



**City of Hamilton**  
**GENERAL ISSUES COMMITTEE**  
**ADDENDUM**

**Meeting #:** 24-010  
**Date:** June 5, 2024  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (GIC)  
Hamilton City Hall  
71 Main Street West

Angela McRae, Legislative Coordinator (905) 546-2424 ext. 5987

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**5. COMMUNICATIONS**

- \*5.3 Correspondence from the Hamilton Police Services respecting Correspondence from the City of Hamilton respecting Hamilton Police Services and Hamilton Public Library Surpluses and Deficits

Recommendation: Be received and referred to consideration of Item 10.5.

**6. DELEGATION REQUESTS**

- 6.1 Delegation Requests respecting Encampments, for a future meeting, from the following individuals:

\*d. Denise Hancock (In-Person)

- \*6.3 NaWalka Geeshy Meegwun (Lyndon George) and Audrey Davis, Circle of Beads - City of Hamilton Urban Indigenous Community Consultation Circle, respecting Elected Indigenous Council Seat Request - conversation (In-Person) (For a future meeting)

- \*6.4 Delegation Requests respecting Item 8.1 - Stormwater Fee Financial Incentives Program (FCS22043(c)) (City Wide), for today's meeting, from the following individuals:

\*a. Drew Spoelstra, Ontario Federation of Agriculture (In-Person)

\*b. Gavin Smuk, Hamilton-Wentworth Federation of Agriculture (In-Person)

\*c. Daniel Vander Hout, Beverly Greenhouses Ltd. (In-Person)

\*d. Larry Freeman (In-Person)

\*6.5 Rachel Moore, Love to Live, respecting a Request for Audience to Address Systemic Injustice and Lack of Support for Individuals with Disabilities in Hamilton (In-Person) (For a future meeting)

\*6.6 Graham Cubitt and Sarah Borde, Hamilton is Home, respecting Item 8.2 - Affordable Housing Development Project Stream Evaluation Process (HSC23028(d) / FCS23055(b) / PED23099(d)) (In-Person) (For today's meeting)

## 8. PRESENTATIONS

\*8.2 Affordable Housing Development Project Stream Evaluation Process (HSC23028(d) / FCS23055(b) / PED23099(d)) (City Wide)

**(PLEASE NOTE: THIS ITEM WAS ORGINIALLY LISTED ON THE AGENDA AS ITEM 10.4)**

## 10. DISCUSSION ITEMS

10.2 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide)

\*a. 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - REVISED

## 14. PRIVATE AND CONFIDENTIAL

\*14.3 Verbal Update on a Personnel Matter

Pursuant to Section 9.3, Sub-section (b) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-section (b) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees.



## THE HAMILTON POLICE SERVICES BOARD

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October 27, 2023

**TO:** Council of the City of Hamilton  
C/O Tamara Bates, Legislative Coordinator

**FROM:** Kirsten Stevenson, Administrative Director  
C/O The Hamilton Police Services Board

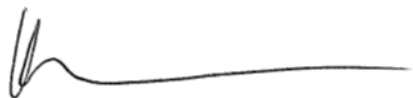
**SENT VIA EMAIL:** [tamara.bates@hamilton.ca](mailto:tamara.bates@hamilton.ca)

**SUBJECT: Response from the Hamilton Police Services Board with regards to Correspondence from the City of Hamilton respecting Hamilton Police Services and Hamilton Public Library Surpluses and Deficits**

Please be advised at its meeting of October 26, 2023, the Hamilton Police Services Board approved the following comments, with respect to the above-noted matter, be forwarded to the Hamilton City Council:

- The *Police Services Act* (PSA) sets out how budget matters related to policing in Ontario are managed;
- Section 4 of the PSA provides that municipalities have the obligation to ensure adequate and effective policing and to approve the allocation of funds necessary for the provisions of policing as required by the PSA;
- Section 39(4) of the PSA states that Council does not have the authority to approve or disapprove of specific items when the Board submits its draft budget for Council's approval;
- The Hamilton Police Services Board has had a policy in place since 2015 with respect to how police reserves related to operating budget surpluses and deficits are managed. This policy was prepared in collaboration with the City's finance department;
- The Board believes that Council's motion to amend the year-end closing process is in contravention of the PSA, as a municipality does not have the general powers of financial management of a Police Services Board.

Regards,

A handwritten signature in black ink, appearing to be 'Kirsten', followed by a long horizontal line extending to the right.

Kirsten Stevenson (she/her)  
Administrative Director,  
Hamilton Police Services Board

[kirsten.stevenson@hamilton.ca](mailto:kirsten.stevenson@hamilton.ca)

[www.hamiltonpsb.ca](http://www.hamiltonpsb.ca)

905-546-2727

Submitted on Thu, 05/30/2024 - 16:07

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Denise Hancock

Preferred Pronoun  
she/her

Reason(s) for delegation request  
Represent Simcoe St West residents by Bayfront Park to address health and safety concerns of nearby encampments. Several of my neighbours are elderly and not able to attend and are not able to use email. We have all been impacted by this and will provide a 5 minute succinct talk on how it affects us along with a proposed solution.

I was not sure what committee box to check so I used the emergency box since the mayor has declared this issue as an emergency. If this is not correct, please contact me. Also, if I am not approved to speak, please contact me so I can provide a written submission.

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Sun, 06/02/2024 - 14:21

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
NaWalka Geeshy Meegwun (lyndongearge) & Audrey Davis  
Circle of Beads - City of Hamilton Urban Indigenous Community Consultation Circle  
100 Main Street E., Suite 203  
Hamilton, Ontario . L8N 3W4  
[lyndon.george@hclc.clcj.ca](mailto:lyndon.george@hclc.clcj.ca)  
289 680 4544

Reason(s) for delegation request  
Elected Indigenous Council Seat Request - conversation

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Mon, 06/03/2024 - 11:42

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Drew Spoelstra  
Ontario Federation of Agriculture

[drew.spoelstra@ofa.on.ca](mailto:drew.spoelstra@ofa.on.ca)

Preferred Pronoun  
he/him

Reason(s) for delegation request  
Item 8.1 Stormwater Fee

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
Yes

Submitted on Mon, 06/03/2024 - 11:39

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

General Issues Committee

Will you be delegating in-person or virtually?

In-person

Will you be delegating via a pre-recorded video?

No

Requestor Information

Gavin Smuk

Hamilton-Wentworth Federation of Agriculture

Preferred Pronoun

he/him

Reason(s) for delegation request

I would like to delegate on the Stormwater Fee Financial Incentives Program, on June 5, 2024.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

No



Submitted on Mon, 06/03/2024 - 15:37

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Daniel Vander Hout  
Beverly Greenhouses Ltd.

Preferred Pronoun  
he/him

Reason(s) for delegation request  
8.1 Stormwater Fee Financial Incentives Program

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Wed, 06/04/2024 - 11:59

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Larry Freeman

Preferred Pronoun  
he/him

Reason(s) for delegation request  
Item 8.1 Stormwater Fee

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Mon, 06/03/2024 - 21:08

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Miss Moore  
Love to Live

Preferred Pronoun  
she/her

Reason(s) for delegation request  
Subject: Request for Audience to Address Systemic Injustice and Lack of Support for Individuals with Disabilities in Hamilton

Dear City Hall Members/Delegation,

I am writing to request an audience with you to discuss an urgent matter affecting our community: systemic injustice and the lack of support for individuals living with disabilities in Hamilton.

My personal experience post a motor vehicle accident which has rendered me a person living with a disability reveals that there are significant disparities in access to resources, opportunities, and support systems for this vulnerable population. As residents of Hamilton, it is our collective responsibility to ensure that all members of our community are treated with dignity, respect, and provided with the necessary support to thrive.

Unfortunately, systemic barriers continue to hinder the full participation and inclusion of individuals with disabilities in various aspects of society.

During our meeting, I would like to bring attention to specific instances of injustice and explore potential solutions to address these issues. By working collaboratively with city hall members and stakeholders, we can develop policies and initiatives that promote inclusivity, accessibility, and equity for all residents.

I believe that by coming together to address these challenges, we can create a more just and inclusive community where everyone has the opportunity to reach their full potential. Your time and attention to this matter are greatly appreciated, and I look forward to the opportunity to discuss these important issues with you.

Thank you for your consideration.

Sincerely,  
Rachel Moore

Will you be requesting funds from the City?

Yes

Will you be submitting a formal presentation?

Yes

Submitted on Tue, 06/04/2024 - 11:57

Submitted by: Anonymous

Submitted values are:

Committee Requested

Committee

General Issues Committee

Will you be delegating in-person or virtually?

In-person

Will you be delegating via a pre-recorded video?

No

Requestor Information

Graham Cubitt and Sarah Borde

Hamilton is Home

sborde@ywcahamilton.org

Preferred Pronoun

she/her

Reason(s) for delegation request

to speak to the HSIR Report

Will you be requesting funds from the City?



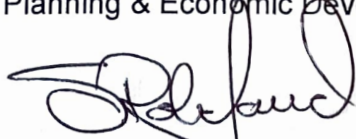
No

Will you be submitting a formal presentation?

No



**CITY OF HAMILTON**  
**HEALTHY AND SAFE COMMUNITIES' DEPARTMENT**  
**Housing Services Division**  
 and  
**CORPORATE SERVICES DEPARTMENT**  
**Financial Planning Administration and Policy Division**  
 and  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	June 5, 2024
<b>SUBJECT/REPORT NO:</b>	Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Justin Lewis (905) 546-2424 Ext. 4026 Brian McMullen (905) 546-2424 Ext. 4549 Anita Fabac (905) 546-2424 Ext. 1258
<b>SUBMITTED BY:</b>	Grace Mater General Manager Healthy and Safe Communities Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager Corporate Services Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Steve Robichaud Acting General Manager Planning & Economic Development Department
<b>SIGNATURE:</b>	

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
(HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 2 of 12**

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**RECOMMENDATION(S)**

- (a) That the General Issues Committee approves the Affordable Housing Development Project Stream Program (Project Stream) as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d) which outlines the process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects for any available City funding allocation
- (b) That the Director of the Housing Secretariat Division, be authorized to execute, and administer the Affordable Housing Development Project Stream (Project Stream) Program, including entering into any and all agreements and ancillary documents as required to deliver the Project Stream in a form satisfactory to the City Solicitor and content satisfactory to the Housing Sustainability and Investment Roadmap (HSIR) Executive Committee (comprised of the City Manager, the General Managers of Healthy and Safe Communities, Planning and Economic Development, and Corporate Services Departments);
- (c) That the Director of the Housing Secretariat Division under the oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee, receive delegated authority to enter into financial commitments of up to \$2.5 million per project, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Affordable Housing Funding Program Reserve account number 112257, the Affordable Housing Property Reserve account number 112256, the Supportive Housing Funding Account, and any other funds managed by the City that is deemed necessary or to be used for affordable housing;
- (d) That the Director of the Housing Secretariat Division, under the oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee, be authorized to revise the Project Stream program, policy, and application process attached as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d) as necessary to ensure efficient delivery of the Project Stream;
- (e) That the General Manager of the Healthy & Safe Communities Department revise the Affordable Housing Fund Program Guidelines attached as Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d) as approved at the Emergency and Community Services Committee to report HSC23003 and subsequently approved by Council on January 25, 2023.

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
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**EXECUTIVE SUMMARY**

In April 2023, through Report HSC23038/FCS23055/PED23099, Council approved the Housing Sustainability and Investment Roadmap, which was developed as a “whole-of-Hamilton” approach to solving the housing crisis facing our community.

On November 15, 2023, through Report HSC23028(b)/FCS23055(a)/PED23099(b) the Housing Secretariat provided an update on the HSIR Year 1 Program of Work since the HSIR was approved in April 2023. Included in this report was a recommendation that staff be directed to develop an intake process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects using select available City funding and to report back to the General Issues Committee with results from the intake process. The Housing Secretariat presented the Affordable Housing Development Project Stream (Project Stream) as their recommendation for an intake process. This recommendation was approved by Council on November 22, 2023.

In response to Council’s approval to proceed with the Project Stream, staff developed the Project Stream application form and posted it to the newly launched Housing Secretariat webpage on December 12, 2023. In addition to the application form, staff have developed a policy that includes an Evaluation Matrix, Workflow, draft Letters of Intent, and Municipal Contribution Agreements to form the overall Project Stream Program Guide which attached as Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d).

Applications to the Project Stream are prioritized and reviewed on a first-come, first-served basis at the end of each quarter, ensuring a fair and timely evaluation of all submissions. The list of projects approved through the Project Stream will be broken out over the next five years (2024, 2025, 2026, 2027, 2028) and include new construction projects that will begin in the spring of each year. The Project Stream will include affordable housing projects that are supportive and allocated funding will be issued from the most applicable and appropriate funding sources.

Twenty-seven (27) submissions were received through the Q1 Project Stream intake from non-profit and charitable organizations for the potential to actualize, 1,620 affordable housing units for target populations in the City of Hamilton.

The Project Stream Evaluation Matrix will be used to determine the extent and source of municipal contribution allocated to each project and the date on which the project will start construction. Sources of funding will be determined based on alignment with respective funding program objectives and conditions. The delegated authority will be exercised on approval of projects under the Project Stream up to an amount equal to the program maximum of \$2.5 million per project, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Project Stream

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
(HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 4 of 12**

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with the Housing Secretariat Division. \$2.5 million represents the average per-project municipal contribution request of applications submitted to the Project Stream as of the first quarterly intake.

Staff are recommending that the General Issues Committee provide delegated authority to the Director of the Housing Secretariat Division, with ongoing oversight of the General Manager of the Finance and Corporate Services Department through the HSIR Executive Committee to support staff-led program administration, approvals, and program amendments on a go-forward basis of the Project Stream. The delegated authority will support expeditious approvals and program administration of new affordable housing development projects in the City of Hamilton. This will allow staff to meet the objectives set out in the Housing Sustainability and Investment Roadmap, the Housing and Homelessness Action Plan, and through the established Council Priorities. Furthermore, the Project Stream will help the City meet the objectives of the Housing Accelerator Fund allocation from the Canadian Mortgage and Housing Corporation, as per the approved Report PED23143(b)/HSC23017(b), with preference for affordable housing projects. The delegated authority request is in response to the challenges that affordable housing developers have identified as deterrents to expediting projects. This framework empowers the City to swiftly identify and prioritize initiatives that align with community needs and municipal objectives by enhancing efficiencies in project approval processes, enabling quicker access to funding, and accelerating the commencement of construction activities. This streamlined approach not only addresses the pressing need for new affordable housing options, but also strengthens the City's capacity to leverage additional funding from provincial, federal, and private sector partners. Moreover, by reducing approval timelines, the City can effectively respond to community feedback regarding the perceived delays in housing project approvals amid a housing crisis. This proactive measure demonstrates the City's commitment to addressing housing challenges promptly and transparently, fostering trust and collaboration within the community.

**Alternatives for Consideration – See Page 11**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** The following is a listing of funding sources and their respective objectives and conditions that will be used to support affordable housing development projects through the Project Stream:

**Federal**

**Housing Accelerator Fund:** On October 25, 2023, Council approved Report HSC23017(a)/FCS23062(a)/PED23143(a) which directed staff to execute the seven initiatives identified in the City's Housing Action Plan in support of the Canadian Mortgage and Housing Corporation's (CMHC)

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
(HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 5 of 12**

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allocation of \$93.5 Million to the City through the Housing Accelerator Fund (HAF). The total allocation of \$93.5 Million will be issued to the City of Hamilton in four payments of \$23.5 Million to implement the Housing Action Plan. The HAF funding is intended to facilitate the incentivization of 2,675 net new market and affordable residential units above the City's five-year historical Building Permit average for housing units by December 2026.

As per the approved Report PED23143(b)/HSC23017(b), three new direct building HAF-supported incentive programs were developed to respond to the Housing Action Plan's initiatives one, two, and three respectively. The three incentive programs include Additional Dwelling Unit and Multi-Plex Housing Incentive Program, the Rapid Transit Multi-Residential Rental Housing Incentive Program, and the Housing Acceleration Incentive Program. While HAF is not specifically geared towards the development of affordable housing, some incremental benefit is provided to municipalities for any units that are affordable. The program also permits the use of surplus funding to fund new affordable housing projects. As per the approved Report HSC23017/FCS23062/PED23143, beyond what is needed to create and deliver the various policy and incentive programs, 45% of HAF surplus funding will be allocated to the Affordable Housing Funding Program Reserve.,

## **Municipal**

### **Affordable Housing Reserve Fund**

Through Report HSC23003 (Appendix "B"), the Affordable Housing Funding Program Reserve Fund (Account 112257) was established in January 2023 for any unspent funds from the Affordable Housing Fund Program (AHFP). The AHFP represents a \$4 million annual allocation available at the start of the City's financial year, as well as, up to 45% of the HAF Surplus funding allocation.

The AHFP was developed to reduce financial barriers that non-profit organizations and housing co-operatives face when developing affordable housing; improve their competitiveness when applying for Federal funding; increase financial viability and promote longer affordability periods of the projects.

The AHFP has no limitations on stacking with other municipal incentive programs, grants, loans, or funding from other levels of government for capital project development and operational expenses such as housing subsidies. Program funding is awarded to proponents who meet the eligibility criteria of the AHFP Program Guidelines and will be dispersed

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
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subject to the alignment of the City's housing objectives and at the discretion of the General Manager of the Healthy and Safe Communities Department. Eligible costs include overages and cost overruns of existing City-funded projects, development charges, site design and feasibility studies, facilitation of due diligence, capital costs, and potential acquisition, and any other costs deemed eligible by the City through the Affordable Housing Development Project Stream evaluation process.

The use of AHFP is limited to proponents that are registered non-profit organizations, charities, or housing co-operatives. Therefore, the AHFP cannot be used to fund projects by for-profit proponents. Projects funded through the AHFP can be new construction including a new building or addition to an existing building and a conversion of an existing non-rental building or portion thereof.

The use of funds from the AHFP Reserve Fund are limited to funding new and innovative projects and initiatives approved by Council that directly support the implementation of the City's Housing and Homelessness Action Plan. Under delegated authority, the General Manager of the Healthy and Safe Communities Department can recommend the use of the AHFP Reserve Funds to Council to fund expenses related to the development of affordable housing through the Project Stream.

**Affordable Housing Property Disposition Reserve**

In 2018, through Report PED17219, Council authorized staff to develop a disposition strategy of City-owned lands to build new affordable housing units. In response, staff were authorized to establish the Affordable Housing Property Reserve (Account 112256) from which all net proceeds from the sale of properties identified for affordable housing are to be deposited, for use exclusively for new affordable housing development.

As per the motion moved at the January 17, 2024, General Issues Committee meeting, Council authorized the City to enter into Grant or Loan Agreements with affordable housing providers for the purpose of developing new affordable housing using the Affordable Housing Property Reserve at the discretion of the General Manager of the Healthy and Safe Communities Department. Authorization was also given to the General Manager of the Healthy and Safe Communities Department to execute and administer the agreements and any ancillary documents, with terms and conditions satisfactory to the General Manager and in a form satisfactory to the City Solicitor. This authority will be exercised to allocate funding to eligible projects through the Project Stream via the delegated authority of the Director of the Housing Secretariat Division with oversight from the General

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process (HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 7 of 12**

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Manager of the Finance and Corporate Services Department through the HSIR Executive Committee. There currently isn't any funding available in this reserve, but as properties are divested, funds will be allocated through the Project Stream submissions.

**Supportive Housing Account**

Through report HSC23041, Addressing the Needs of Unsheltered Individuals and Those Relying on Hamilton's Emergency Shelter System, and subsequently to General Issues Committee Report, 23-024, Council directed staff to report back on the concept of an advance multi-year municipal commitment of \$31M (e.g. \$10.33M over year over 3 years) towards the creation of 200 supportive housing units in order to maximize opportunities for affordable housing providers to leverage provincial and federal funds for projects in development. The Supportive Housing account has been developed using funds from a COVID-19 reserve. The Supportive Housing account resides with the Housing Secretariat's 2024 operating budget and is reserved to fund supportive housing projects, that have been evaluated through the Project Stream, to assist in housing individuals from the By-Name Priority List which is implemented through the Housing Services Division.

**Non-Profit Planning Application Fee Waivers**

As per Recommendation (a) of Report (PED16098), as adopted by Council at its meeting held on May 25<sup>th</sup>, 2016, non-profit housing is eligible for fee waivers for the following Planning Application fees:

1. Official Plan Amendment – Fees Waived
2. Rezoning Application – Fees Waived
3. Site Plan Approval – Fees Waived (all fees required as per Conditions of Site Plan Approval remain in effect)
4. Plans of Subdivision – 25% Reduction
5. Plans of Condominium – 25% Reduction All other fees as per the fee schedule are to remain in effect.

**Staffing:** Additional staff time will be required for the management of the Housing Policy and Relations section of the Housing Secretariat Division. This manager would oversee the development of internal policies related to the Housing Secretariat Division as well as the execution of a government relations strategy. It is anticipated that the management of this program would require 1.0 of a Manager Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

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**SUBJECT: Affordable Housing Development Project Stream Evaluation Process  
(HSC23028(d)/FCS23055(b)/PED23099(d)) (City Wide) - Page 8 of 12**

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Additional staff time will be required for the development of internal policies related to affordable housing incentives and for the development of the community engagement and public affairs strategy. It is anticipated that the executing and monitoring of these deliverables would require 2.0 of a Policy and Public Affairs Specialist Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

Additional staff time will be required for the execution and monitoring of agreements. It is anticipated that executing and monitoring these agreements would require 1.0 of a Contracts Analyst Full-Time Equivalent and to be recruited under the Housing Secretariat Division.

**Legal:** Subject to the City Council approval of the recommendations in Report HSC23028(d)/FCS23055(b)/PED23099(d), the Legal Services Division will be involved in developing agreements/letters of intent, commitment, and terms and conditions and additional legal mechanisms required to implement the funding allocations.

## **HISTORICAL BACKGROUND**

As per Report HSC23028(b)/FCS23055(a)/PED23099(b), staff were directed by Council to proceed with developing an intake process for receiving, evaluating and prioritizing applications to create additional units of affordable and supportive housing projects for any available City funding, including, but not limited to the proceeds from the sale of six surplus City-owned properties identified, as recommended in the Properties and Process for Disposition of Land for Affordable Housing Report (PED17219), any available surplus funds through the Housing Accelerator Fund, any funds available in the Affordable Housing Funding Program Reserve Fund, and based on the process and criteria outlined in Appendix "A", that was attached to Report HSC23028(b)/FCS23055(a)/PED23099(b), and to report back to the General Issues Committee with the results of the intake process.

The creation of the Project Stream was done in partnership between the Housing Secretariat Division and the Planning & Economic Development Department. The intent of the Project Stream is to organize new affordable housing construction projects on an annual basis to meet the objectives set out in the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and through Council Priorities.

The Project Stream offers a proactive, consistent, and transparent process in the City's funding allocation decisions for affordable housing development. This process will satisfy requests from Council, requesting that the City establish a more streamlined intake process so that all potential affordable housing developers have an equal opportunity to pursue available funding.

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**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The City of Hamilton's population is projected to grow by approximately 40 percent to 820,000 by the year 2051. Through recent work completed by the City as part of the Growth-Related Integrated Development Strategy (GRIDS) in accordance with A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019 (as amended), approximately 35,000 new residential dwellings are required to meet Hamilton's growing population by the year 2031 and 77,500 new residential dwellings to 2051.

As part of a long-term strategy to facilitate the construction of 1.5 million homes over the next 10 years the Province developed the *More Homes Built Faster Act, 2022* (Bill 23), which assigned the City a housing target of 47,000 additional dwellings by 2031, which is also known as the Housing Pledge.

The City has committed to developing a total of 900 affordable rental units per year through the following plans and programs that the Project Stream will help advance. In August 2020 Council endorsed a 10-Year Housing and Homelessness Action Plan with the first outcome area to increase the supply of affordable housing with a stretch target of developing 350 new affordable units per year. The Housing Sustainability and Investment Roadmap endorsed by Council in April 2023 was developed to enable progress towards building 350 moderately affordable units per year. Thirdly, the Housing Accelerator Fund's annual allocation of \$23.5 million from the Canadian Mortgage and Housing Corporation is set to realize 200 affordable housing units per year.

The Project Stream is an innovative and efficient mechanism of the Council-approved Housing Sustainability and Investment Roadmap that will be leveraged to meet these ambitious targets on an annual basis for the creation of affordable housing.

<b>Program</b>	<b># of Units/Year 2024</b>	<b># of Units/Year 2025</b>	<b># of Units/Year 2026</b>
10-Year Housing and Homelessness Action Plan	350	350	350
Housing Sustainability and Investment Roadmap	350	350	350
Housing Accelerator Fund	200	200	200
<b>TOTAL</b>	<b>900</b>	<b>900</b>	<b>900</b>

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The implementation of affordable housing development projects by non-profit housing providers approved through the Project Stream, will require that the City continue to utilize existing City policies and regulations related to fee waivers for select Planning Application fees.

**RELEVANT CONSULTATION**

During the development of the Project Stream, staff consulted with the Hamilton is Home Coalition, which represents a group of affordable housing proponents in the community. Concerns were expressed around the City's current RFP process and suggestions were offered on how to reduce this administration burden on the proponent. These suggestions were incorporated into the development of the Project Stream process. As the report and program were being developed, the Housing Secretariat team consulted with staff from the Planning and Economic Development Department, the Healthy and Safe Communities Department, the Housing Services Division, the Financial Services Division, and the Corporate Communications Division. Comments and suggestions were incorporated into the report and the Project Stream program. The evaluation process and criteria, as seen in Appendix "A" to Report HSC23028(d)/FCS23055(b)/PED23099(d), were developed with guidance from the City's Procurement Specialists with the Financial Services Division and per the City's Procurement Policy By-Law 22-255. The Housing Secretariat team additionally engaged with the City's Auditor General to seek advice regarding the delegated authority request outlined in this report. Staff are making every effort to align the City's funding with other sources of funding for new construction. For example, the Hamilton Community Foundation has announced \$50 million over the next ten years to be invested in affordable housing in Hamilton. Staff will be collaborating with the Hamilton Community Foundation to determine how the City's contribution can be stacked with available funding through the Hamilton Community Foundation to support the viability of approved projects through the Project Stream. Staff also consulted with the Economic Development Department on the coordination and alignment of municipal funding incentives offered through the Invest in Hamilton webpage to ensure a coordinated approach to all municipal funding sources.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

Construction and operation of new affordable and supportive housing requires active investments from municipal, provincial, and federal governments. Traditionally, municipal governments are one of the last funders to the table, covering the construction shortfall (or over-run), making grants (capital or operating) to a particular project, donating property, waiving fees, etc.

The Project Stream provides a transparent intake process for affordable and supportive housing projects enabling the City to identify prioritized projects that meet the City's

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requirements. This allows for strategic planning and implementation of these projects throughout the term of Council. This streamlined process is expected to accelerate construction once funding becomes available and enhance the capacity for the non-profit organizations to leverage additional funding from other levels of government and funders.

The evaluation criteria for the Project Stream, as seen in Appendix “A” to Report HSC23028(d)/FCS23055(b)/PED23099(d), is predicated on the objectives set out in the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and the Term of Council priorities.

## **REPORTING REQUIREMENTS**

Staff will be required to provide an information report to the General Issues Committee at the June 19, 2024, meeting with results from the first quarterly intake of the Project Stream. This report will contain information on the affordable housing development proposals that were received through the Q1 intake and provide information on which proposals are approved for municipal contribution for the first intake.

Staff are required to provide an annual update to the General Issues Committee in October 2024 on the progress of the HSIR Year 2 Program of Work. This report will include an update on all projects received and approved through the Project Stream, outlining their contributions towards the City’s affordable housing objectives.

## **ALTERNATIVES FOR CONSIDERATION**

An alternative to the delegated authority recommendations is that the delegated authority is not approved. This would lead to construction delays for affordable housing projects because staff would be required to report to and obtain approval from Council prior to allocating any funding.

Another alternative to the delegated authority recommendation would be to grant delegated authority for a lesser amount than the maximum of \$2.5 Million. Considering that the majority of the affordable housing project submissions received through the Project Stream were requested for \$2.5 Million or higher, this would lead to construction delays for affordable housing projects. Staff would then be obliged to report to and obtain approval from Council before allocating any funding exceeding the pre-approved amount of the General Manager’s signing authority, which is \$249 K.

For the City to respond nimbly and support the community in responding to the housing crisis, neither of the proposed alternatives are supported. Granting delegated authority for \$2.5 Million would enable the City to act promptly and facilitate the creation of housing as expeditiously as possible.

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**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report HSC23028(d)/FCS23055(b)/PED23099(d) - Affordable Housing Development Project Stream Program

Appendix "B" to Report HSC23028(d)/FCS23055(b)/PED23099(d) - Affordable Housing Funding Program Guideline Revisions

## **Affordable Housing Development Project Stream Program**

### **POLICY STATEMENT:**

The City of Hamilton has developed an Affordable Housing Development Project Stream (Project Stream) to foster the construction and retention of local affordable housing. The Project Stream will guide the allocation of available funding, providing financial support to Non-Profit organizations that create and/or retain affordable housing in the City for low-to-moderate-income households. The Project Stream aligns with the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and City Council's priority, Safe and Thriving Neighbourhoods, specifically its strategic goal of increasing the supply of affordable and supportive housing and reducing chronic homelessness in the City.

### **PURPOSE:**

The Project Stream will provide support to eligible Non-Profit and charitable organizations through waivers of fees/permits, capital grants, and municipal land to advance affordable rental residential units to low-to-moderate-income households in the City of Hamilton. This policy provides a framework for the distribution of available program funds. This policy sets out eligibility criteria, evaluation and selection criteria, and processes. The policy supports transparency, and consistency in project application, assessment, and allocation decision-making.

### **DEFINITIONS:**

**Affordable Units:** Are rental housing units whereby the rent of a unit, inclusive of all utilities, is set at or below 80 percent of Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent, by bedroom type, in the regional minimum of 40 years.

**Applicant:** A Non-Profit and charitable organization applying for a grant under the Project Stream, subject to the Project Stream's requirements.

**City:** The City of Hamilton.

**Contribution Agreement:** An agreement signed between the City and the Applicant under this Program.

**Council:** The Council of the City of Hamilton.

**Equity-Seeking Groups:** A group as identified on ground(s) set out in Section 1 of the Human Rights Code, that identify barriers to equal access, opportunities and resources, in relation to housing affordability, due to economic disadvantage and/or discrimination. The City of Hamilton is currently completing an in-depth Housing Needs Assessment that will further identify unique equity-seeking groups but for this purpose, equity-seeking groups include, but are not limited to:

- Indigenous Peoples
- Racialized Communities
- People with Disabilities

**Project Stream Evaluation Committee:** A committee of City staff who are responsible for the review and evaluation of Project Stream applications, as appointed by the City’s Housing Sustainability & Investment Roadmap’s Steering Committee.

**Non-Profit:** An organization, where no part of its income is payable to, or otherwise available for, the personal benefit of a member or shareholder thereof. This includes all types of Non-Profit organizations and includes rental co-operatives that are incorporated with a Non-Profit status.

**Project Stream:** The Affordable Housing Development Project Stream of the City.

**SLT:** The Senior Leadership Team of the City of Hamilton.

## SCOPE:

This policy applies to:

- All Non-Profit and Charitable Applicants to the Project Stream.
- Staff responsible for the delivery and administration of the Project Stream.
- The Project Stream Evaluation Committee.
- Council’s delegated authority in relation to the Project Stream.

## POLICY COMMUNICATION:

At a minimum, this policy will be communicated by means of:

- Posting the policy on the City of Hamilton website.
- Posting the policy on the City of Hamilton intranet for staff accessibility.
- Providing a copy to all staff involved in the delivery and administration of the Project Stream, the Project Stream Evaluation Committee, and SLT.

- Including the website location for the policy in all Project Stream application information and communications.

It is the applicant's responsibility to be proactive in seeking out Project Stream application information and ensuring compliance with submission deadlines.

## **POLICY:**

### **1.0 Project Stream Considerations**

1.1 Capital grants under the Project Stream are intended to assist Non-Profit and Charitable Organizations in constructing new or retaining existing, affordable housing for low-and moderate-income households in the City of Hamilton. Project Stream grants are intended to help Non-Profit and Charitable Organizations offset some of the capital costs associated with construction or retaining affordable housing units in the local community.

### **2.0 Eligibility Criteria**

2.1 Applicants are eligible to apply for funding under the Project Stream subject to meeting the following minimum requirements:

a. Applicants must:

- Be a Non-Profit Organization, Charitable Organization, or Housing Co-Operative;
- Demonstrate an understanding of residential housing development; operation of a rental housing unit(s) or ability to retain the services of an organization/consultants with this experience;
- Demonstrate financial viability or a path towards financial viability through their capital and operating proformas;
- Own or have an accepted offer to purchase the subject lands. Notwithstanding the foregoing, an exemption is made where the subject lands are secured under a long-term lease (40 years) for affordable housing purposes.

b. The Project must:

- Be located within the geographical boundary of the City of Hamilton (can be located anywhere in the City subject to the City's Official Plan and Zoning By-law policies);

- Be located on lands as described in 2.1.1 above;
- Be rental tenure (i.e., the entire building must operate as a rental);
- Have at least 30% of the residential units in the project be affordable rental housing meaning said units have rents, inclusive of all utilities, set at or less than 80% of CMHC’s Average Market Rent in the regional market area at the time of application submission, for a minimum of 40 years; and,
- Be one (1) of the following project types:
  - New construction (includes additions and extensions);
  - Acquisition and rehabilitation of existing rental affordable housing that is at risk of being lost; or
  - Conversion of non-residential buildings (in whole or in part) to rental affordable housing.

## 2.2 Projects that are not eligible include

- a. Projects by commercial enterprises (i.e. for-profit);
- b. Ownership housing;
- c. Secondary Suites;
- d. Long-term care facility;
- e. Purpose-built student housing;
- f. Shelters and crisis care facilities;
- g. Transitional or time-limited housing without the security of tenure; and,
- h. Repairs/renovations to existing buildings, unless part of an acquisition proposal or the works result in the creation of new affordable housing units.

## 3.0 Eligible Costs

3.1 Program funding will support proponents’ capital costs for affordable rental housing units as it relates to hard and soft capital build costs, municipal land contribution, rent supplements, waiving of planning application fees, and/or City of Hamilton financial partnership or contribution required for other sources of funding.

3.2 Development costs including soft and hard costs required to move an affordable housing project to “shovel-ready”. These costs may include but are not limited to consultation fees, studies, surveys, architectural designs, site plan approvals, demolition costs, environmental and archaeological study costs, building permit fees, and any associated fees to obtain an occupancy permit.

3.3 Funding can be used to support proponents' exploration of a potential property for the development of affordable housing. Approved funding can be used for the following:

- a. to acquire the proposed development property and the fees associated with the acquisition;
- b. financial support to complete due diligence and feasibility studies prior to the purchase of the property;
- c. Best use analysis;
- d. Building condition assessment;
- e. Preliminary environmental studies; and,
- f. Any other study reasonably associated with the due diligence for acquisition of property.

3.4 Capital costs incurred by a Non-Profit and Charitable Organization for the construction of the affordable housing units by a For-Profit entity that has been retained by the Non-Profit organization to construct the Affordable Units may only be considered an eligible cost if the affordable housing units are to be owned and operated solely by the Non-Profit and the For-Profit organization, or where there is an agreement between the Non-Profit and the For-Profit entity whereby the affordable housing units are secured by the Non-Profit organization through a long-term lease (40 years) and operated solely by the Non-Profit organization, to the satisfaction of the City.

#### **4.0 Ineligible Costs:**

4.1 For-profit construction of affordable housing units, except as specified in Section 3.4 herein.

4.2 Operating expenses are not eligible (including employee wages, debt payments, losses from a previous fiscal year, etc.).

#### **5.0 General Project Stream Requirements**

5.1 The Project Stream will be structured as a Call for Applications that will remain open year round but evaluated quarterly. Interested Non-Profit organizations submit their applications, and are evaluated and awarded available funding on a competitive basis, which is followed in accordance with this policy.

- 5.2 The City will provide quarterly deadlines outlined on the Housing Secretariat's webpage to inform the applicants of when each evaluation will be completed.
- 5.3 Project Stream information along with application information and documents will be posted on the Housing Secretariat's webpage at [www.hamilton.ca/housingsecretariat](http://www.hamilton.ca/housingsecretariat).
- 5.4 The Director of the Housing Secretariat with oversight of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee, may establish a minimum and/or maximum municipal contribution under the Project Stream on a per application/project basis.

## 6.0 Required Application Information

- 6.1 All applications under this Program must include the following items, noting that any incomplete, misleading, or false information may render the application/award invalid at the City's sole discretion:

### Applicant Qualifications

- a) satisfactory proof that the Applicant is:

- a Non-Profit or Charitable Organization;

- b) a summary describing the Non-Profit organization, including:

- a copy of incorporation documents (if applicable);
- if a partnership, a copy of the partnership agreement or letter/memorandum of understanding and a list of partners;
- a solicitor's certification that there is no ongoing or pending litigation or liens against the Applicant or any related entity or any liens filed against the property;
- population it serves;
- its contact information (including contact information for partners if applicable);
- examples of similar projects it has been involved in, and any past project experience in developing and managing affordable rental housing projects;
- the names and experience of the project management team.

- d) full disclosure of any relationship with a For-Profit entity/organization, including documented confirmation (partnership agreement or memorandum of understanding);

- e) in the case of a relationship with a For-Profit entity/organization pursuant to Section 3.2 herein, copies of all relevant agreements between the Non-Profit organization and the For-Profit entity/organization constructing the affordable housing units, to the satisfaction of the City;

## **Project Concept and Design Details**

- f) a summary describing the proposed project, including
- the address of the project and proximity to transit, services, and amenities;
  - the type of project, as per section 2.1.2;
  - the total number of affordable and market-rate housing units, the approximate size of said units, and the number of bedrooms in each unit;
  - project rents for the affordable housing units and any market-rate units;
  - affordability period of the affordable housing units;
  - how the project is consistent with urban design best practices and accessibility standards;
  - whether the project can be carried out under current land use regulations (including the Zoning By-law), and identification of any known variances and/or amendments;
  - project schedule;
  - who the affordable housing units are intended to serve and how the units meet community needs (e.g., unit type, household composition, housing options for equity-seeking groups, etc.);
  - how the project will be tenanted (e.g., use of Access to Housing waitlist, another waitlist) and any tenant supports; and,
  - property management details;
- g) preliminary building plans and/or site plans, if available.

## **Financial Viability**

- h) evidence, subject to the satisfaction of the City's General Manager of Finance and Corporate Services, of financial competence and project viability including:
- three most recent audited financial statements; if not available additional information provided to substantiate or establish liquidity and debt management is required;
  - project proforma;
  - details of any equity to be contributed by the Applicant;
  - details of other sources of government funding, if applicable; and
  - the amount of funding requested.

## **Other**

- j) any other information that may be required by the City, the GM, the City's Executive Committee, and/or the Project Stream Evaluation Committee.



## 7.0 Recommended Supplemental Application Information

7.1 The following supplemental information is recommended to help with project evaluation and prioritization:

- supporting information from a qualified professional that the proposed project interior exceeds accessibility requirements in the Building Code and that the exterior achieves the City’s Accessibility Standards;
- supporting information from a qualified professional that the project exceeds energy efficiency requirements in the Building Code; and
- any other supplemental information that, in the opinion of the Applicant, demonstrates how the proposed project meets sustainable design and affordable rental housing and community needs.

## 8.0 Evaluation Criteria

8.1 Applications will be evaluated using the criteria and weighting as outlined in Table 1. The evaluation criteria weighting may be modified from time to time by the City’s Housing Secretariat Division.

**Table 1: Application Evaluation Criteria**

<b>Evaluation Criteria</b>	<b>Weighting</b>
Alignment with City of Hamilton Priorities	20%
Project Criteria	35%
Funding Outline Criteria	35%
Project Implementation and Management	10%
Total	100%

The Housing Secretariat Division may on a case-by-case basis establish a more detailed scoring matrix as part of a call for applications. Applications are evaluated against the City’s price-per-point benchmark of 75% to determine the viability of each project. The viability of each project is determined through the evaluation of the Project Management Institute project phases and municipal contribution would be dependent on the current phase of each project. The Housing Secretariat is committed to supporting all proposals received through the Project Stream to ensure that all projects are viable for the community. The Housing Secretariat Division will collaborate across all City divisions to optimize resources, investment, and outcomes that align with the urgency of advancing affordable housing development projects.

8.2 Applications that exceed some or all of the following criteria will be considered stronger and scored higher than those that only meet the minimum eligibility requirements:

### **1. Alignment with City of Hamilton Priorities (weight 20%)**

Projects that align with the Housing Sustainability & Investment Roadmap, the Housing and Homelessness Action Plan, and the City Council Priorities goals of achieving targets for the following:

- i. housing supply,
  - ii. affordability,
  - iii. supports equality and equity for all Hamiltonians.
- b. The proposed project addresses the needs and challenges of communities identified in the community, especially communities of inclusion (overrepresented population in encampments and shelter).
  - c. The proposed project aligns with the Safe & Thriving Neighbourhoods Council Priority by increasing the supply of affordable and supportive housing and reducing chronic homelessness, ensuring people can safely and efficiently move around by foot, bike, transit, or car, and by providing vibrant parks, recreation, and public spaces.
  - d. Projects that clearly identify one or more target populations that it will impact and provide a clear plan demonstrating how it will directly impact the target populations, including identifying the number of households that will be taken from a recognized waitlist for tenancies by name. These target populations include:
    - i. Indigenous,
    - ii. Family,
    - iii. Men,
    - iv. Women,
    - v. Seniors, and
    - vi. Youth.

### **2. Project Criteria (weight 35%):**

- a. Projects that clearly align with the Official Plan of the City of Hamilton and adhere to all relevant By-laws.
  - i. Projects that clearly state what stage the application or request process is in and are working with the Planning Department.
  - ii. Projects that clearly demonstrate the project's readiness to advance through permit approvals.
  - iii. Projects that clearly demonstrate a comprehensive and effective effort to improve building accessibility measures as measured by the AODA compliance standards.

**3. Funding Outline (weight 35%):**

- a. Projects that clearly identify how much funding is required and identify a plan for viability and that have received funding from one or more of the below sources:
  - i. Capital and/or Operating funding or commitment of funding from other orders of Government.
  - ii. Through Municipal support in waived fees or obtained Municipal Grants.
  - iii. Obtained funding from other sources outside of all levels of Government such as donations, philanthropists, and social bonds.
- b. The proposed project provides a clear and comprehensive description of how it has strong potential to operate and achieve its goals beyond the Municipal funding contribution.

**4. Project Implementation and Management (weight 10%):**

- a. Applicants provide a clear and comprehensive explanation of their experience, ability and readiness to carry out and oversee the proposed project, and applicant includes a description of the resources, skills, expertise, and infrastructure in place to ensure efficient and effective project execution.
- b. The proposed project includes a detailed and clear description of the steps taken or plans made by the respondent to ensure the project's timely execution according to the proposed plan's document.

**9.0 Application Evaluation and Selection:****Review for Application Eligibility**

9.1 In order for an application to be considered for funding, it must:

- Meet the Program eligibility criteria (Section 2.1); and
- Be complete and have all supporting documentation to comply with the application requirements.

9.2 Applications will be screened by the City's Housing Secretariat Division staff for basic eligibility as they are received. Applicants will be notified if their application is ineligible or incomplete.

9.3 Submission of an incomplete application may result in the application's deferral to a later round of evaluation.

**Application Evaluation Criteria**

9.4 Each application will be reviewed, evaluated, and scored on its merits by the Project Stream Evaluation Committee made up of the inter-department staff team across the City.

9.5 Applications will be evaluated based on the criteria outlined in Table 1, subject to Section 8.1.

9.6 Higher scores will be given to applications that exceed minimum eligibility requirements and those that meet some or all the preferred evaluation criteria.

9.7 As part of the evaluation process:

- Applicants may be contacted to verify and provide clarification on the application;
- Applicants may be contacted to provide additional supporting information; and/or
- Applicants may be required to attend an intake meeting with the Housing Secretariat Division to clarify any information contained in the application.

9.8 The Infrastructure, Planning and Development team in the Housing Secretariat will review each application on its merits. Then the Infrastructure, Planning and Development team will present each submission to the Project Stream Evaluation Committee. The Project Stream Evaluation Committee will evaluate each proposal in alignment with the Project Stream Evaluation Matrix. The Infrastructure, Planning and Development team will meet with the Project Stream Evaluation Committee to discuss their individual assessments of the application and to arrive at a consensus assessment.

9.9 The Housing Secretariat Division will recommend to Council's delegated authority a recommended allocation of available funding to applicants based on scoring pursuant to Section 9.8. this will be done through a recommendation report, acceptable to the Director of the Housing Secretariat Division with oversight from the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee.

### **Delegated Authority**

9.10 Council delegates to the Director of the Housing Secretariat, with oversight of the General Manager of Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap Executive Committee, the authority to:

- (a) Approve grants under the Project Stream in accordance with this policy;
- (b) Determine the amount of such grants to be issued under this policy, and any conditions thereto, up to a maximum of \$2.5M per project;
- (c) Determine whether to award one or more grants, or no grants; and
- (d) Approve and execute Contribution Agreements on behalf of the City, including amendments to such agreements, where the form and content of said agreements is to the satisfaction of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee.

9.11 The General Manager of the Finance and Corporate Services Department, with oversight of the Housing Sustainability and Investment Roadmap's Executive Committee, may further delegate any or all of the authorities granted by Council to the Director of the Housing Secretariat Division.

9.12 Final approval of all grants, and the amount thereof, is a decision of the Director of the Housing Secretariat Division, with oversight of the General Manager of the Finance and Corporate Services Department through the Housing Sustainability and Investment Roadmap's Executive Committee, or designate, at their sole discretion.

### **Decision**

9.13 The successful Applicant(s) will be notified by a Letter of Intent of the decision on its application after the evaluation consensus is completed.

## **10. Conditions of Approval**

10.1 The City will enter into a Contribution Agreement with the selected successful Applicant(s) based on the proposal obtained at the time of selection.

10.2 As a condition of approval, a successful applicant will be required to sign a Contribution Agreement with the City, satisfactory to the City's Solicitor and the Director of the Housing Secretariat Division, committing to the delivery and maintenance of affordable housing units, prior to:

- The commencement of any works to which grant will apply; and
- The City issuing any grant funding.

10.3 A successful Applicant will be required to agree in the Contribution Agreement to the following items:

- The grant amount to be received under the Project Stream and its timing;
- The work to be completed and the timeframe by which a building permit must be obtained, construction commenced, and the units completed/occupancy permit issued;
- Regular project progress updates as outlined in the Annual Reporting Guidelines for the Project Stream;
- The number of affordable units to be provided, rental rates, and duration of affordability;
- Non-compliance terms and processes, and default provisions

10.4 A successful Applicant will be required to provide a postponement in favour of the City from any mortgagee/charge or encumbrance of the property.

## 11. Payment Issuance:

11.1 Payments will be issued to the applicant in advances as set out in the contribution agreement.

a. Payment issuance to applicant would be in the following disbursement's structure:

- I. 50% - Issued at signing of contribution agreement.
- II. 30% - Issued at completion of structural framing.
- III. 20% - Issued at receipt of occupancy permit.

## Affordable Housing Funding (AHFP) Program Guidelines

### 1. Background

The City of Hamilton continues to face a significant housing crisis and all municipalities across Canada are being creative in finding solutions to address this issue. While it is understood that there is no single solution to the housing affordability crisis, the Affordable Housing Funding Program (AHFP) is anticipated to reduce financial barriers by providing municipal contributions to Non-Profit organizations that are interested in developing affordable housing in the City of Hamilton. AHFP will be used to pay for overages and cost overruns of existing City funded projects (e.g. Rapid Housing Initiative); cover municipal development charges (DCs), where applicable, for affordable housing units (if required); pay for pre-development costs including site design and feasibility studies, and facilitate due diligence, capital costs and potentially acquisition; and any other costs deemed eligible through the Affordable Housing Development Project Stream (Project Stream). The AHFP targets only Non-Profit organizations.

### 2. Program Description

The AHFP has been developed to reduce financial barriers that Non-Profit organizations and housing co-operatives face when developing affordable housing; improve their competitiveness when applying for funding from the Canadian Mortgage and Housing Corporation; increasing the financial viability and promoting longer affordability period of the projects.

- The AHFP funding will be awarded to eligible Non-Profit and charitable housing organizations that submit to the Project Stream. Staff will evaluate submissions using the Affordable Housing Development Project Stream Evaluation Matrix, included in the Affordable Housing Development Project Stream Program (Appendix "A").

The funding will be provided to the successful applicant in the form of a municipal contribution and the conditions or criteria will be outlined in the municipal contribution agreements between the successful applicant and the City of Hamilton.

The municipal contribution agreements will, at minimum, stipulate that all affordable units funded by the City of Hamilton must remain affordable for a 40-year period or longer upon date of occupancy. Should the applicant wish to sell the property at any point during the 40-year period, right of first refusal must be granted to the City for the purchase of the property at fair market value. The applicant must demonstrate continued affordability through annual reporting to the City in the form of a standardized Rental Unit Monitoring Report as outlined in section 7.5. Should the applicant wish to increase rent above the affordability limit (80% AMR) at any point during the 40-year period, the applicant must set the rental fee at fair market rent (125% AMR). Other terms and conditions may apply to applicants as determined through the evaluation process.

**Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)**  
**Page 2 of 9**

### 3. Mandated City financial responsibilities for RHI projects

Under the Rapid Housing Initiative (RHI), the City is mandated to cover overages and cost overruns of RHI funded projects. Should overages result from a project where the City is responsible for payment of such costs, the City may use this funding outside of an application or competitive process to cover these costs.

### 4. Program overview

#### 4.1 Funding Amount and availability:

AHFP will have annual funding of \$4 M available at the start of the City’s financial year and will be distributed to selected projects. The disbursement of the available funding will be subject to the alignment of City’s housing objectives and at the sole discretion of the General Manager of the Healthy and Safe Communities Department. Should a situation arise where affordable housing developments fail to align with the City’s housing objectives, the funding for the year may be withheld and reallocated appropriately in the following year.

#### 4.2 Additional funding and Stacking:

The AHFP has no limitations on stacking with other municipal incentive programs, grants, loans or funding from other levels of government for capital project development and operational expenses such as housing subsidies. Applicants are encouraged to seek other additional funding available either locally within the City or through upper levels of government including the following sources:

- i. Canadian Mortgage and Housing Corporation (CMHC) offers flexible funding and financing opportunities to assist in the development of affordable housing. There are a range of funding and financing tools, and it is recommended that applicants review these opportunities in addition to the City of Hamilton Affordable Housing Funding. More information can be found on the CMHC webpage - <https://www.cmhc-schl.gc.ca/en>
- ii. The Province of Ontario provides several different funding programs that assist in both new affordable housing development, retrofits, repairs and rent supplements. More information can be found on the Province’s webpage - <https://www.ontario.ca/page/affordable-housing-ontario>



- iii. Federation of Canadian Municipalities (FCM) offers funding for organizations to complete housing plan, studies, undertake pilot and capital projects. Details can be found on this website <https://fcm.ca/en/funding>
- iv. Community Housing Transformation Centre (CHTC) - backed by National Housing Strategy, CHTC offers grants to community housing providers, community-housing service providers and community organizations up to \$500,000 – more information can be found on this website - <https://centre.support/>
- v. City of Hamilton’s Economic and Development Incentives – the City has opportunities for aiding with partial relief of development costs (within a Community Improvement Plan area – CIP) environmental remediation, cultural heritage, urban design and property tax grants to those looking to invest in Hamilton’s future. City planning tools and links to incentives can be found on this website - [Hamilton, Ontario: Where Innovation Goes To Work - Invest in Hamilton](#)

In addition to other requirements, applicants will be required to confirm that they have applied for available funding opportunities both from the City and other upper levels of government including details of how much they are eligible to receive.

## 5. Priority Costs and Expenses

AHFP will consider applications in the following order of priority:

- 5.1 Overage and overruns:  
Under this category, expenses may include additional costs on an affordable housing development currently under construction resulting from unpredicted cost increases related to such matters as construction materials. Cost increases that result from a change in scope of the project are not included.
- 5.2 Development Charges (DCs):  
Applicants will be eligible for funding for development charges as they relate to the *Development Charge Act* or the *Education Act*, provided that these charges are not covered under any other program or legislation where the DCs are waived or paid. If a residential project that meets the City’s definition of Affordable Housing is exempt under legislative changes, an application for DC relief for the residential units will be eligible and only the affordable units (within the development) would be considered. With the enactment of Bill 23, it is anticipated that only DC costs re-dating Bill 23 will be eligible.
- 5.3 Capital Costs:  
This funding will support applicants’ development proposals as it relates to capital build costs, top-ups and/or be City of Hamilton financial

partnership/contribution required for other sources of funding, including but not limited to the CMHC Co-Investment funding program.

5.4 Predevelopment Costs:

Predevelopment costs may include soft and hard costs required to move an affordable housing project to "shovel ready". Examples of pre-development costs may include but are not limited to, payment of professional and consultation fees, studies, surveys, architectural designs, site plan approvals, demolition costs, and environmental and archaeological study costs.

5.5 Acquisition, Due diligence & feasibility:

This funding will focus on supporting applicants' exploration of a potential site for the development of affordable housing. Approved funding can be used to acquire the proposed development property and the fees associated with the acquisition; financial support to complete due diligence and feasibility studies prior to the purchase of the property to ensure that the site will be a viable affordable housing project. The funds may also be used for best use analysis, building condition assessment, preliminary environmental studies, and any other study reasonably associated with the due diligence for acquisition of property.

6. Minimum Eligibility Requirements:

- i. Applicants must be a registered Non-Profit organization, charity or housing co-operative that will own and operate the development subject of the funding request. For profit organizations are ineligible for this funding and will not qualify;
- ii. Applicants must demonstrate an understanding of residential housing development; operation of a rental housing unit(s) or ability to retain the services of an organization/consultants with this experience;
- iii. Funding must be used towards the development of affordable housing in the City of Hamilton;
- iv. Units must be maintained as affordable for the minimum of 40 years, Affordable rents established at or below 80% AMR for applicable AHFP units for the entire affordability period;
- v. Financial viability - Applicants will demonstrate financial viability or a path towards financial viability through their capital and operating proformas;
- vi. Projects can be new constructions including new building or addition to an existing building and a conversion of an existing non-rental building or portion thereof into an affordable housing project;
- vii. Applicants must be seeking to build a minimum of 5 units with the project;
- viii. Entire project must be purpose rental built for the entire affordability period; and,
- ix. Development readiness - projects that can demonstrate that a building permit will be drawn in the year that they have applied will score higher in the evaluation of the funding request.

**Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)**  
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## 7. Overview of Application and Award Process:

City of Hamilton’s AHFP will be offered to eligible affordable housing developers through the Project Stream. The application period will be open for a minimum of 30 calendar days. The program will target only Non-Profit affordable housing organizations interested in supporting the City’s housing objectives and priorities at the time. Submission or scoring of the project does not necessarily guarantee funding.

Each applicant will be scored against the Affordable Housing Development Project Stream Evaluation Matrix (included in Appendix “A”). Preference will be given to applicants that meet the following key criteria specific to the AHFP. Note that the City might add further details to align it with current priorities;

- (a) Type of funding support required (project overruns; Development Charges, pre-development, due diligence, feasibility studies, or acquisition);
- (b) Qualifications and experience of the development team;
- (c) Type of the organization (Charity, Non-Profit, Co-op, community housing organization)
- (d) Site status (encumbrances, zoning permissions, conditions and assessments);
- (e) Development schedule (how close to shovel readiness including status of all required planning and reasonable development timetable);
- (f) Financial viability and cost-effectiveness (amount of funding already secured and complete funding overview);
- (g) Development concepts (construction typology, details of unit size, design special features, energy efficiency details);
- (h) Target population/groups in the community;
- (i) Tenant selection (Access to Housing Waitlist, By-Name Priority List); and,
- (j) Affordability in terms of rents and affordability period.

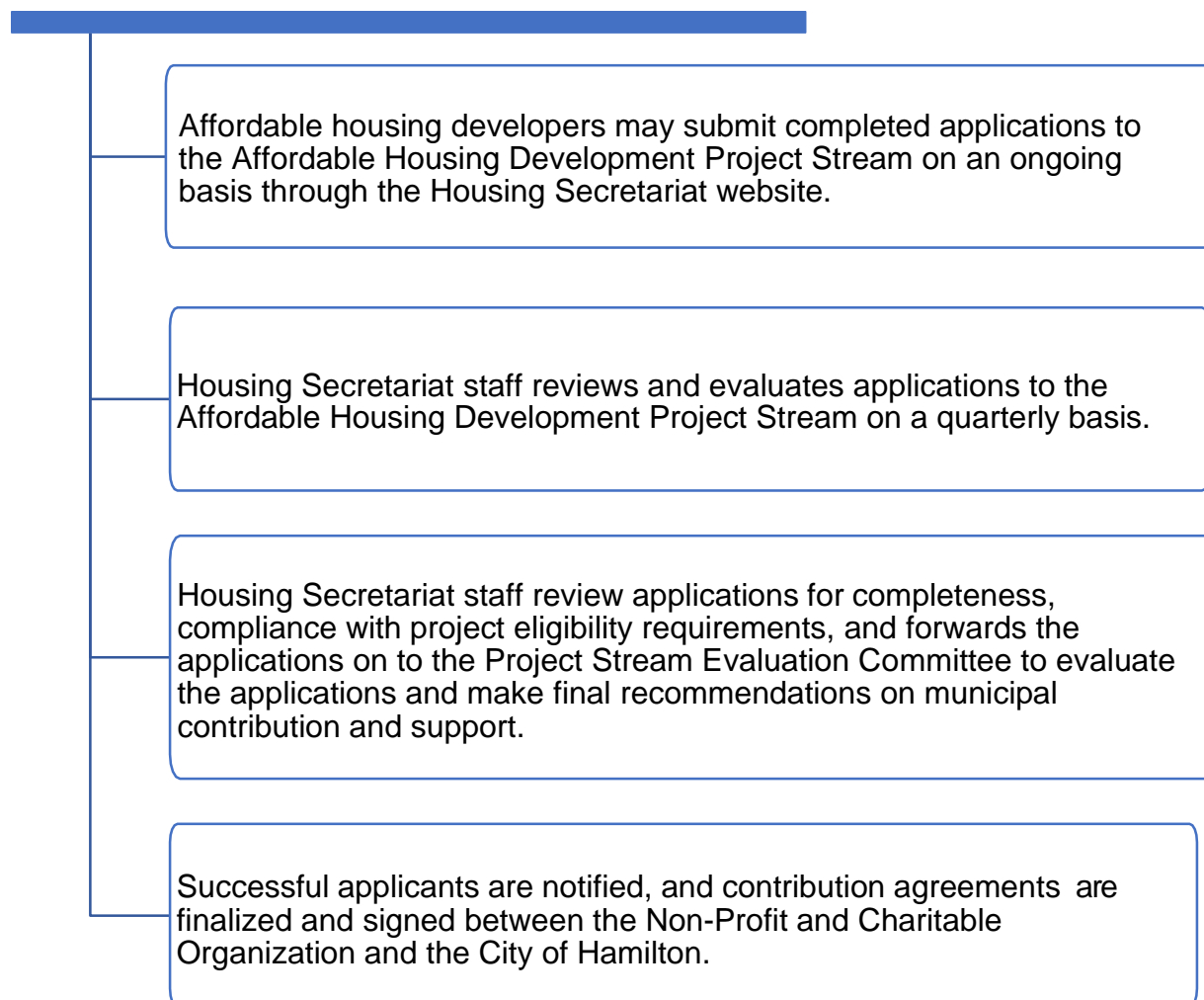
Further details of the above evaluation criteria will be provided in the application process.

The evaluation review will be completed within 30 business days following the closure of the application submission period date. The Housing Secretariat staff will rank the submitted project in accordance of the highest passing score in the Affordable Housing Development Project Stream Evaluation Matrix. A Conditional Letter of Commitment will be issued to the successful applicant, indicating the next steps and the timeline to achieve the next steps, prior to signing a municipal contribution agreement with City of Hamilton.

The annual release of the application is to ensure the most accurate information and documentation is communicated to the applicants and reflect the City’s Strategic Plan, Housing and Homelessness Action Plan goals, and the Housing Sustainability and Investment Roadmap goals and objectives. In addition, the annual process will capture new milestones that could have been achieved by the applicant over the previous year.

**Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)**  
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## 7.2 Application process



After the deadline for the applications, City of Hamilton staff will review all submitted Applications to ensure completeness and that the Eligibility Requirements (Section 6 above) are met. The City may seek additional information as necessary but is not obligated to do so, in order to determine in its sole and absolute discretion if an application meets or complies with the minimum requirements.

All applications that meet the minimum eligibility requirements will be scored against the preferred Evaluation Criteria above. A Review Panel set up by City Staff will review all scored applications to make a final recommendation for successful projects. While the highest scoring application(s) are likely to be best positioned for approval, the Review Panel will also consider City of Hamilton’s housing objectives as established by Council priorities, available funding, and other relevant planning documents in making a final selection of successful projects.

**Appendix “B” to Report HSC23028(d)/FCS23055(b)/PED23099(d)**  
**Page 7 of 9**

Following the approval of applications, applicants will be required to accept the funding as allocated and enter into a contribution agreement with the City of Hamilton that outlines the terms of the commitment. A municipal contribution agreement will include among others the following:

- The amount of City’s funding being provided;
- The number of affordable units to be provided, Affordable Unit rental rates and duration of affordability;
- Requirements for tenant income verification by the applicant at initial occupancy and unit turnover;
- Requirements for annual reporting by applicant;
- Requirements for applying rental rate increases; and;
- Other terms and conditions as required in the sole and unfettered discretion of the City.

### 7.3 Reapplication

Applicants who are not successful in the current year can reapply in subsequent years. Successful applicants in the current year will also be eligible to reapply the following year with different projects or with the same project but for a different funding use than that applied for the previous year. For example, a project may apply and be successful for pre-development funding and then the following year apply and be successful for capital funding.

### 7.4 No Successful Applicant

If there are no applicants or upon review of the submissions there are no eligible projects, funding will not be awarded. The City is not required to provide funding to any project which it deems unsatisfactory and reserves the right to reallocate the funding to the subsequent year.

### 7.5 AHFP Annual Reporting

The AHFP will require annual reporting for the duration of the affordability period to ensure compliance with the terms and conditions of the Program. A standardized AHFP Rental Unit Monitoring Report will be required. In cases where the City is already collecting an annual occupancy report under another funding source, every effort will be made to consolidate the reporting providing the AHFP requirements are fully met. The AHFP Rental Unit Monitoring Report will report on the previous calendar year’s actual monthly rent paid by tenants, target populations, and vacancy data. These forms will be provided by the Housing Secretariat Division by the third week of January for completion and will be due to the Housing Secretariat Division on the 15<sup>th</sup> of March or the nearest business day after.

## 8. Definition of Key Program Terms:

### 8.1 Affordable housing:

The term "Affordable housing" is used in this program to mean a broad term that encompasses all types of housing that persons or households with low or moderate incomes can access without spending an inordinate proportion of their income. Affordable housing may include ownership housing and affordable rental housing;

- (a) Affordability of rental housing can be defined based on a proportion of a person or household's income or based on a percentage of the average or median market rent, for a defined area. Often, the definition includes a threshold in the position of households on the income spectrum, the most universal with low- and moderate-income households being at or below the 60<sup>th</sup> income percentile for renters living in a defined area. There are slight differences in how documents define affordable housing but for the purposes of the AHFP, affordable rental housing will mean;

Housing that costs 30% or less of gross household income for households with a low to moderate income. Low to moderate income for renters is defined as income at or below the 60<sup>th</sup> income percentile for renters in the City of Hamilton, and for owners the 60<sup>th</sup> income percentile for all Hamiltonians; and/or;

- (i) Rents at or below 80% of average market rent (AMR) for the geographical area will be given priority in the application process for units applying AHFP;
- (ii) Rents above 80% but below 125% AMR may still qualify for the program

### 8.2 Overages

"Overages" means costs incurred on a project that are initially greater than the initial budget to which the project was approved, and where the City as the "Recipient" or "Service Manager" is contractually obligated to supplement the project budget.

### 8.3 Top ups

"Top ups" means additional funding needed to complete a construction project which has previously had Service Manager's commitment and requires additional funding to complete the project within the approved scope.

### 8.4 In-year expense

The term "in-year expense" means an unexpected construction expense incurred on an affordable housing project under construction in excess of the contingency but within the original scope of the project.

#### 8.5 Shovel Ready

The term "shovel ready" means an affordable housing construction project that is considered to be at an advanced enough stage of development for physical construction to begin.

#### 8.6 Acquisition

The term "acquisition" means the process of taking possession of all, or part of a tangible asset, property including land for the purpose of developing affordable housing or converting an existing project into an affordable housing project.

#### 8.7 Fund stacking

For the purpose of the AFHP "fund stacking" means the approach of utilizing multiple City, provincial or federal programs or funding to offset a greater portion of project expenses.

9. Questions Related to this program can be directed to:

Via Email to:	<a href="mailto:housing.secretariat@hamilton.ca">housing.secretariat@hamilton.ca</a>
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This document is available in alternate formats upon request.



Hamilton

**AFFORDABLE HOUSING DEVELOPMENT PROJECT STREAM**  
**HOUSING SECRETARIAT**  
**(HSC23028(D) / FCS23055(B) / PED23099(D))**

June 5, 2024



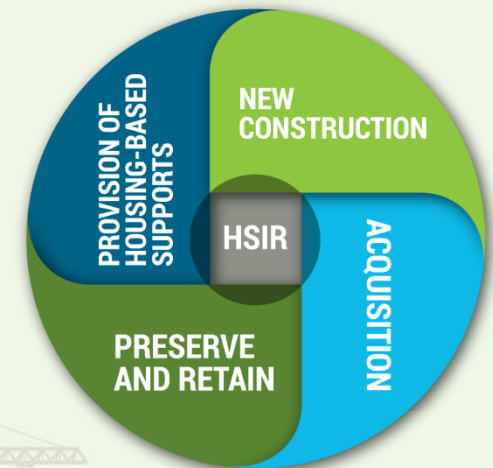
# Agenda

1. Background on the Housing Sustainability and Investment Roadmap
2. Affordable Housing Development Project Stream Program and Process
3. Recommendations
4. Next Steps

# 1. Context

## Housing Sustainability and Investment Roadmap 2024

1. Develop capacity within the Housing Secretariat Division
2. Expand Governance Structure to include Indigenous Stakeholders
3. Acquisition and Finance Strategy
4. Government Relations Strategy
5. Communications and Engagement Plan
6. Implementation & Reporting for Housing Accelerator Fund (HAF) & the Affordable Housing Development Project Stream



# 1. Context

## City of Hamilton Unit Targets

Program	# of Units/Year 2024	# of Units/Year 2025	# of Units/Year 2026
10-Year Housing and Homelessness Action Plan – Affordable Units (80% AMR)	350	350	350
Housing Sustainability and Investment Roadmap – Moderately Affordable (125% AMR)	350	350	350
Housing Accelerator Fund – Affordable Units (100% AMR)	200	200	200
<b>TOTAL AFFORDABLE UNITS</b>	<b>900</b>	<b>900</b>	<b>900</b>
Supportive Housing Multi-year Municipal Commitment (subsidized)		200	

# 2. Affordable Housing Development Project Stream Overview

## *The Project Stream is...*

- ✓ Supporting non-profit and charitable housing providers
- ✓ Facilitating construction readiness
- ✓ Leveraging municipals tools to reduce barriers
- ✓ Demonstrating innovation, efficiency, and transparency
- ✓ Advocating to other orders of government
- ✓ Cultivating new partnerships and collaborations
- ✓ Holding the City accountable



# 2. Affordable Housing Development Project Stream

## Preliminary Results

### Q1 2024 intake

- ✓ **27** Projects submitted
- ✓ Potential to construct **1,620** affordable and supportive housing units
- ✓ Variety of unit types and target populations served
- ✓ Not saying “no”, saying “yes, and...”



## 2. Affordable Housing Development Project Stream Evaluation Process

- Predicated on HSIR, HHAP, & Term of Council priorities
  - Price Per Point benchmark methodology (75% - can exceed)
  - 10-point scale for weighted criteria
    - Alignment with City of Hamilton Priorities: 20%
    - Alignment with the Official Plan and relevant by-laws: 35%
    - Budget and sustainability plan: 35%
    - Project implementation and management: 10%



# Recommendations



# 3. Recommendations

## (a) Approve Program Document

- Process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects
- Applies to all non-profit and charitable applicants, program coordinators, evaluation committee and Council's delegated authority
- Communicated through internet/intranet and directly to stakeholders





# 3. Recommendations

## (b) Authorized to Execute and Administer Program

- Enhance Housing Policy and Relations section of Housing Secretariat to develop:
  - Internal policies for Division
  - Government Relations Strategy
  - Affordable housing incentives
  - Community engagement and public affairs strategy
- Executing and monitoring deliverables
- Executing and monitoring agreements (with involvement from Legal Services Division)



# 3. Recommendations

## (c) Delegated Authority, Financial Commitments

Municipal				Federal (CMHC)
Affordable Housing Reserve Fund	Affordable Housing Property Disposition Reserve	Supportive Housing Account	Non-Profit Planning Application Fee Waivers	Housing Accelerator Fund
<ul style="list-style-type: none"> <li>- Est. Jan 2023 to support completion of Rapid Housing Initiative and affordable housing projects</li> <li>- \$4M annual allocation + up to 45% of HAF surplus funding</li> <li>- Non-profits only, must support HHAP</li> </ul>	<ul style="list-style-type: none"> <li>- Authorized to develop in 2018</li> <li>- Net sale of properties used for affordable housing</li> <li>- Delegated authority to GM in 2024</li> </ul>	<ul style="list-style-type: none"> <li>- Advanced multi-year commitment (\$10.33M /year x 3 years)</li> <li>- 200 supportive housing units</li> <li>- COVID-19 reserve</li> <li>- By-Name Priority List (Housing Services)</li> </ul>	<ul style="list-style-type: none"> <li>- Adopted 2016, non-profit housing eligible for (Planning Application) fee waivers</li> </ul>	<ul style="list-style-type: none"> <li>- HHCIP Housing Action Plan</li> <li>- \$93.5M</li> <li>- 2,675 net new units by 2026</li> <li>- 3 direct building incentives</li> <li>- Permits surplus funding</li> </ul>

# 3. Recommendations

## (d) Program Revisions

- Affordable Housing Development Project Stream designed and developed within Housing Secretariat
- Ongoing documentation of challenges, barriers, and lessons learned
- Ongoing communication with GM of Finance
- Housing Secretariat must remain nimble and responsive to evolving nature of housing crisis



# 3. Recommendations

## (e) Revise Funding Guidelines

- Affordable Housing Fund Program Guidelines dictate use of Affordable Housing Fund Program Reserve (\$4M/year + 45% HAF surplus)
- Proposed amendments will eliminate barriers to allocating funding to eligible projects:
  - Issuance of Municipal Contribution Agreements vs. forgivable loans.
  - Proposals are evaluated through the Project Stream and not a Request for Proposals process.
  - The term of affordability is specified as 40 years or longer at 80% AMR.



# UPCOMING COMMITTEE & COUNCIL REPORTS

**June 19:** Information Report on approved projects for 2024.

**Quarterly** confidential information updates on approved projects to Council & Mayor.

**October 2024 (annual report):** Report on progress reaching Housing Sustainability and Investment Roadmap objectives.

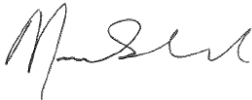


Hamilton

THANK YOU



## INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	June 5, 2024
<b>SUBJECT/REPORT NO:</b>	2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - <b>REVISED</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Carlo Gorni (905) 546-2424 Ext. 2755 Phil Caldwell (905) 546-2424 Ext. 2359
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

The Economic Development Division is responsible for the administration and annual reporting to City Council of activity and successes achieved in the preceding year respecting the following City Council approved Community Improvement Plans and associated financial incentive and assistance programs:

- The Revitalizing Hamilton's Commercial Districts Community Improvement Plan - intended to provide financial incentive programs that will support the revitalization of strategic urban commercial districts by minimizing financial barriers to, and stimulating new private sector investment in, the development of under-utilized properties and/or improve the appearance, functionality, marketability, usability and/or safety of existing buildings;

The Revitalizing Hamilton's Commercial Districts Community Improvement Plan and its programs are intended to apply to properties located within the strategic commercial districts and corridors consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts, the

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OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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Mount Hope/Airport Gateway and various other urban Strategic Commercial Corridors as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law;

- The Environmental Remediation and Site Enhancement Community Improvement Plan - intended to provide financial assistance programs and other strategies that will help overcome the physical and financial barriers associated with the remediation and redevelopment of underutilized, derelict, or vacant contaminated properties, also known as brownfields;

The Environmental Remediation and Site Enhancement Community Improvement Plan and its programs are intended to apply to contaminated properties located within historically developed areas of the City as collectively defined through the Environmental Remediation and Site Enhancement Community Improvement Plan By-law; and,

- The Hamilton 'LEED'ing the Way (Leadership in Energy and Environmental Design) Community Improvement Plan – intended to provide an economic catalyst for the construction and or redevelopment of sustainable industrial, commercial, mixed-use, and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council;

The Leadership in Energy and Environmental Design Community Improvement Plan and its program is intended to apply to properties located within the urban area as defined through the Leadership in Energy and Environmental Design Community Improvement Plan By-law.

In addition to the above, Economic Development staff also administer financial assistance programs supporting the rehabilitation and adaptive reuse of heritage buildings designated under Part IV or V of the *Ontario Heritage Act* which are authorized under s.39(1) of the *Ontario Heritage Act* and City implementing By-law No. 07-346.

These Community Improvement Plans and programs collectively support key City Council and community goals and objectives respecting community development and improvement including:

- Increasing assessment and new property tax generation on underutilized, vacant, or derelict properties within existing urban areas and commercial districts/corridors;
- Reducing the need for greenfield or agricultural lands to accommodate future

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growth by assisting/incentivizing development to occur within the existing urbanized areas;

- Promoting development that will efficiently utilize existing infrastructure and reducing related costs;
- Supporting the achievement of Provincial/City residential unit/jobs density targets;
- Maintaining and growing resident populations to support existing and new commercial businesses;
- Supporting population and employment concentrations that will better utilize existing transit and support new demand and investment in higher-order forms of transit;
- Enabling new economic development opportunities;
- Retaining, rehabilitating, and supporting the adaptive reuse of significant cultural heritage resources; and,
- Encouraging and supporting environmentally sustainable developments.

Since their inception, the above noted programs continue to leverage significant private sector investment that has to-date resulted in the creation of over 6,800 new residential units and over 2,600,000 square feet (241,548 square metres) of new industrial/commercial/institutional floor area supporting the intensification and revitalization of priority urban areas and sites including downtown, community downtowns, Business Improvement Areas, strategic commercial corridors and brownfields.

## **INFORMATION**

In 2023, the number of program applications received for all programs administered by the Economic Development Division increased by 21% (80-98) compared to 2022 thereby reversing a trend that had seen a lower-than-average number of applications in both 2021 and 2022. While staff are encouraged by this increase, their assessment is tempered by the continuing market uncertainty brought by the recent increases in interest and mortgage rates, persistent inflationary pressures and subsequent fluctuations in construction costs and supply chain impacts and market demand which may have led property owners to cancel or defer planned property improvements and developments supported by City programs.

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In total, 98 program applications were received and processed in 2023. Key highlights from these applications include:

- 40 applications for building façade improvements. This includes seven applications for graffiti removal (none of which were hate related);
- Four applications to the Revitalizing Hamilton Tax Increment Grant Program to support the creation of over 850 new residential units including approximately 350 rental units and approximately 1,800 square meters of new and renovated commercial floor area;
- Nine applications to investigate 2.73 hectares. (6.75 acres) of land for potential soil contamination; and,
- 11 applications for designated heritage building rehabilitation projects.

For further information on the various programs established under the Revitalizing Hamilton's Commercial Districts Community Improvement Plan and those which pertain to buildings designated under either Part IV or V of the *Ontario Heritage Act*, please see Appendix "A" to Report PED24082 - Detailed Application and Financial Statistics (Revitalizing Hamilton Commercial District Community Improvement Plan and Heritage Programs).

For area specific development statistics for downtown Hamilton and the community downtowns of Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and the Mount Hope/Airport Gateway, see Appendix "B" to Report PED24082 –2023 Downtown Hamilton Development Activity and Appendix "C" to Report PED24082 – 2023 Community Downtown Development Activity, respectively.

For mapping showing applications under the Downtown and Barton/Kenilworth Housing Opportunities Program and the Revitalizing Hamilton Tax Increment Grant Program, please see Appendix "D" to Report PED24082 and Appendix "E" to Report PED24082, respectively.

For further information on the Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs, please see Appendix "F" to Report PED24082 – Detailed Application and Financial Statistics (Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs).

**SUBJECT: 2023 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (PED24082) (City Wide) - Page 5 of 11 - REVISED**

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**Updates to the Commercial District Revitalization Grant Program Respecting Graffiti and Vandalism Supports for Commercial Properties and Businesses:**

In September 2023, Council approved changes to the Commercial District Revitalization Grant Program (Report PED23140).

The result was a series of temporary and permanent Program amendments which would provide additional support for grants and a revised and expedited application and staff review processes for program applications solely respecting building improvements arising from vandalism or graffiti removal on private commercial properties. The adopted amendments which pertain to instances of vandalism were as follows:

- Allowing for a single contractor quote for building improvements instead of the typical requirement for two quotes;
- The elimination of the Program fee;
- Providing discretion to the Manager of Commercial Districts and Small Business, Economic Development Division, to waive requirements for applicants to submit claims through insurance or submit a copy of a police report in extenuating circumstances; and,
- Increasing the portion of eligible costs which may be considered under the Program from 50% to 100%.

The adopted amendments which pertain to instances of graffiti were as follows:

- A maximum of one grant equalling \$200 would be permitted per instance of graffiti removal occurring on any façade of a commercial or mixed-use commercial building to a total maximum of \$1,000 (five instances of graffiti) per eligible property in a calendar year;
- Applications may be submitted by the property owner or commercial tenant with graffiti removal undertaken by a contractor or by the property/business owner themselves;
- A grant provided solely with respect to graffiti removal shall not be counted towards the maximum available grant amount otherwise available to the subject property to support building improvements under the Program; and,

Applications solely in respect to graffiti removal shall not be subject to an application fee. The above amendments were approved by Council on a temporary basis for a

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period of approximately 18-months through to March 31, 2025. The approved Program terms allow for a potential extension of these amendments at the discretion of City Council after one year.

**Updates to the Commercial Vacancy Assistance Program:**

The Commercial Vacancy Assistance Program was first introduced in October 2021 on a two-year pilot basis as part of the 2021 Revitalizing Hamilton's Commercial Districts Community Improvement Plan comprehensive review. The Program was intended to provide cost-sharing grants of up to \$10,000 to businesses for interior improvements when establishing a permanent or 'pop-up' business in a currently vacant at or below grade commercial space within Downtown and other strategic commercial districts and corridors in the City. The Program was a direct response to staff concerns about a potential rise in commercial storefront vacancies resulting in the aftermath of the COVID-19 pandemic. The program was set to expire on October 22, 2023.

On October 25, 2023, Council adopted the recommendations contained in Report PED23081(a). Among those recommendations was one to make the Commercial Vacancy Assistance Program permanently available. At the same time, Council also adopted amendments to the relevant program terms such that the eligible uses be expanded to include personal service business, microbreweries and commercial entertainment and recreation uses.

**Economic Benefits and Development Activity Supported through Tax Increment-Based Grant Programs to End of 2023:**

Tax increment grants are a popular tool among municipalities in Canada and the United States as they are self-funded directly from the uplift in municipal taxes generated as a result of a property being redeveloped. As a result, tax increment grant programs do not require an upfront budgeting/funding as grants are only payable once a development is complete and cease after a pre-determined number of annual payments in accordance with the applicable programs terms.

To the City, tax increment grant programs represent a delay in the realization of new tax revenue from a development; revenue that may not have otherwise materialized if not for the tax grant being provided as a means of incentivizing the development to occur or to provide financial assistance to help overcome financial impediments that would have otherwise prevented the development from occurring in the first place. After tax grant payments cease, the City realizes the full increase in new taxes generated by the development for the remainder of the development's life. This increased revenue becomes part of the City's general tax revenue and supports tax-supported City services on a go-forward basis.

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The City currently operates four tax increment-based grant programs: the Revitalizing Hamilton Tax Increment Grant Program, the Barton/Kenilworth Tax Increment Grant Program, the Environmental Remediation and Site Enhancement Redevelopment Grant Program and the Leadership in Energy and Environmental Design Grant Program.

Below are key highlights of economic and development successes achieved since each program's inception until the end of 2023:

- For the Revitalizing Hamilton Tax Increment Grant Program and Barton Kenilworth Tax Increment Grant Programs which incentivize and promote/direct new development to key commercial districts and corridors to support revitalization through increased resident populations to support existing and new commercial businesses and mitigate impacts from the reduced office employees working in the core as well as to generate new municipal property tax revenue through increased property assessments:
  - For every dollar rebated under these two programs, approximately \$23 in private sector investment has been leveraged;
  - Over 3,700 new residential units (of which over 1,800 are rental) and approximately 235,000 square feet (21,832 square metres) of new commercial floor area will have been created through intensification and infill of commercial areas; and,
- For the Environmental Remediation and Site Enhancement Redevelopment Grant Program which provides financial assistance to overcome costs required to remediate environmental contamination on brownfield sites which would otherwise impede the reuse/redevelopment of under-utilized or vacant properties in the urban area and leave historical environmental issues unaddressed in the community:
  - For every dollar rebated under the Environmental Remediation and Site Enhancement Redevelopment Grant program, approximately \$18 in private sector investment has been leveraged;
  - Over 206 acres (83 hectares) of land will have been cleaned of environmental contamination;
  - Built and under construction projects will result in the creation of over 3,500 new residential units and over 1,900,000 square feet (176,516 square metres) of Industrial/ Commercial/Institutional floor area on brownfield sites; and,
  - Since 2001, built and under construction projects will result in an estimated \$1,000,000,000 in new property assessment and generate over

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\$11,000,000/annually in new municipal property tax revenue.

- For the Leadership in Energy and Environmental Design Grant Program which provides financial assistance to mitigate increased construction costs required to achieve Leadership in Energy and Environmental Design certification in more environmentally sustainable developments:
  - Over 530,000 square feet (49,239 square metres) of new industrial floor area certified for environmental sustainability has been built.

**Current and On-Going Direction for City Tax Increment Grant Programs**

**Ensuring Programs Respond to Evolving Market Conditions:**

Tax increment grant programs utilized by the City are primarily focused either on incentivizing/directing development to strategic geographic areas of the City (Revitalizing Hamilton Tax Increment Grant Program/Barton Kenilworth Tax Increment Grant Program) or to provide financial assistance to overcome systemic impediments/costs to development (Environmental Remediation and Site Enhancement Redevelopment Grant Program/Leadership in Energy and Environmental Design).

While the need for programs that address systemic financial impediments to development largely remain static in terms of need over time, those programs which are primarily intended to incentivize development within geographic areas (Revitalizing Hamilton Tax Increment Grant Program/Barton Kenilworth Tax Increment Grant Program) have a greater potential to be scaled up/down in response to evolving market conditions in those areas of focus.

With each comprehensive review, staff continually seek opportunities to modify the duration/value/availability of geographically focused incentives where deemed appropriate in response to evolving market conditions. Specifically, in response to increased development activity in strategic commercial districts which are the focus of the Revitalizing Hamilton Tax Increment Grant Program, this program has been periodically reduced from its original nine annual grant payments to five annual grant payments with the most recent reduction being in 2021 both in terms of grant duration and value with grant payments reducing from five years to four years and the value of each years' grant payment dropping at an increased rate of 25% versus the original 20%.

This is in contrast to the Barton Kenilworth Tax Increment Grant Program which has remained static in grant duration and value since the program's inception in 2014, as a result of continually depressed market demand along the Barton Street and Kenilworth

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Avenue North commercial corridors.

**2021 Council Direction Respecting Future Program Availability in Downtown Hamilton:**

As part of staff's comprehensive review of the Revitalizing Hamilton Commercial District Community Improvement Plan, Council approved the following direction at the June 23, 2021, Council meeting in relation to a Motion respecting a Hamilton Light Rail Transit Project Memorandum of Understanding:

"(d) That the Hamilton Tax Increment Grant Program [now Revitalizing Hamilton Tax Increment Grant Program] be eliminated in downtown Hamilton through the next incentive program review, which is estimated to result in additional estimated savings of \$0.917 million [\$917,000] annually for the City."

In response, staff amended the Revitalizing Hamilton's Commercial District Community Improvement Plan and the associated implementing draft by-law to include the following statement:

"In accordance with Council direction at its June 23, 2021 meeting, as part of the next scheduled review of the RHCD CIP (Revitalizing Hamilton's Commercial Districts Community Improvement Project Area), anticipated to commence in 2025, staff will present for a future Council's consideration a recommendation that the [Revitalizing Hamilton Tax Increment Grant Program and Downtown and Barton/Kenilworth Housing Opportunities Program] cease to be made available within the Downtown Hamilton Community Improvement Project Area taking into consideration progress/timing of the Hamilton Light Rail Transit (LRT) Project."

Detailed recommendations respecting the availability of the above referenced programs will be brought forward for Council consideration at the next comprehensive review of the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area and programs tentatively scheduled to begin in late 2025.

**Aligning Financial Incentive and Assistance Programs to Community and Council Priorities:**

Staff have sought to update the direction of City financial incentive and assistance programs in recent years to, where possible, leverage such programs to further encourage and support developments that address additional community and City Council priorities, such as affordable housing and climate change, while reducing the availability or value of incentives for developments that do not address additional priorities. To-date these efforts have included the following:

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- In 2021 staff completed the comprehensive review of the Revitalizing Hamilton's Commercial Districts Community Improvement Plan intended to support revitalization and investment in strategic commercial districts, such as downtown Hamilton. Changes recommended by staff were approved by City Council via Report PED21035(a) and came into effect in October 2021. Key program changes introduced included:
  - Updates to the Revitalizing Hamilton Tax Increment Grant Program to provide increased grants for redevelopment projects achieving specific environmental certifications, district energy readiness or which incorporate affordable housing; and,
  - Enhancements to the Commercial District Revitalization Grant Program to expand building improvements eligible under the program to include those which support environmental sustainability including: solar panels/micro-turbine installation; exterior green walls; depaving of hard, impervious surfaces on private property and the installation of electric vehicle charging stations for customers/employees on private property.
  
- In 2023 staff completed a comprehensive review of the Environmental Remediation and Site Enhancement Community Improvement Plan intended to identify program changes which would continue to support the remediation and redevelopment of brownfields in the City while also ensuring programs are responsive to emerging market conditions and supportive of additional community and City Council priorities. Changes recommended by staff were approved by City Council via Report PED23076(a) and came into effect in July 2023. Key program changes introduced included:
  - The creation of an Environmental Remediation and Site Enhancement Affordable Housing Grant Program to provide grants of up to \$200,000 to offset remediation costs on sites being developed for not-for-profit housing;
  - Increasing the maximum grant amount provided for environmental studies on sites being investigated for potential not-for-profit housing developments;
  - Incentivizing remediation practices and methods which reduce or eliminate the need for disposal of contaminated soil at landfills; and,
  - Providing increased remediation grants for brownfield projects that achieve additional community/City Council priorities respecting housing affordability and/or environmental sustainability and climate change goals.

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Staff continue to seek opportunities to further align and enhance additional programs. In 2024, staff began a comprehensive review of the Leadership in Energy and Environmental Design Community Improvement Plan and associated Leadership in Energy and Environmental Design Grant Program. This tax increment grant-based program currently provides financial incentives to support the certification of developments in the City's urban area under the Leadership in Energy and Environmental Design green building rating system. Staff's review will assess the performance of the existing program and identify potential opportunities for program changes to further support and incentivize 'green' development and redevelopment in support of community and City Council priorities respecting environmental sustainability and climate change.

Staff are tentatively planning to bring recommendations forward for City Council consideration in late 2024.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED24082 – Detailed Application and Financial Statistics (Revitalizing Hamilton's Commercial District Community Improvement Plan and Heritage Programs)

Appendix "B" to Report PED24082 – 2023 Downtown Hamilton Development Activity

Appendix "C" to Report PED24082 – 2023 Community Downtown Development Activity

Appendix "D" to Report PED24082 – Downtown and Barton/Kenilworth Housing Opportunities Program Developments Map

Appendix "E" to Report PED24082 – Revitalizing Hamilton Tax Increment Grant Program Map (2002-2023)

Appendix "F" to Report PED24082 – Detailed Application and Financial Statistics (Environmental Remediation and Site Enhancement and Leadership in Energy and Environmental Design Programs)

## DETAILED APPLICATION AND FINANCIAL STATISTICS (REVITALIZING HAMILTON'S COMMERCIAL DISTRICT COMMUNITY IMPROVEMENT PLAN AND HERITAGE PROGRAMS)

### Financial Incentive Programs Administered by Commercial District and Small Business Section

The Commercial Districts and Small Business Section administers various financial incentives. The chart below identifies the number of applications received from 2012-2023:

Financial Incentive Program	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Commercial District Revitalization Grant	55	84	116	59	75	74	86	48	44	36	30	40
Commercial District Housing Opportunities Program (pre-application)	21	17	22	18	21	17	21	23	5	5	4	5
Commercial District Housing Opportunities Program (final application)	3	2	6	3	5	5	7	3	5	1	2	1
Downtown & Barton/Kenilworth Housing Opportunities Program	4	2	1	3	0	2	1	1	0	1	2	1
Revitalizing Hamilton Tax Increment Grant Program	8	8	10	9	4	4	10	11	4	5	5	4
Barton/Kenilworth Tax Increment Grant Program					3	4	4	6	2	1	3	1
Barton/Kenilworth Revitalization Grant Program					4	13	9	13	5	4	5	10
Barton/Kenilworth Planning and Building Fee Rebates					1	4	3	1	1	1	3	1

## Appendix "A" to Report PED24082

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<b>Financial Incentive Program</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Start-Up and Office Tenant Attraction Program	1	1	2	5	1	5	3	0	1	1	0	3
Hamilton Community Heritage Fund Loan Program		2	1	1	1	1	2	0	0	0	0	1
Hamilton Heritage Conservation Grant Program			18	7	9	9	7	7	5	3	5	6
Hamilton Heritage Property Improvement Grant	2	8	4	8	2	13	9	3	12	5	4	4
Environmental Remediation and Site Enhancement Study Grant	14	15	17	12	21	23	18	26	23	12	10	9
Environmental Remediation and Site Enhancement Redevelopment Grant	4	3	4	7	2	4	8	7	8	5	3	6
Environmental Remediation and Site Enhancement Affordable Housing Grant Program												2
Environmental Remediation and Site Enhancement Commercial District Remediation Loan Program	2	0	1	0	0	0	0	0	0	0	2	0
Leadership in Energy and Environmental Design Grant Program			0	0	0	1	0	0	0	0	1	0
Commercial Vacancy Assistance Program (came into effect October 22, 2021)											2	4
<b>TOTALS</b>	<b>119</b>	<b>150</b>	<b>217</b>	<b>132</b>	<b>149</b>	<b>178</b>	<b>188</b>	<b>149</b>	<b>120</b>	<b>80</b>	<b>81</b>	<b>98</b>

In addition to increasing the assessment and resulting property taxes of the specific property that directly receives funding, the redeveloped properties also help increase the value and desirability of

surrounding properties that are no longer next to a vacant, derelict, or contaminated property. Surrounding properties might also benefit from new residents, employees, and customers in nearby redevelopment properties.

Although the Commercial District Revitalization Grant Program, the Gore Building Improvement Grant Program and the Hamilton Heritage Conservation Grant Program are 50/50 matching grants, the true value of the work leveraged by the City Grant is more than 50%. Funds under the Programs are advanced only when the work has been completed. The charts below provide an overview of the grants.

Where established in a Program Description, policies established by Council which address tenant displacement were followed. In 2023, there were three applications to a program where tenants were residing at that location. No tenant displacement was identified as resulting from the proposed work prior to the applications being approved.

### **Commercial District Revitalization Grant**

With the approval of Report PED21035(a) following the Five-Year Review of the Revitalizing Hamilton's Commercial Districts Community Improvement Plan in 2021 (hereafter referred to as "the Plan"), the Business Improvement Area Commercial Property Improvement Grant Program and the Commercial Property Improvement Program were merged into a single program called the Commercial District Revitalization Grant Program. No changes were made to the dollar value of the maximum grant for properties that are within a Business Improvement Area or the maximum grant for eligible properties that are not within a Business Improvement Area. With the approval of Report PED21035(a), the program was amended to further support environmental sustainability by adding de-paving of hard surfaces, tree plantings, rain gardens, green walls, installation of exterior electric charging stations, solar panels, etc. to the list of eligible expenses. To support a post-COVID-19 economic recovery, amendments were also made to increase the flexibility regarding the eligibility of new permanent outdoor patios and decks.

The "Total Commercial District Revitalization Grant Program" in the chart below is the summation of the data pertaining to the projects that were associated with the former (Business Improvement Area Commercial Property Improvement Grant Program and the projects associated with the former (Commercial Property Improvement Grant Program.

The Commercial District Revitalization Grant Program is intended to provide grants that will support long-lasting and predominantly exterior physical improvements to the appearance, accessibility, and environmental sustainability of commercial or mixed-use commercial properties located within strategic commercial districts, including Business Improvement Areas, whose visibility and long-term success contributes to Hamilton's image for both residents and visitors. Activities supported by this program include:

- Exterior building façade improvements;
- Exterior/interior improvements that achieve Accessibility for Ontarians with Disabilities Act standards;
- Exterior building/property improvements which improve appearance or functionality including those that enhance environmental sustainability of the building/property; and,

- Limited interior mechanical/ventilation improvements for restaurant uses.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

<b>Commercial District Revitalization Grant Program 2002 - December 31, 2023</b>				
<b>Time Period</b>	<b>Number of Projects Paid</b>	<b>Construction Value</b>	<b>Grant Paid</b>	<b>Grant as a percentage of Construction</b>
<b>2023</b>	19	\$659,200.96	\$206,478.11	31%
<b>2002-2023</b>	692	\$19,873,859.73	\$7,259,152.87	37%
<b>Within Business Improvement Areas</b>				
<b>2023</b>	13	\$559,955.47	\$160,897.84	29%
<b>2002-2023</b>	556	\$16,320,067.24	\$6,029,413.49	37%
<b>Within eligible Community Improvement Project Areas Outside of Business Improvement Areas</b>				
<b>2023</b>	6	\$99,245.49	\$45,580.27	46%
<b>2012-2023</b>	136	\$3,553,792.49	\$1,229,739.38	35%



304 Ottawa Street North, Hamilton (Source: CDSB Staff)



776 Concession Street, Hamilton (Source: CDSB Staff)

### Commercial District Housing Opportunities Program

The Commercial District Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan and Grant to promote the improvement or development of dwelling units that will create new/improved housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- Converting existing non-residential spaces into dwelling units, where permitted in accordance with the applicable City zoning by-law;
- Undertaking renovations to existing dwelling units;
- Creation of new dwelling units, including accessory Dwelling Units, via building additions or new detached accessory buildings, including laneway housing; and/or,
- Creation of new dwelling units through development of vacant land, surface parking lots or redevelopment of existing building.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Strategic Commercial Corridor Community Improvement Project Areas and those properties within the municipal boundary designated under Part IV or Part V of the *Ontario Heritage Act* as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The loan is calculated on the basis of \$20K per dwelling unit, to a maximum of \$600K per property. The Grant provides up to a \$5K grant per property for professional fees and some City of Hamilton fees paid.

With the approval of Report PED21035(a) following the Five-Year Review of the Plan in 2021, the eligibility for loans was expanded to include the creation of new residential accessory units outside the principal building such as laneway housing (where permitted).

<b>Commercial District Housing Opportunity Program Inception 2007 - December 31, 2023</b>				
<b>Time Period</b>	<b>Number of Projects Approved</b>	<b>Loan Amount Advanced</b>	<b>Loans Repaid</b>	<b>Grant Paid Out</b>
<b>2023</b>	0	\$0	\$7,200	\$0
<b>2007-2023</b>	12	\$1,058,250	\$1,004,250	\$47,931

### **GORE Building Improvement Grant Program**

The GORE Building Improvement Grant Program (the Program) offered a matching grant for building improvements to a maximum of \$50K per application for properties fronting on King Street between James Street and Catharine Street. It was offered for a three-year period with applications being accepted until December 31, 2014.

The Program ceased at the end of 2014 save for properties which had been granted an extension to utilize the program by City Council past this date. Currently, the only properties subject to this extension are those municipally known as 18-28 King Street East, Hamilton.

<b>Gore Building Improvement Grant Program 2012 – December 31, 2023</b>				
<b>Time Period</b>	<b>Number of Projects Paid</b>	<b>Construction Value</b>	<b>Grant Paid</b>	<b>Grant as a percentage of Construction</b>
<b>2023</b>	0	0	0	0
<b>2012-2023</b>	19	\$2,438,229	\$804,511	33%

### **Hamilton Heritage Conservation Grant Program**

The Hamilton Heritage Conservation Grant Program is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* that are not eligible for the

Hamilton Heritage Property Grant Program. The maximum matching grant is \$5K for the conservation/preservation of heritage features.

<b>Hamilton Heritage Conservation Grant Program Since Inception 2014 – December 31, 2023</b>					
<b>Time Period</b>	<b>Number of Projects Approved</b>	<b>Value of Total Approved Grants</b>	<b>Grants Paid</b>	<b>Construction Value of Projects</b>	<b>Grant as a Percentage of Construction Cost</b>
<b>2023</b>	3	\$13,842	\$5,000	\$78,967	18%
<b>2012-2023</b>	64	\$280,258	\$230,881	\$1,083,586	26%



15 Park Street East, Dundas (Source: Applicant)



21 Stone Church Road West, Hamilton (Source: Google Street View)

### **Hamilton Heritage Property Grant Program**

The Hamilton Heritage Property Grant Program is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* and located within Downtown Hamilton, a Community Downtown, an active Business Improvement Area, or, located within the lower City



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between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional, or multi-residential purposes. The Program offers grants to a maximum of \$150K (50% for the first \$40 K of work and 25% of costs over and above the \$40 K) for conservation or structural/stability work plus an additional \$20 K grant for heritage assessments/reports.

<b>Hamilton Heritage Property Grant Program Since Inception 2008 – December</b>		
	<b>2023</b>	<b>2008-2023</b>
<b>Number of Grant Commitments</b>	1	67
<b>Total Grant Commitments</b>	\$41,781.48	\$3,218,498.81
<b>Total Conditional Grant Commitments (for 18-28 King Street East)</b>	\$0	\$850,000
<b>Grants Advanced</b>	\$ 125,447.37	\$2,683,005.33
<b>Grants Approved to be Advanced (not including 18-28 King Street East)</b>	\$ 41,781.48	\$660,940.85
<b>Conservation Value of Projects (not including 18-28 King Street East)</b>	\$ 127,125.93	\$16,819,855.88
<b>Grants as a Percentage of Construction (not including 18-28 King Street East)</b>		19.14%

### **Start-Up Office Tenant Attraction Program**

The Start-up and Office Tenant Attraction Program (the Program) is intended to provide low-interest Loans or Forgivable Loans that will facilitate the undertaking of eligible leasehold improvements to office space by property owners or authorized tenants in order to support the creation of new office space and improve the marketability and attractiveness of existing office space. This Program will serve as a tool to reduce office vacancy rates in Downtown Hamilton and other eligible commercial areas and serve as a means of attracting new and expanding office uses and businesses to Hamilton. In addition to supporting general office tenancy, this Program will also serve as a means of attracting both start-up/business incubators and individual start-up businesses who are emerging from regional, national and international start-up/business incubators seeking to establish their first permanent office location.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

<b>Start-Up and Office Tenant Attraction Program</b>	
<b>2023</b>	
<b>Applications received in 2023</b>	3
<b>Applications approved in 2023</b>	0
<b>Loan repayments in 2023</b>	\$101,317
<b>Start-Up and Office Tenant Attraction Program</b>	
<b>Since Inception 2010-December 31, 2023</b>	
<b>Number of Loans Advanced</b>	10

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<b>Total Value of Loans Advanced</b>	\$1,489,982
<b>Square Feet of New/Expanded Office Space</b>	99,329
<b>Loan Amount Paid Back or Forgiven</b>	\$1,325,909
<b>Loan amount forgiven</b>	\$488,505
<b>Loans to be Advanced</b>	\$0
<b>Construction Value of Approved Projects</b>	\$7,778,244

### Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund offers a zero percent interest loan to a maximum of \$50K for work, that conserves or restores the heritage attributes of a property designated under Part IV or Part V of the *Ontario Heritage Act* within the City of Hamilton.

<b>Hamilton Community Heritage Fund Loan Program 2023</b>	
<b>Applications received in 2023</b>	1
<b>Applications approved in 2023</b>	
<b>Additional loan commitment in 2023</b>	
<b>Loan Re-payments in 2023</b>	\$17,955
<b>Interest paid in 2023</b>	\$5,791
<b>Hamilton Community Heritage Fund Loan Program 2009- Year- end 2023</b>	
<b>Number of Loans Advanced</b>	18
<b>Total Loans Advanced</b>	\$594,075
<b>Loans Paid Back</b>	\$514,870
<b>Loans Outstanding</b>	\$79,205
<b>Loans to be Advanced</b>	\$
<b>Interest Paid</b>	\$60,902

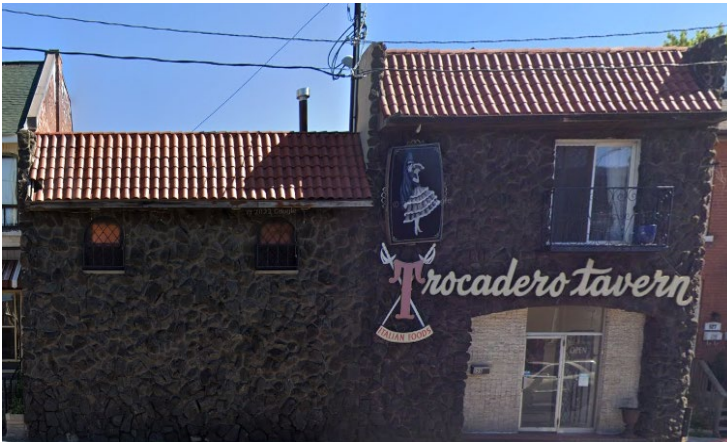
### Barton/Kenilworth Revitalization Grant Program

The Barton/Kenilworth Revitalization Grant Program is intended to support the development of properties as well as the maintenance, functionality, viability, accessibility, and aesthetics of existing commercial, mixed-use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study. This Program is not intended to provide support for temporary or non-permanently affixed improvements.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area and properties within the Downtown Hamilton Commercial District Community Improvement Project Area which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

<b>Barton/Kenilworth Revitalization Grant Program</b>		
<b>June 2016 – December 31, 2023</b>		
	<b>2023</b>	<b>2016-2023</b>
<b>Number of Grant Commitments (Approved to be Advanced) and Grants Paid</b>	4	33
<b>Total Actual Payments and Grant Commitments</b>	\$132,212.74	\$1,207,559.70
<b>Grant Paid</b>	\$95,490.56	\$1,062,142.17
<b>Grants Approved to be Advanced</b>	\$36,772.18	\$145,417.53
<b>Construction Value of Projects Committed and Paid Out</b>	\$284,671.11	\$3,032,885.91
<b>Grants as a Percentage of Construction for Projects Committed and Paid Out</b>	46%	40%



525 Barton Street East, Hamilton (Source: CDSB Staff)



668 Barton Street East, Hamilton (Source: CDSB Staff)

### **Barton/Kenilworth Tax Increment Grant Program**

The Barton/Kenilworth Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners located along the Barton Street East and Kenilworth Avenue North commercial corridors to develop, and redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of these districts as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement or development undertaken on a property.

Grants are provided over a maximum term of nine annual payments and subject to City Council approval. The grant is at 100% of the Municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

<b>Barton/Kenilworth Tax Increment Grant Program Inception 2016 December 31, 2023</b>		
	<b>2023</b>	<b>2016-2023</b>
<b>Number of Approved Grants*</b>	0	6
<b>Total Estimated Value of Approved Grants</b>	0	\$1,197,032
<b>Total Construction Value of Approved Grants</b>	\$0	\$11,470,000
<b>Ratio of Total Approved Grants to Total Construction Value</b>	0	1:10

\*Number of Approved Grants does not include two applications where the approval had expired and one which was cancelled.

### **Barton/Kenilworth Planning and Building Fees Rebate Program**

The Barton/Kenilworth Planning and Building Fees Rebate Program (the Program) is intended to provide grants that will serve as a rebate of specific Planning and Building application fees for approved development-related applications which will support the redevelopment of under-utilized properties as well as further facilitate the undertaking of works that will improve the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas and properties within the Downtown Hamilton Commercial District Community Improvement Project Areas which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

<b>Barton/Kenilworth Planning and Building Fees Rebate Program 2016 December 31, 2023</b>				
<b>Time Period</b>	<b>Number of Projects Paid</b>	<b>Cost of the Fees Incurred</b>	<b>Grant Paid</b>	<b>Grant as a percentage of Fees Paid</b>
<b>2023</b>	1	\$3,579.00	\$3,579.00	100%
<b>2016-2023</b>	7	\$26,151.00	\$26,151.00	100%

### **Commercial Vacancy Assistance Program**

With the approval of Report PED21035(a) following the Five-Year Review of the Plan in 2021, this program was created to help mitigate the potential for street-facing commercial vacancies arising from the pandemic. It came into effect on October 22, 2021.

This Program provides a grant to new permanent or ‘pop-up’ commercial tenants of a presently vacant at, or below grade, commercial space so as to make permanent interior improvements for the purposes of improving the attractiveness and usability of the space for the intended commercial use.

To be eligible, the intended commercial use must be accessible to the public/customers and may include, but not be limited to, retail uses, artists’ studios/galleries containing a retail component, personal services businesses, microbreweries, commercial entertainment uses, commercial recreation uses and/or dine-in or take-out restaurants.

This Program applies to commercial uses within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

This program provides grants of \$5K for leases between three to six months and \$10K for leases of six months or longer.

<b>Commercial Vacancy Assistance Grant Program September 2021 – December 31, 2023</b>		
	<b>2023</b>	<b>2021-2023</b>
<b>Number of Grants Approved (Approved to be Advanced)</b>	2	3
<b>Value of Grants Approved</b>	\$20,000	\$30,000
<b>Grant Paid</b>	0	0
<b>Grants Approved to be Advanced and Not Paid</b>	\$20,000	\$30,000
<b>Construction Value of Projects Approved</b>	\$142,380	\$197,444.90
<b>Approved Grants as a Percentage of Construction for Projects Approved</b>	14.05%	15.19%



657 Barton Street East, Hamilton (Source: Google Street View)

### **Downtown and Barton/Kenilworth Housing Opportunities Program**

The Downtown and Barton/Kenilworth Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan to promote the development of multiple dwelling units that will create new housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- The creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, surface parking areas or the redevelopment of existing buildings;
- A building addition containing at least 10 new dwelling units; and/or,
- The conversion of existing non-residential space into housing consisting of at least 10 new dwelling units.

This Program will apply within the Barton Village and Downtown Hamilton Commercial District Community Improvement Project Areas, the Barton Street East Strategic Commercial Corridor Community Improvement Project Area (east of the Barton Village Commercial District Community Improvement Project Area) and the Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The city has loaned, as of December 31, 2023, approximately \$44M under the Downtown and Barton /Kenilworth Housing Opportunities program supporting the creation/renovation of 1,484 dwelling units at an interest cost to the city of approximately \$4.4M (\$2,941/dwelling unit). The public cost of the Program has levered approximately \$259M of private construction value at a ratio of 1:47. As of December 31, 2023, there were 20 loans that had been repaid in full and one loan had been written-off.

Appendix "D" to Report PED24082 identifies the location of the 21 projects within the Downtown Hamilton Commercial District Community Improvement Project Area that have received funding under the Program.

<b>Downtown &amp; Barton/Kenilworth Housing Opportunities Program</b>	
<b>2023</b>	
<b>Applications approved in 2023</b>	0
<b>Additional loan commitment in 2023</b>	0
<b>Payments in 2023</b>	0
<b>Interest paid in 2023</b>	0

<b>Downtown &amp; Barton/Kenilworth Housing Opportunities Program</b>	
<b>Inception to 2023</b>	
<b>Units Built/Under Construction</b>	1,484
<b>Number of Projects</b>	21
<b>Construction Value</b>	\$259,006,811
<b>Loans Advanced</b>	\$43,996,189
<b>Loans Paid Back</b>	\$42,894,982
<b>Written-off (One Loan)</b>	\$1,101,207
<b>Loans Outstanding</b>	\$0
<b>Interest Paid</b>	\$4,365,156
<b>Ratio of Interest Paid to Construction Value</b>	1:59
<b>Cost (Interest Plus Default)</b>	\$5,466,363
<b>Ratio of Cost to Construction Value</b>	1:47

As of December 31, 2023, no loans were outstanding. Therefore, there is \$35M in future loan commitments that can be approved by City Council and advanced.

### **Revitalizing Hamilton Tax Increment Grant Program**

The Revitalizing Hamilton Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners within strategic commercial districts to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of the commercial district as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of four annual payments and subject to City Council approval.

Grants under the Program may be provided through one of two streams depending on how the project addresses specific City priorities. Projects will be identified as either a Revitalization Project or an Enhanced Revitalization Project. Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes while Enhanced Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes and which meet one or more of the following requirements in support of City objectives:

- The improvement/development will receive certification for the achievement of environmental sustainability standards from an eligible organization/program and/or will be connected to (or be designed to allow for future connection to) a district energy system. Eligible environmental sustainability certifications as well as building standards required to be provided for future district energy connections shall be in accordance with Section B, paragraph seven and eight; and/or,
- The improvement/development has been approved for financial assistance under a Canada Mortgage and Housing Corporation, federal, provincial or city program for the purposes of creating residential rental housing that address housing affordability within the city.

The maximum Grant amount prescribed for Revitalization Projects and Enhanced Revitalization Projects are identified in the following table:

Year of Grant	Maximum annual Grant amount as a percentage of actual municipal tax increment generated from an improvement or development	
	Revitalization Projects	Enhanced Revitalization Projects
1	100%	100%
2	75%	100%
3	50%	100%
4	25%	100%

In 2023, \$2,463,105 was due to be issued to 15 reassessed projects through the Revitalizing Hamilton Tax Increment Grant Program (formerly known as the Hamilton Tax Increment Grant Program). Since grants were first issued in 2004, \$16M has been granted through the Program to 55 reassessed projects that had a combined construction value of \$454,987,495 which accounts for a 1:24 ratio of public grant leveraging private investment.

### 2023 Year End Status of Reassessed Projects

<b>Grants Due in 2023 (to 15 Projects)</b>	\$2,463,105
<b>Grants Issued 2004-2023 (to 55 Projects)</b>	\$16,400,757
<b>Estimated Total Grants (for all 55 prior and future payments)</b>	\$19,360,000
<b>Construction Value</b>	\$454,987,495
<b>Ratio of Total Grants to Construction Value</b>	1:24

The Map, attached as Appendix “E” to Report PED24082, identifies the location of 46 properties within the Downtown Hamilton Community Improvement Project Area that have received or are currently



eligible to receive grants under the Revitalizing Hamilton Tax Increment Grant. Note that the map does not include seven projects; one located in Ancaster, one in Westdale Village, two in Stoney Creek, and three in Waterdown that have received grants.



179-189 Catharine Street North, Hamilton-Post-Construction Rendering  
 (Source: Applicant)



235 Main Street West, Hamilton -Post Construction Rendering  
 (Source: [www.apexhamilton.com](http://www.apexhamilton.com))

### **Increase in Municipal Taxes**

The following chart lists projects in the Downtown Hamilton Commercial District Community Improvement Project Area and in the Ancaster, Mount Hope/Airport Gateway, Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas that have been approved for loans/grants under the Downtown & Barton/Kenilworth Housing Opportunities Program and/or the Revitalizing Hamilton Tax

Increment Grant Program and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development municipal taxes to their post-development municipal taxes. The increase in total municipal taxes (inclusive of growth, reassessment, and budget) equates to approximately \$14.3M. This increase will be realized annually. Note that the figures with an asterisk (\*) are estimates of the increase in Municipal taxes as the projects have been completed but not reassessed by the Municipal Property Assessment Corporation, are under construction, or construction has not commenced to date.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, amendments were made to the Revitalizing Hamilton Tax Increment Grant Program to better incentivize developers to incorporate housing affordability and environmental sustainability measures into their projects by classifying projects as either a "Revitalization Project" or an "Enhanced Revitalization Project" and varying the level of the grant available in accordance with that classification.

Revitalization Projects are those that will undertake improvements/developments that will generate an increase in municipal taxes. Enhanced Revitalization Projects will not only undertake improvements/developments that will generate an increase in municipal taxes, but also will incorporate housing affordability and/or environmental sustainability measures (enhancements), and therefore would receive a larger grant relative to those developments that will not be incorporating such measures.

Property Address	Base Year	Difference between base year taxes and post development taxes	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton/Kenilworth Tax Increment Grant
135 James Street South	2003	\$424,400	✓		
11 Rebecca Street	2004	\$66,800	✓	✓	
155 James Street South	2003	\$100,100	✓		
118 Market Street	2003	\$188,000	✓	✓	
91 Wellington Street North	2003	\$15,800	✓		
4, 8, 12 Forest Avenue	2005	\$35,100	✓	✓	
47 Caroline Street North	2007	\$164,900	✓	✓	
80 King William Street	2003	\$108,800	✓		
Property Address	Base Year	Difference between base year taxes and post	Downtown and Barton/Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment	Barton/Kenilworth Tax Increment Grant

## Appendix "A" to Report PED24082

		<b>development taxes</b>		<b>Grant Program</b>	
267/271 King Street East	2007	\$7,900	✓		
260-280 King Street East	2005	\$105,400	✓	✓	
170-176 Jackson Street West	2007	\$7,400	✓	✓	
289 Hunter Street East	2007	\$1,600	✓		
68 George Street	2010	\$238,400	✓	✓	
275 King Street West	2011	\$101,100	✓	✓	
40 Bay Street South	2012	\$323,400	✓	✓	
150 Main Street West	2013	\$497,100	✓	✓	
137-149 Main Street West	2013	\$118,100	✓	✓	
33 Main Street East	2002	\$18,400		✓	
135 Hunter Street	2002	\$67,300		✓	
100-110 James Street South	2004	\$24,000		✓	
1 Main Street West	2004	\$67,900		✓	
66 Bay Street South	2004	\$223,200		✓	
1 Hunter Street East	2006	\$63,300		✓	
210 Main Street East	2007	\$57,400		✓	
87-89 King Street East	2006	\$15,600		✓	
232 Cannon Street East	2009	\$47,700		✓	
52 Cannon Street West	2008	\$24,100		✓	
193-197 James Street North	2009	\$9,800		✓	
130-134 Wellington Street North	2011	\$9,700		✓	
<b>Property Address</b>	<b>Base Year</b>	<b>Difference between base year taxes and post</b>	<b>Downtown and Barton/Kenilworth Housing Opportunities Program Only</b>	<b>Revitalizing Hamilton Tax Increment Grant Program</b>	<b>Barton/Kenilworth Tax Increment Grant</b>

## Appendix "A" to Report PED24082

		<b>development taxes</b>			
162 Ferguson Avenue North	2012	\$16,300		✓	
121-123 James Street North	2012	\$91,100		✓	
69 Hughson Street North	2013	\$19,400		✓	
50 Murray Street	2012	\$105,700		✓	
147-159 Walnut Street South	2013	\$18,800		✓	
180-188 Wilson Street	2014	\$17,700		✓	
179-191 James Street North	2017	\$333,700	✓	✓	
125 Wellington Street North	2014	\$59,200		*✓	
140 Main Street West	2014	\$317,700		*✓	
290 Barton Street West	2015	\$115,300		✓	
112 King Street East	2015	\$512,100		✓	
245 James Street North	2015	\$7,300		✓	
193 King Street East	2015	\$17,800		✓	
31-39 King William Street	2015	\$72,200		✓	
220 Cannon Street East	2015	\$186,500	✓	✓	
127 Market Street	2016	\$4,200		✓	
232 Cannon Street East	2016	\$8,200		✓	
20-22 George Street	2017	\$853,400		✓	
73 King Street East	2017	\$2,000		✓	
27 Bold Street	2018	\$40,900		✓	
121-125 King Street East	2019	\$91,800		*✓	
<b>Property Address</b>	<b>Base Year</b>	<b>Difference between base year taxes and post development taxes</b>	<b>Downtown and Barton/Kenilworth Housing Opportunities Program Only</b>	<b>Revitalizing Hamilton Tax Increment Grant Program</b>	<b>Barton/Kenilworth Tax Increment Grant</b>

## Appendix "A" to Report PED24082

15 Queen Street South	2019	\$802,300		✓	
144 Wellington Street North	2018	\$11,500		*✓	
1 Jarvis Street	2020	\$1,192,500		*✓	
29 Severn Street	2020	\$18,600		*✓	
81 King Street East	2017	\$15,400		✓	
154 Main Street East	2019	\$557,900		✓	
155-165 Wellington Street North	2019	\$7,800		✓	
233-237 King Street East	2019	\$17,100		*✓	
540 King Street East	2019	\$56,600		*✓	
118 King Street East (Phase 2)	2015	\$332,600		✓	
189 King Street East	2014	\$5,500		✓	
191 King Street East	2014	\$4,500		✓	
60 King William, 43-51 King East	2019	\$1,524,200		*✓	
16 West Avenue South	2021	\$38,500		✓	
9-11 Robert Street	2021	\$62,300		*✓	
129 Wellington Street North	2021	\$44,300		*✓	
41 Wilson Street, Hamilton	2022	\$2,393,700		*✓	
179-181 Catharine Street North	2023	\$103,200		*✓	
235 Main Street West	2023	\$847,000		*✓	
<b>Property Address</b>	<b>Base Year</b>	<b>Difference between base year taxes and post development taxes</b>	<b>Downtown and Barton/Kenilworth Housing Opportunities Program Only</b>	<b>Revitalizing Hamilton Tax Increment Grant Program</b>	<b>Barton/Kenilworth Tax Increment Grant</b>

<b>Ancaster Commercial District Community Improvement Project Area</b>					
407 Wilson Street East	2013	\$6,800		✓	
<b>Mount Hope/Airport Gateway Community Improvement Project Area</b>					
8533 Airport Road West	2020	\$16,600		*✓	
<b>Westdale Commercial District Community Improvement Project Area</b>					
1005 King Street West	2016	\$11,300		✓	
<b>Stoney Creek Commercial District Community Improvement Project Area</b>					
22 Jones Street	2014	\$6,700		✓	
40 King Street East	2020	\$9,300		*✓	
7 King Street East	2014	\$5,900		✓	
<b>Property Address</b>	<b>Base Year</b>	<b>Difference between base year taxes and post development taxes</b>	<b>Downtown and Barton/Kenilworth Housing Opportunities Program Only</b>	<b>Revitalizing Hamilton Tax Increment Grant Program</b>	<b>Barton/Kenilworth Tax Increment Grant</b>
<b>Waterdown Commercial District</b>					

<b>Community Improvement Project Area</b>					
244 Dundas Street East	2018	\$2,300		✓	
493 Dundas Street East	2018	\$26,400		✓	
34 Main Street North	2020	\$3,400		✓	
<b>Dundas Commercial District Community Improvement Project Area</b>					
33 King Street West	2017	\$7,100		*✓	
<b>Barton/Kenilworth Tax Increment Grant Program</b>					
657-659 Barton Street East	2017	\$6,600			✓
431-435 Barton Street East	2017	\$3,000			✓
286 Sanford Avenue North	2018	\$167,200			✓
301-303 Barton Street East	2018	\$2,400			✓
486 Barton Street East	2019	\$3,700			✓
110 Barton Street East	2020	\$500			✓
<b>Total</b>		\$14,338,700			

## SUMMARY OF TAX PROGRAMS

Property Reassessment Status	Difference between base year taxes and post development taxes			
	Downtown & Barton / Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton / Kenilworth Tax Increment Grant Program	Total
<b>Reassessed</b>	\$658,600	\$6,731,100	\$183,400	\$7,573,100

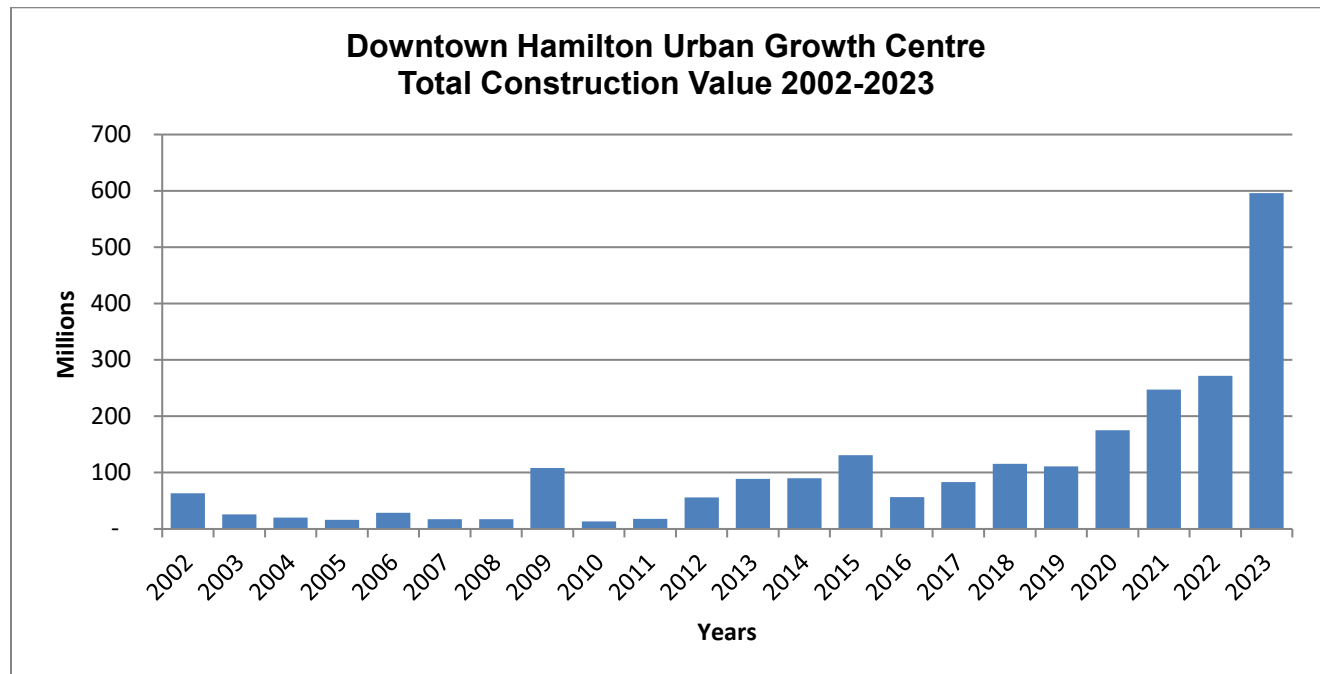
## Appendix "A" to Report PED24082

<b>Not Yet Reassessed</b>		\$6,765,600		\$6,765,600
<b>Total</b>	\$658,600	\$13,496,700	\$183,400	\$14,338,700



## 2023 Downtown Hamilton Development Activity

Development in the Downtown Hamilton Urban Growth Centre continued in 2023, with a total of 141 building permits being issued, representing \$596M in building permit construction value.<sup>1</sup> The Downtown Hamilton Urban Growth Centre area includes properties within and abutting the block bounded by Hunter Street, Queen Street, Cannon Street and Victoria Avenue, and also includes properties abutting James Street North to the West Harbour GO Train Station and southerly to Charlton Avenue (St. Joseph's Hospital). The construction values from 2002 to 2023 are illustrated in Figure 1.



**Figure 1**

Those developments and improvements valued at \$500K or greater, and listed below, account for approximately 97.79% of the total building permit construction value in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area. Developments in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area, which includes the Downtown Hamilton Urban Growth Centre, are outlined below and total approximately \$615.6M in construction value, totaling 249 building permits. Examples of projects which contributed to the building permit construction value reported for 2023 include the following residential and non-residential development:

<sup>1</sup>Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

- 41 Wilson Street - To construct a 92,351m<sup>2</sup> sprinklered 31 storey residential building consisting of three residential towers over a common eight storey podium, ground/mezzanine level retail, outdoor pool, and amenity areas on the eighth storey;
- 41 Wilson Street - To install a sprinkler system and a standpipe system to serve the entire building;
- 41 Wilson Street – Conditional Permit for foundation permit only:  
To construct below grade structure up to and including ground floor slab for future three 30-storey residential buildings under permit No. 22-133123;
- 75 James Street South - To construct the superstructure of a sprinklered 34-storey, 43,107m<sup>2</sup> apartment building with 616 suites, and four-level of underground parking with fitness and multi-purpose rooms on 16th and 17th floors;
- 75 James Street South - To construct STRUCTURAL FRAMING ONLY for a future 34-storey 43,107m<sup>2</sup> apartment building. Work does not include for facade, or interior partitioning;
- 165 James Street South - To construct a superstructure of two sprinklered nine-storey residential towers with commercial space on ground floor (Building 2 & 3) and ninth floor of Building 3 (Hughson) plus two levels of underground parking below grade;
- 106 Bay Street North - To construct a sprinklered, six-storey, 4,911 m<sup>2</sup> residential building;
- 163 Jackson Street West – Application for foundation Permit only:  
To construct five-levels below grade parking garage (13,002m<sup>2</sup> area) for the future 2 x 32-storey residential towers;
- 11 Robert Street - To construct the superstructure of a sprinklered six-storey, 2,482.90m<sup>2</sup> mixed use building with ground floor to be commercial and upper five-storeys residential occupied by 28 dwelling units (with basement);
- 192 Hughson Street South - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 181 John Street North - To construct a sixth storey addition to the existing five storey apartment building to add 15 units;
- 1 King Street West - Alterations to the 18-storey commercial building to renovate banking hall and back office for existing bank, Canadian Imperial Bank of Commerce -"CIBC";

- 155 Queen Street North - Alterations to the existing building to renovate the ground floor and to construct second floor office space;
- 350 King Street East - Alterations to replace the sanitary plumbing systems of the building;
- 44 Queen Street North – Permit revised to include Phase 3 in scope of work. To repair the parking garage of the apartment building (Phases 1 & 2);
- 100 King Street West - Alterations to the existing building for structural repairs of metal panels and of framing of the mechanical penthouse;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 King Street West - Alteration to unit 1900 of the existing building to create an office space;
- 100 Main Street East - To renovate two existing Office spaces/suites in an existing commercial/residential building. The suites are located in the two-storey commercial podium base with a 41-storey residential tower above. No changes to the exterior base building;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 24 Main Street West - Alterations to the existing church to renovate. Work includes new washrooms, barrier free lift, meeting room, accessibility ramp, and associated mechanical and electrical systems;
- 160 King Street East - To construct a sprinklered 86.3m addition (with open mezzanine) and install exit stairs for church auditoria use;
- 181 Main Street West - Alteration to the existing roofing system;
- 181 Main Street West - Alterations to the existing residential building to replace rooftop exhaust fans and make-up air units with heat recovery ventilators;
- 121 Hunter Street West - Alterations to the existing apartment building for concrete repairs to all 208 balconies, localized repairs to the exterior wall, and to replace balcony guards;
- 20 George Street - Alterations to the shell building for the interior fit-out of a supermarket, "Samir Supermarket";

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- 307 King Street East - Alteration to second and third floor of an existing three-story office building to create 10 dwelling units;
- 71 Main Street West - Alterations to the existing parking structure and is to include the following concrete parking structure and existing heating, ventilation, and air conditioning unit replacement;
- 181 John Street North - Structural alterations to existing apartment building to strengthen footings and shear walls to accommodate one-storey addition over existing five-storey building. Separate permit for sixth storey addition is under permit No. 22-150135;
- 253 King William Street - To install 25-Kilowatt rooftop solar panel system on the roof of the existing building;
- 165 Barton Street East - Alterations to the Maintenance and storage area on the ground floor into a pharmacy room on the main floor of Hamilton Wentworth Detention Center;
- 43 West Avenue South - To construct a two-storey, 132.57m<sup>2</sup> addition with basement, and to convert the single-family dwelling to a five-unit multiple dwelling building;
- 62 King Street East - Alterations to partial basement and the first floor to create a restaurant; "Piano Piano"; and,
- 75 MacNab Street South - Interior alterations to the ground floor of the existing building to establish program space including 25 drop-in beds.

Building permits were issued for the construction of 1725 new residential units in 2023 in the Revitalizing Hamilton's Community Improvement Project Area (1675 within the Hamilton Urban Growth Centre), including:

- 931 units at 41 Wilson Street;
- 616 units at 75 James Street South;
- 55 units at 106 Bay Street North;
- 24 units at 253 King William Street;
- 28 units at 11 Robert Street; and,
- 108 units at 415 Main Street West (Westgate on Main Condominiums).

From 2002 – 2023, building permits have been issued for a total of 7,267 dwelling

units in the Urban Growth Centre, providing an average growth of 346 units per year. Building permits were issued for 6128 (84.33%) of these residential units between 2013 and 2023.

**Residential vs. Non-Residential Construction**

In 2023, residential development values surpassed non-residential development in Downtown Hamilton:

Urban Growth Centre Non-residential: 71 permits = \$19,626,88 construction value;

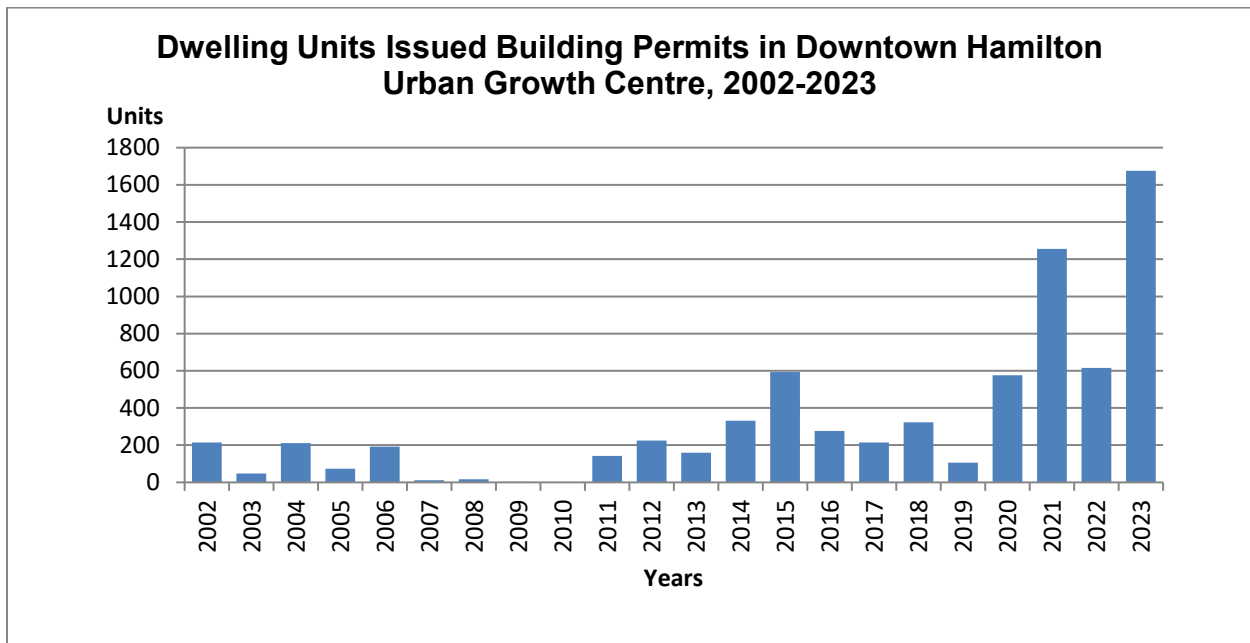
Urban Growth Centre residential: 68 permits = \$576,428,494 construction value;

Urban Growth Centre miscellaneous: 2 permits=\$5,989 construction value;

Downtown Community Improvement Project Area Non-residential: 99 permits = \$25,279,880 construction value;

Downtown Community Improvement Project Area residential: 137 permits = \$590,337,589 construction value, and,

Downtown Community Improvement Project miscellaneous: 12 permits = \$26,08.



**Figure 2**

Notes:

- Dwelling units as per the year a building permit was issued;
- 2004 includes 108 units in the former Staybridge Suites Hotel, which converted to a retirement residence in 2010;
- 2011 includes 127 units in the new Staybridge Suites Hotel;
- 2012 includes 182 units in the new Hilton Homewood Suites Hotel; and,
- Dwelling units at 14 Mary Street are not included since the project did not proceed even though a building permit was issued in 2001 (62 units) and 2009 (59 units).

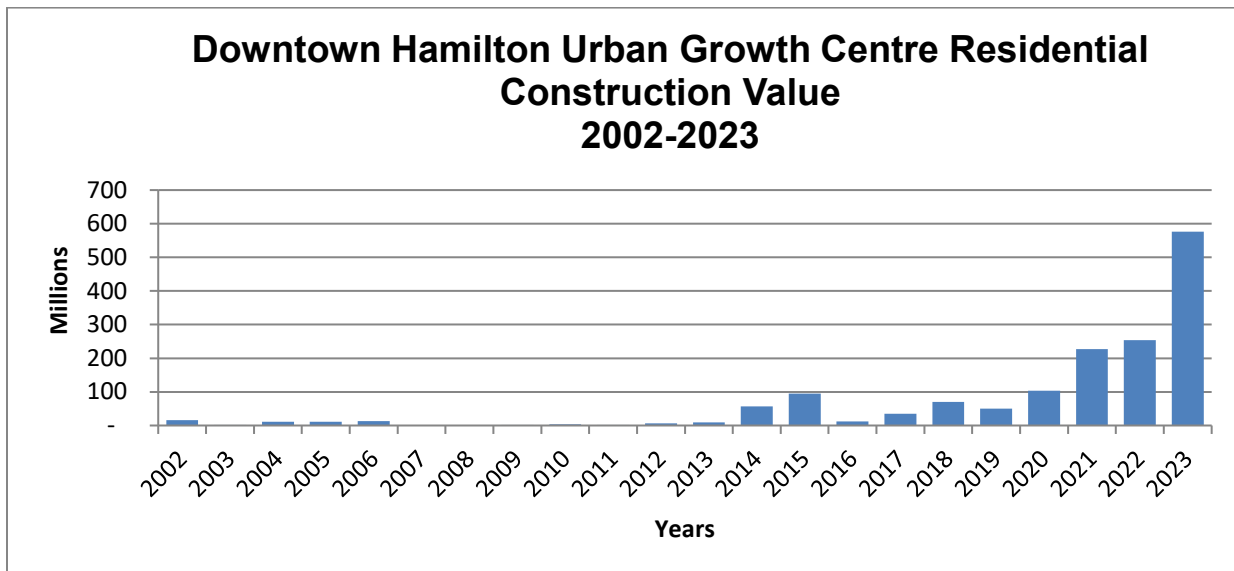


Figure 3

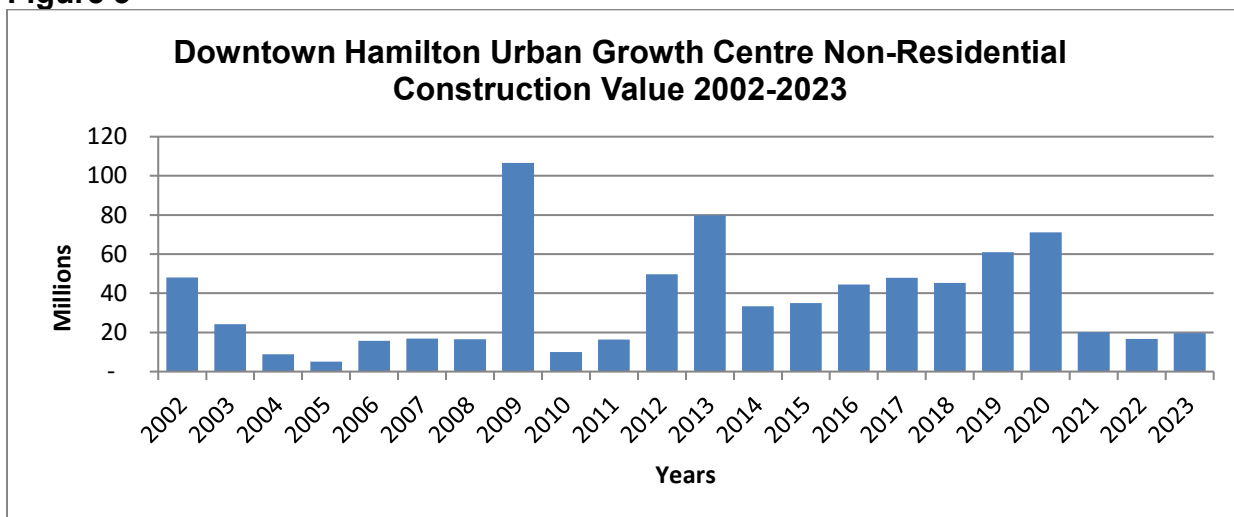


Figure 4

### 2023 Community Downtown Development Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of 66 building permits issued in 2023 within their respective community improvement project areas, representing a building permit construction value of approximately \$7.96M. Growth in these communities was comprised of 46.62% residential and 53.38% non-residential. Ancaster had the largest growth out of all the Community Downtowns in 2023 totalling approximately 37.28% of the total construction values (see Figure 2).

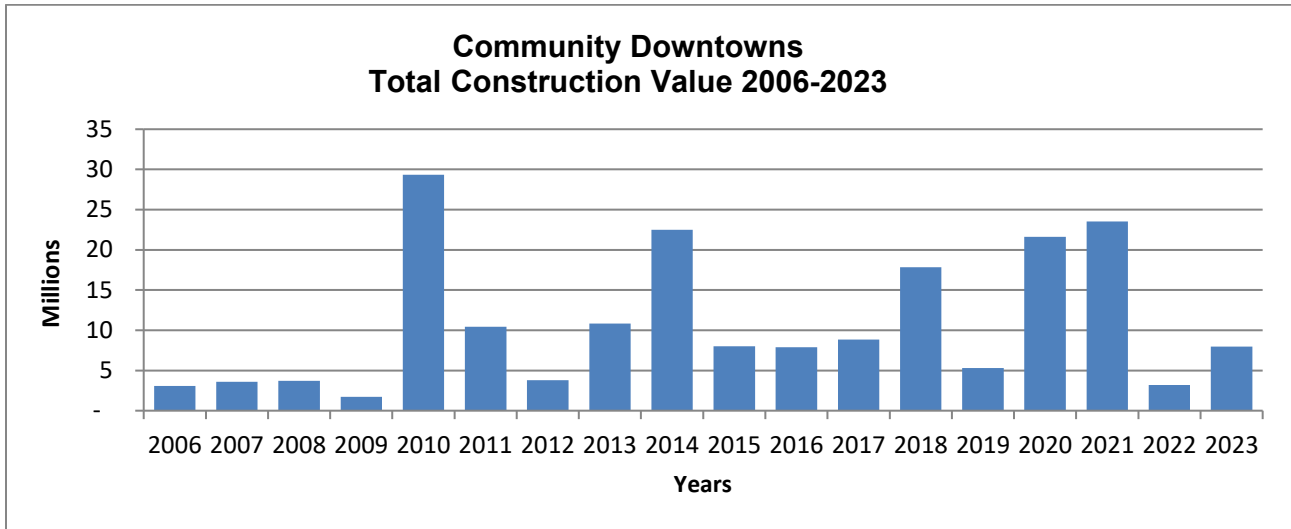


Figure 1

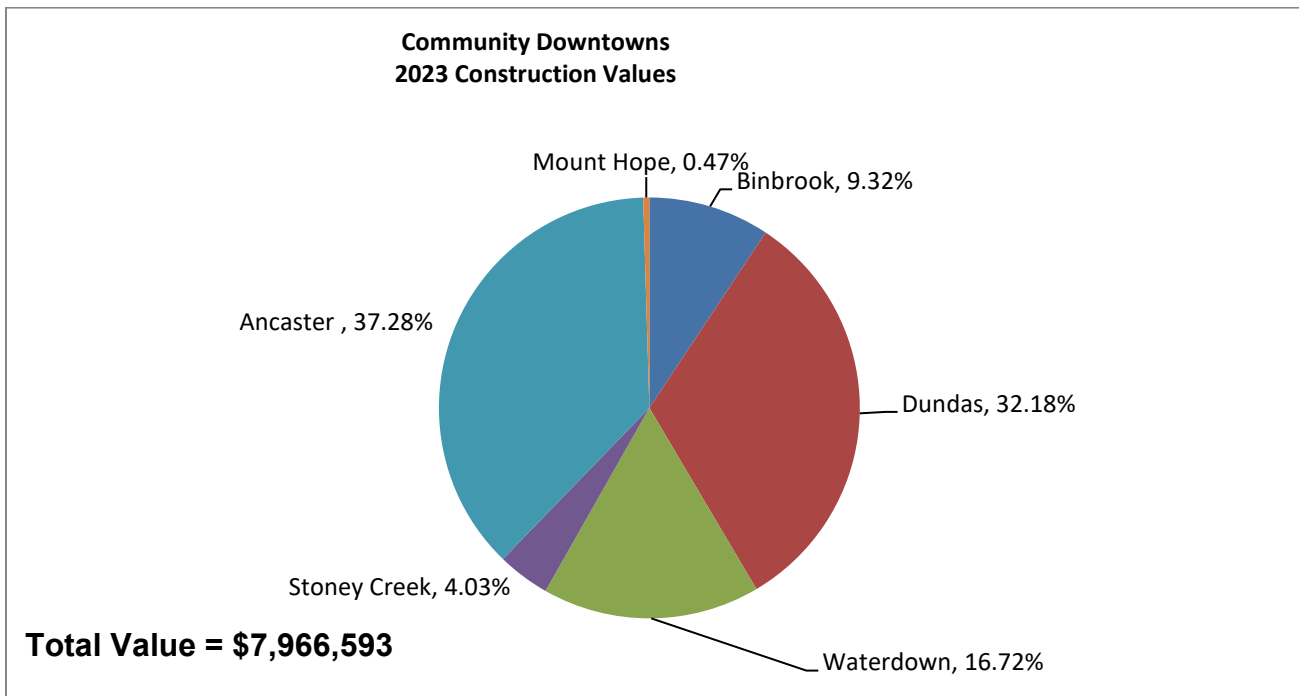


Figure 2

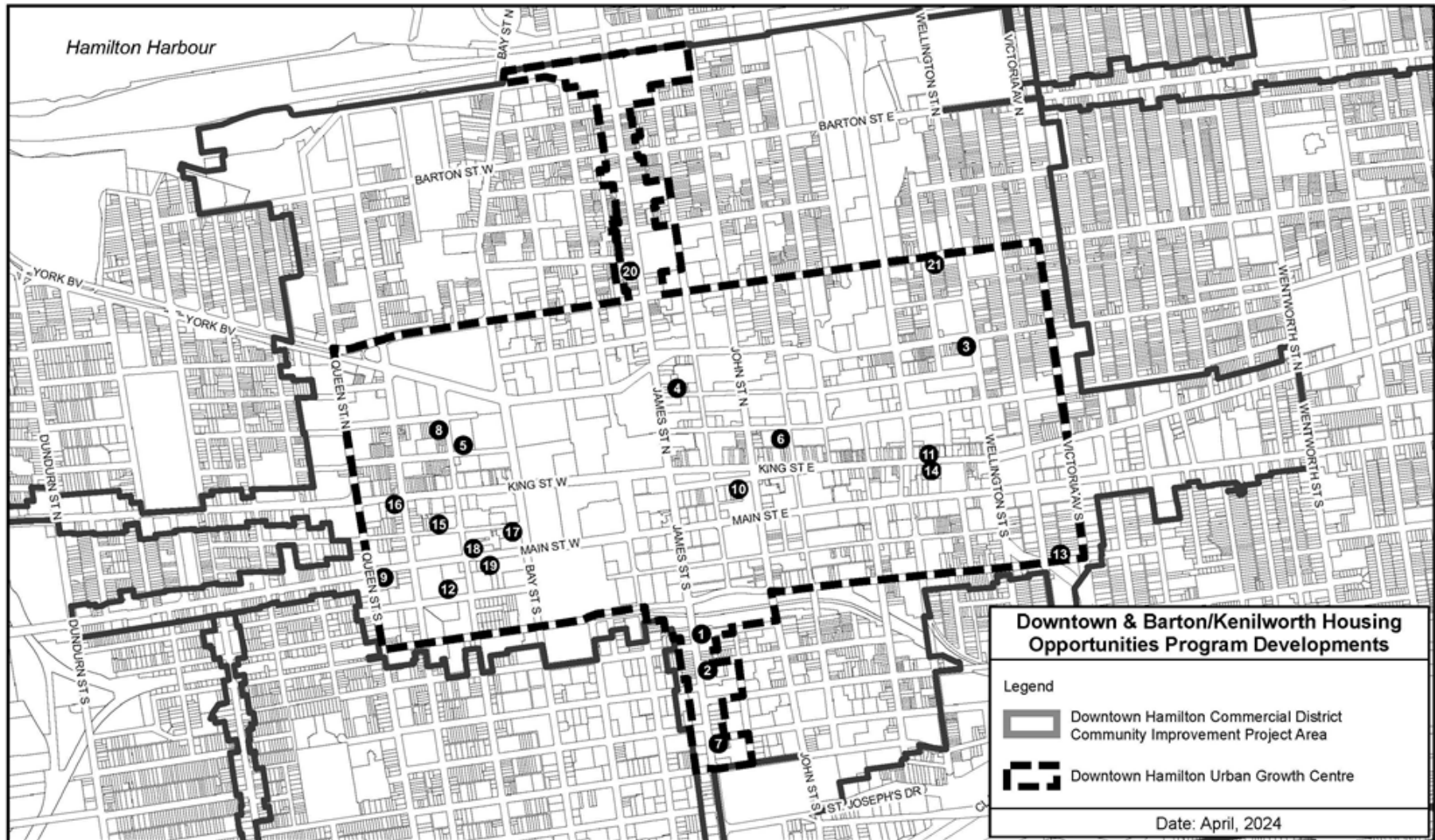
Note: Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

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What follows are some examples of investments made in 2023 in the Community Downtowns (\$ construction value):

- \$250K for alterations to the existing Tim Hortons restaurant including remodel of service area and related plumbing and electrical alterations in Binbrook;
- \$1.3M for interior and exterior alterations to renovate the existing one-storey bank in Dundas;
- \$82K to structurally repair balconies on east, west and south elevations of apartment building including repair of deteriorated concrete, coating, and sealant replacement in Stoney Creek;
- \$500K for alterations to the existing one-storey sprinklered commercial building to create a dental surgery clinic in Waterdown;
- 2.8M to construct a two-storey, 1189.16m, eight-unit townhouse block in Ancaster; and,
- 30K to construct a 39.8m detached garage in the rear yard of the single-family dwelling in Mount Hope.

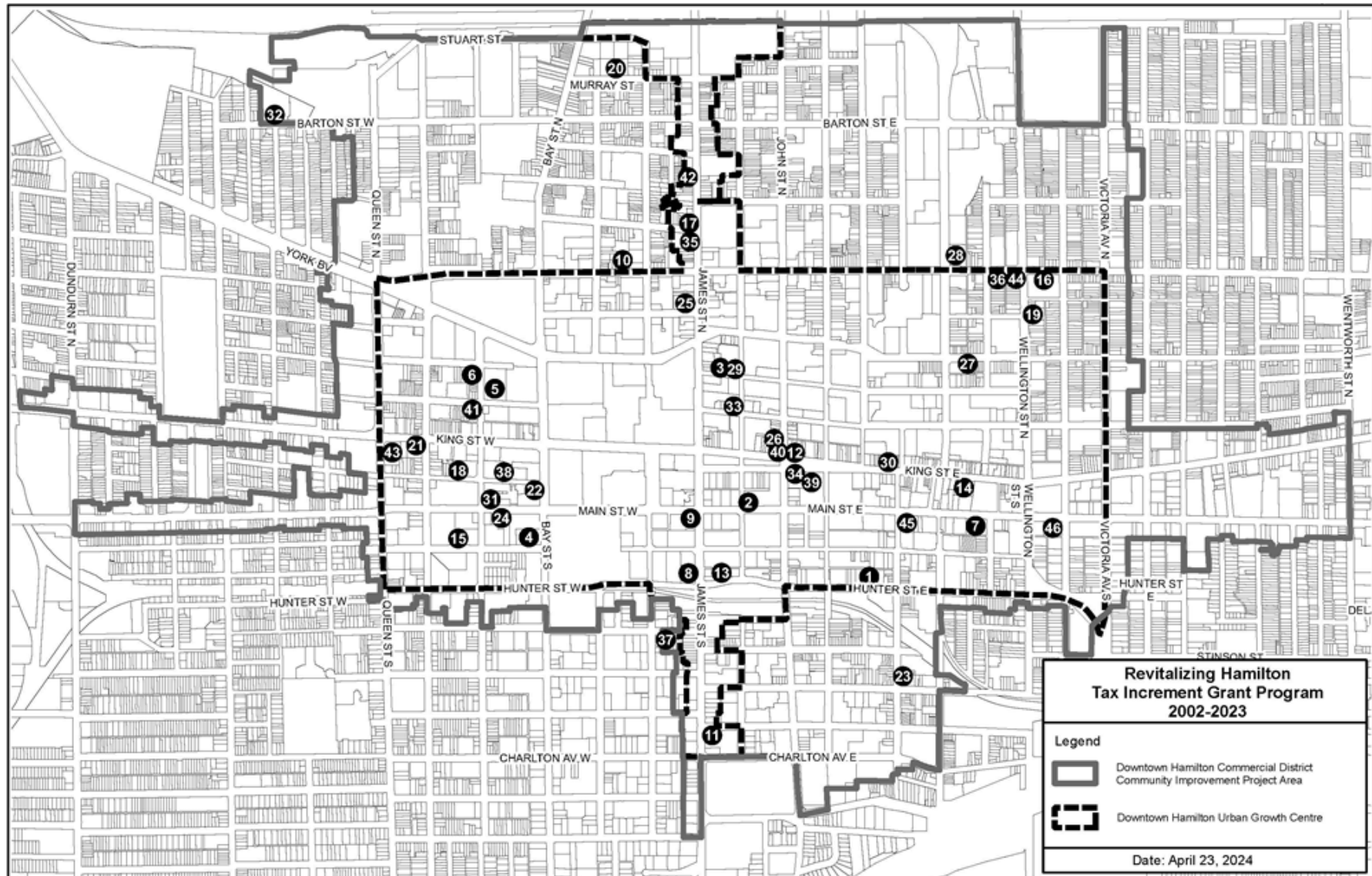




1	135 James St S	7	4 Forest Av	13	289 Hunter St E	19	137 - 149 Main St W
2	155 James St S	8	47 Caroline St	14	260 King St E	20	179 - 191 James St N
3	91 Wellington St N	9	215 - 231 Main St W	15	68 George St	21	220 Cannon St E
4	11 Rebecca St	10	66 -68 King St E	16	275 King St W		
5	118 Market St	11	269 - 271 King St E	17	40 Bay St S		
6	80 King William St	12	170 - 176 Jackson St W	18	150 Main St W		



Appendix "E" to Report PED24082



**Revitalizing Hamilton  
Tax Increment Grant Program  
2002-2023**

**Legend**

- Downtown Hamilton Commercial District Community Improvement Project Area
- Downtown Hamilton Urban Growth Centre

Date: April 23, 2024

1	135 Hunter St E	11	207-211 James St S / 4-14 Forest Av	21	275 King St W	31	150 Main St W	41	127 Market St
2	33 Main St E	12	89 King St E	22	40 Bay St S	32	290 Barton St W	42	245 James St N
3	11 Rebecca St	13	1 Hunter St E	23	145-157 Walnut St S	33	31-39 King William St	43	15 Queen St S
4	66 Bay St S	14	260-280 King St E	24	137-149 Main St W	34	112 King St E	44	155/161 Wellington St N
5	118 Market St	15	170-176 Jackson St W	25	121-123 James St N	35	179-191 James St N	45	154 Main St E
6	47 Caroline St N	16	232 Cannon St E	26	73 King St E	36	220 Cannon St E	46	16 West Av S
7	210 Main St E	17	193-197 James St N	27	180-188 Wilson St	37	27 Bold St		
8	100-110 James St S	18	68 George St	28	181 Cannon St E (162 Ferguson Av N)	38	20-22 George St		
9	1 Main St W	19	130 - 134 Wellington St N	29	69 Hughson St N	39	118 King St E		
10	52 Cannon St W	20	50 Murray St W	30	193 King St E	40	81 King St E		

Not To Scale

**Hamilton**



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<b>Program</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>Environmental Remediation and Site Enhancement Tax Assistance</b>	0	0	0	0	0	0	0	0	0	0
<b>Environmental Remediation and Site Enhancement Affordable Housing Grant</b>	n/a									2

### **ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT STUDY GRANT PROGRAM**

The Environmental Remediation and Site Enhancement Study Grant Program was created in 2001 to support the undertaking of environmental studies on known or suspected brownfield sites to confirm and describe potential on-site contamination or develop a plan to remove, treat, or otherwise manage the contamination in support of site redevelopment/reuse.

The Environmental Remediation and Site Enhancement Study Grant Program is available to eligible properties located within the City’s Historically Developed Area.

The Environmental Remediation and Site Enhancement Study Grant Program provides a matching grant of 50% of the cost of an eligible environmental study up to a maximum of \$20,000 per site. A maximum of two applications per site may be submitted with the combined value of both Grants not to exceed \$35,000.

### **Environmental Remediation and Site Enhancement Study Grant Program Year-End Status**

In 2023, staff received a total of nine applications to the program, eight of which were approved and one subject to ongoing due diligence by staff. The combined actual and estimated value of financial assistance for which applications were approved in 2023 is \$104,280.20. Approved applications will result in an additional 2.73 hectares of land and associated buildings being studied through environmental studies including Phase 2 Environmental Site Assessments, Designated Substances and Hazardous Materials Surveys and/or Risk Assessments.

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**Environmental Remediation and Site Enhancement Study Grant Program Summary**

	<b>2023</b>	<b>2001-2023</b>
<b>Number of applications received</b>	9	279
<b>Number of applications approved*</b>	8	249
<b>Total actual and estimated grant value of approved* applications</b>	\$104,280.20	\$2,654,188.83
<b>Average grant per approved* application</b>	\$13,035.03	\$10,970.69
<b>Total land area studied through approved* applications</b>	2.73 hectares (6.75 acres)	235.90 hectares (582.93 acres)

*\*Approved applications include applications which have been approved but not yet paid as well as those approved and since completed/paid.*

**Environmental Remediation and Site Enhancement Redevelopment Grant Program**

The Environmental Remediation and Site Enhancement Redevelopment Grant Program was created in 2001 to provide tax increment-based grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. By providing grants to mitigate these financial impediments, the program enables brownfield sites to be viable candidates for redevelopment relative to non-contaminated sites, supports the intensification/infill of existing vacant and underutilized sites, reduces the need for greenfield lands to accommodate future population and employment growth, and generates new municipal property tax revenue through increased property assessments.

The Environmental Remediation and Site Enhancement Redevelopment Grant Program is available to eligible properties located within the City’s Historically Developed Area.

Grants are provided annually equal to 80% of the increase in the municipal portion of property taxes for up to 10 years or until the eligible remediation costs are recovered, whichever comes first. Projects which address additional community priorities respecting housing affordability and environmental sustainability, in accordance with the Council approved Program terms, may be considered an enhanced project and be eligible to receive additional financial assistance with grants being provided equal to 100% of the increase in municipal property taxes and provided for a potentially longer period of up to 13 years.

Grant payments commence after remediation and redevelopment are completed, the project has been reassessed by the Municipal Property Assessment Corporation and after one full calendar year of municipal taxes have been paid at the newly assessed rate.

To help mitigate the impacts on project feasibility and cash flow, Environmental Remediation and Site Enhancement Redevelopment Grant approved applicants may also

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have the option to defer the payment of Development Charges at 0% interest under an Environmental Remediation and Site Enhancement specific Development Charge deferral until such time as Environmental Remediation and Site Enhancement Redevelopment Grant payments commence at which time payments are directed to fulfilling the applicants outstanding Development Charges obligation on their behalf, instead of being received directly by the applicant.

**Environmental Remediation and Site Enhancement Redevelopment Grant Program Year End Status**

In 2023, staff received a total of six applications to the Environmental Remediation and Site Enhancement Redevelopment Grant Program of which one (13-25 King Street East, Stoney Creek (PED23228) was brought forward for Council consideration and approved.

Note: Projects must have received, at minimum, conditional Site Plan approval before a recommendation report will be brought for Council consideration. As such, applications received in a given year may have been submitted in advance of this approval having been obtained.

**Environmental Remediation and Site Enhancement Redevelopment Grant Program Summary**

<b>Applications received in 2023</b>	6
<b>Applications approved by Council in 2023</b>	1
<b>Total maximum potential grants approved in 2023</b>	\$ 3,912,000
<b>Total applications approved by Council (2001-2023)</b>	60*

*\* Includes one application cancelled after approval and eight applications with lapsed approvals*

In 2023, there were a total of 13 projects which had met the threshold required for initial or continued annual grant payments totaling \$1,794,444.90. Of this, \$828,377.78 was paid directly to applicants while \$966,067.12 was paid on behalf of applicants towards outstanding Environmental Remediation and Site Enhancement Development Charge deferrals.

In accordance with the Council approved program structure and terms, \$378,512.20 (representing 20% of the municipal tax uplift for projects receiving annual grant payments in 2023) was directed to the City’s Brownfield Pilot Project Account. This account is the source of funding for the Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program and Environmental Remediation and Site Enhancement Affordable Housing Grant Program. The Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program enables the City to acquire strategic brownfield sites, remediate and redevelop property it already owns, or participate in public/private partnerships to redevelop brownfield properties. The Environmental Remediation and Site Enhancement Affordable Housing Grant Program provides grants to non-profit housing providers to assist with remediation costs on sites being developed for affordable housing.

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**Environmental Remediation and Site Enhancement Redevelopment Grant Program  
Payments for 2023**

<b>Address (File Number)</b>	<b>2023 Grant Payment (80% of Tax Increment)</b>	<b>Recipient</b>	<b>Cumulative Grant Paid To-date (Maximum Approved Grant)</b>	<b>Directed to Brownfield Pilot Project Account (20% of Tax Increment)</b>	<b>Year of Grant Payment</b>
420 Glover Road, Stoney Creek (ERG-11-02)	\$30,162.90	Applicant	\$901,964.80 (\$901,964.80)	\$6,032.58	10 of 10
186 Ferguson Ave North,190-200 Barton Street East (ERG-09-01)	\$11,614.00	Applicant	\$92,912.00 (\$1,908,381.04)	\$2,903.50	8 of 10
1589-1599 Upper James Street (ERG-14-02)	\$146,323.11	Applicant/ DC Deferral	\$799,848.81 (\$1,372,725.00)	\$36,580.78	7 of 10
20 Rebecca Street (ERG-15-04)	\$207,973.34	Applicant	\$1,039,866.72 (\$2,029,752.00)	\$51,993.34	5 of 10
120-144 King Street East, Stoney Creek (ERG-10-01)	\$118,972.38	DC Deferral	\$475,889.50 (\$913,028.60)	\$29,743.09	4 of 10
112 King Street West, Dundas (ERG-15-01)	\$16,841.17	Applicant	\$50,523.50 (\$203,000.00)	\$4,210.29	3 of 10
99-103 Locke Street South (ERG-15-02)	\$342,964.94	DC Deferral	\$1,028,894.81 (\$1,375,017.87)	\$85,741.23	3 of 10
7-11 Brock Street (ERG-15-06)	\$7,382.40	Applicant	\$22,147.20 (\$146,500.00)	\$1,845.60	3 of 10
118 Hatt Street, Dundas (ERG-16-01)	\$15,093.31	Applicant/ DC Deferral	\$45,279.92 (\$262,678.56)	\$3,773.33	3 of 10
1165-1167 Cannon Street East (ERG-17-01)	\$2,942.79	Applicant	\$8,828.36 (\$38,063.10)	\$735.70	3 of 10
107 MacNab Street North (ERG-18-02)	\$181,104.20	Applicant/ DC Deferral	\$543,312.58 (\$736,235.47)	\$45,276.05	3 of 10
455-479 Charlton Avenue East (ERG-15-03)	\$438,706.85	DC Deferral	\$877,413.71 (\$3,441,154.00)	\$109,676.71	2 of 10
575 Woodward Avenue (ERG-19-03)	\$274,363.51	Applicant	\$274,363.51 (\$362,545.00)	\$68,590.88	1 of 10

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**ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT COMMERCIAL DISTRICTS REMEDIATION LOAN PROGRAM**

The Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program was created in 2010 to provide low-interest loans, intended to overcome barriers owners may face in obtaining traditional financing for costs required to remediate historical environmental contamination on brownfield sites to support their redevelopment/reuse.

The program is available within Sub-Area 2 – Strategic Commercial Districts and Corridors of the Historically Developed Area generally consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale commercial districts, the Mount Hope/Airport Gateway, the Barton Street and Kenilworth Avenue North commercial corridors, and other strategic commercial corridors located throughout the city.

The program provides financial assistance through a low interest loan equal to 80% of the eligible remediation costs to a maximum of \$400,000 per site. Loans are provided as a ‘bridge’ until such time as the applicant receives their Environmental Remediation and Site Enhancement Redevelopment Grant or Revitalizing Hamilton Tax Increment Grant payments with such payments applied directly to any outstanding loan balance.

**Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Year End Status**

In 2023, staff did not receive any applications to the Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program. From 2010 until the end of 2023, remediation loans totaling \$733,520.00 have been issued with a remaining balance of \$14,432.46 outstanding.

**Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Summary**

<b>Applications received (2023)</b>	0
<b>Total applications approved by Council/General Manager (2010-2023)</b>	3
<b>Value of Council approved loan commitments (2010-2023)</b>	\$ 1,133,520.00
<b>Approved loan commitments not acted upon and since expired (2010-2023)</b>	\$ 400,000.00
<b>Total value of loans issued (2010-2023)</b>	\$ 733,520.00
<b>Total value of outstanding loans (2010-2023)</b>	\$ 14,432.46



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**Outstanding Loans as of Year End 2023**

<b>Address</b>	<b>Approved Loan Amount</b>	<b>Loan Amount Issued</b>	<b>Loan Status</b>	<b>Outstanding Balance</b>
275 James Street North	\$333,520.00	\$333,520.00	Year 9 of repayment	\$14,432.46

**ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT TAX ASSISTANCE PROGRAM**

The Environmental Remediation and Site Enhancement Tax Assistance Program was created in 2001 to reduce the tax increase resulting from the remediation and redevelopment of a brownfield site in order to mitigate costs required to remediate historical environmental contamination on brownfield sites and to support their redevelopment/reuse. Applications to this program are conditional on the Applicant also receiving approval from the Minister of Finance for an application under the Province of Ontario’s Brownfield Financial Tax Incentive Program respecting the cancellation of the education portion of property taxes.

Under the program, 80% of the increase in the municipal portion of property taxes that results from remediation and redevelopment of a site is cancelled annually until the expiration of the earlier of the following:

- Six years for business development (commercial and industrial) or 10 years for residential development (including mixed-use residential); or,
- The cancelled property taxes equal the maximum program eligible remediation costs.

**Environmental Remediation and Site Enhancement Tax Assistance Program Year End Status**

In 2023, staff did not receive any applications to the program and no tax cancellations provided.

**ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT AFFORDABLE HOUSING GRANT PROGRAM**

The Environmental Remediation and Site Enhancement Affordable Housing Grant Program was created in 2023 to provide grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse for affordable housing by not-for-profit housing providers not otherwise able to participate in the Environmental Remediation and Site Enhancement Redevelopment Grant Program.

The program is available to eligible properties located within the City’s Historically Developed Area.

The maximum grant provided under this program is equal to 100% of actual program eligible remediation costs incurred to a maximum of \$200,000.

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**Environmental Remediation and Site Enhancement Affordable Housing Grant  
Program Year End Status**

In 2023, staff received two applications to the program both of which were approved by the General Manager of Planning and Economic Development for the program maximum of \$200,000 each, for a total grant commitment of \$400,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant  
Program Summary**

<b>Applications received in 2023</b>	2
<b>Applications approved by General Manager in 2023</b>	2*
<b>Total maximum potential grants approved in 2023</b>	\$ 400,000.00

\* Includes one conditional approval

**HAMILTON ‘LEED’ING THE WAY COMMUNITY IMPROVEMENT PLAN**

**Leadership in Energy and Environmental Design (LEED) Grant Program**

The purpose of the Leadership in Energy and Environmental Design Grant Program is to provide an economic catalyst for the construction and redevelopment of sustainable industrial, commercial, mixed-use, and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council.

Grants are provided annually at a rate of 75% of the increase in the municipal portion of property taxes for up to five years or until the maximum eligible reimbursable costs are achieved, whichever comes first. Reimbursable costs under the Leadership in Energy and Environmental Design Grant Program include a percentage of incremental building construction costs required to achieve Leadership in Energy and Environmental Design certification with the maximum percentage being determined by the Leadership in Energy and Environmental Design certification level achieved as well as 50% of eligible soft costs such as energy modelling, consultant costs and certification fees. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the Municipal Property Assessment Corporation and one full calendar year of municipal taxes have been paid at the newly assessed rate.

**Historic 10 Year Summary of Leadership in Energy and Environmental Design  
Program Applications Received (2014-2023)**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Leadership in Energy and Environmental Design Grant Program</b>	0	0	0	1	0	0	0	0	1	0

In 2023, staff did not receive any applications to the program and there were no annual program grant payments issued.