possible multi-purpose use		More heritage designations and protection (x3)	
Graffiti		Railway traffic	
Misperceptions about "EOA"		Unfinished City projects	
Youth Centre needed (x2)		Speed bumps on Nelson and Layard Street	
Youth events		Better residential garbage pickup	
Programs for Prostitution (x2)		Littering / Need more garbage bins on Hamilton Rd and in the parks (x9)	
Need a street festival (x2) - maybe Elm St to Sanders		Bike lanes / infrastructure (x5)	
More people should use the river and park		Under used green space (e.g. River & Adelaide/Trafalgar)	

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Lack of community / social space or hub (x3)		Looks dreary	
Concern about fate of Silverwood Arena (need to re-purpose) (x2)		Poor snow removal (x2)	
Indoor/outdoor market		Need roadwork, sewer and infrastructure improvements (x4)	
Support for Co-operatives		Splash pad at local park (x2)	
Walk-in clinic		Improve the look, feel, and reputation of Rectory & Eglinton - throughway to Western Fair and OEV (x2)	
Needle bins (e.g. at Chelsea Bridge)		More parking on side streets	
School closings		More lighting (e.g. Silverwoods, Railway tracks, Trafalgar, and Carson Lane) (x3)	
Substandard housing - unsafe, order the landlords to repair		Need décor (flowers, banners, signs, etc) on Hamilton Road	
Lacking Seniors' Support		Pedestrian crossing over the river	
Vandalism in Dillabough Garden		Can't visit parks at night / Feels unsafe walking in certain areas (x3)	
		Lack of different housing options (x2)	
		Rectory needs improvements	
		Lack of public amenities	
		Lack of traffic interruptions	
		Lack of street trees (x2)	
		Thames Valley Parkway in worst shape through the Hamilton Road area (x3)	
		Railways tracks on Pine St. (need sound barrier)	
		Egerton Railway crossing - pedestrian overpass	
		More benches and sitting areas (look at Old Hamilton Road	

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		pictures) (x2)	
		Need a bandstand in St. Julien Park	
		Tie Hamilton Road into rapid transit (x2)	
		New lights and Street Furniture to be designed to allow for BIA branding	
		Better road construction coordination	
		No dog park	
		Clear all City laneways and restore surfaces (e.g. laneway between St. Julien St. and Delaware Street)	
		More playground equipment in the Parks	
		Water parks for the summer	
		Improvements to St. Julien Park	
		Alternate route for tractor trailers on Hamilton Road	

**Question 4:**

**In one word, describe your Hamilton Road Area?**

Wonderful	Unheard	Diverse	Hardworking
Home	Under Appreciated	Diversity	Potential
Pedestrian	Diversity	Diverse	Village
Hug	Culture	Derelict	Thoroughfare
Locally Historic	Peaceful	Horrible	Heritage
Rundown	Big-hearted	Busy	Awesome
Hookerville	Passionate	Historic	Potential
Dilapidated	Evolving	Cultural	Diverse
Dirty	Supportive	Community	Disappointing
Neighbourhood	Arts	Gritty	Gateway
Up and Coming	Authentic	Entrepreneurial	Long
Friendly	Hardworking	Resourceful	Forgotten
Noisy	Potential	Real	Neglected
Peaceful	Improved	Potential	
Intoxicated	Central	Change Needed	

**7. Conclusion**

**Meeting Outcomes:**

- i. Defining the Hamilton Road CIP Study Area  
Staff will review the information gathered at the public meeting and based on common trends recommend the Hamilton Road CIP Study Area. Specifically, group maps will be compared in an effort to capture an area supported by most participants.
- ii. Developing the Term of Reference for the CIP Project  
Staff will review participant input as well as the Ontario *Planning Act* and the City of London's Official Plan in order to prepare a Terms of Reference for the Hamilton Road Community Improvement Plan project. The Terms of Reference will describe the purpose and structure of the project including the work plan and deliverables. The Terms of Reference will be attached to the staff report being presented to the Planning and Environment Committee.

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**8. Next Steps:**

City staff are slated to take the information gathered from the community meeting and prepare a report to be reviewed at the August 22, 2016 Planning & Environment Committee. Following this, City Council will be asked to approve the Hamilton Road CIP Study Area at their meeting on August 30, 2016.

Once the Study Area is approved we will move onto the second stage, which is '*Preparing your Plan*'. This stage involves the most steps and focuses on analyzing the data we gather from the community meeting, conducting further background studies and analysis of planning, land use, and other policies and strategies, drafting program and implementation policies, etc. In general, figuring out what needs improvement and through what mechanism it can be improved. The second stage finishes when the CIP is finalized and recommended to Council for adoption.