



# Hamilton

**Public Meeting re. Amendments to  
the Downtown and Community Renewal  
Community Improvement Plan and Project Area  
Report PED13025**

**Planning Committee  
Tuesday, February 5, 2013**



# Background

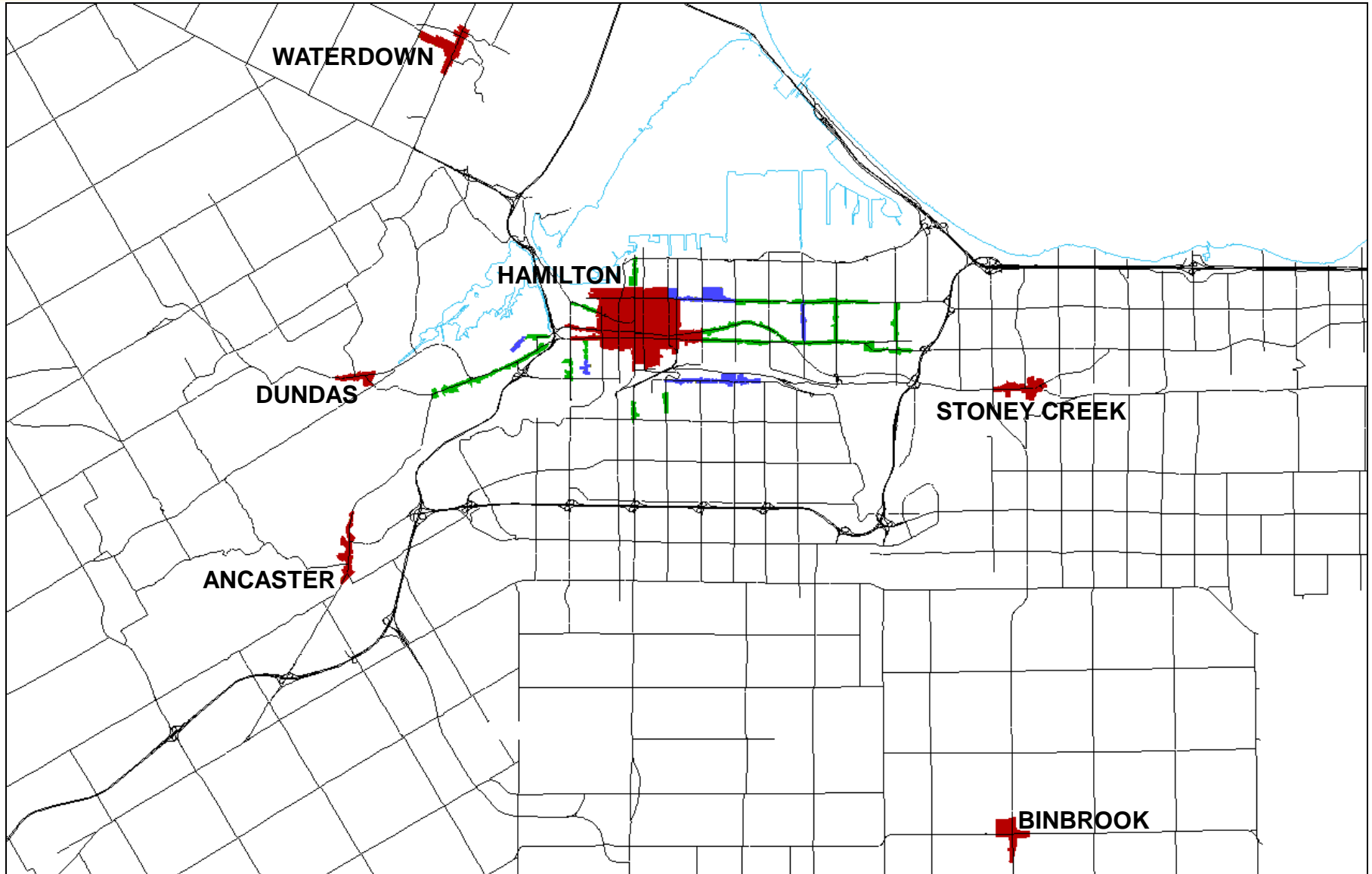
- Community Improvement Plan provides the legal framework for financial incentive programs
- PED13025 recommendations implement Council direction to:
  - amend the Community Improvement Plan
  - amend the Community Improvement Project Area By-law
  - revise the Program Description and Terms of financial incentive programs
  - as per Report PED11118(a) approved by Council, November 28
- Process includes a statutory public meeting as per the Planning Act



# **Community Improvement Project Area By-law Amendment**

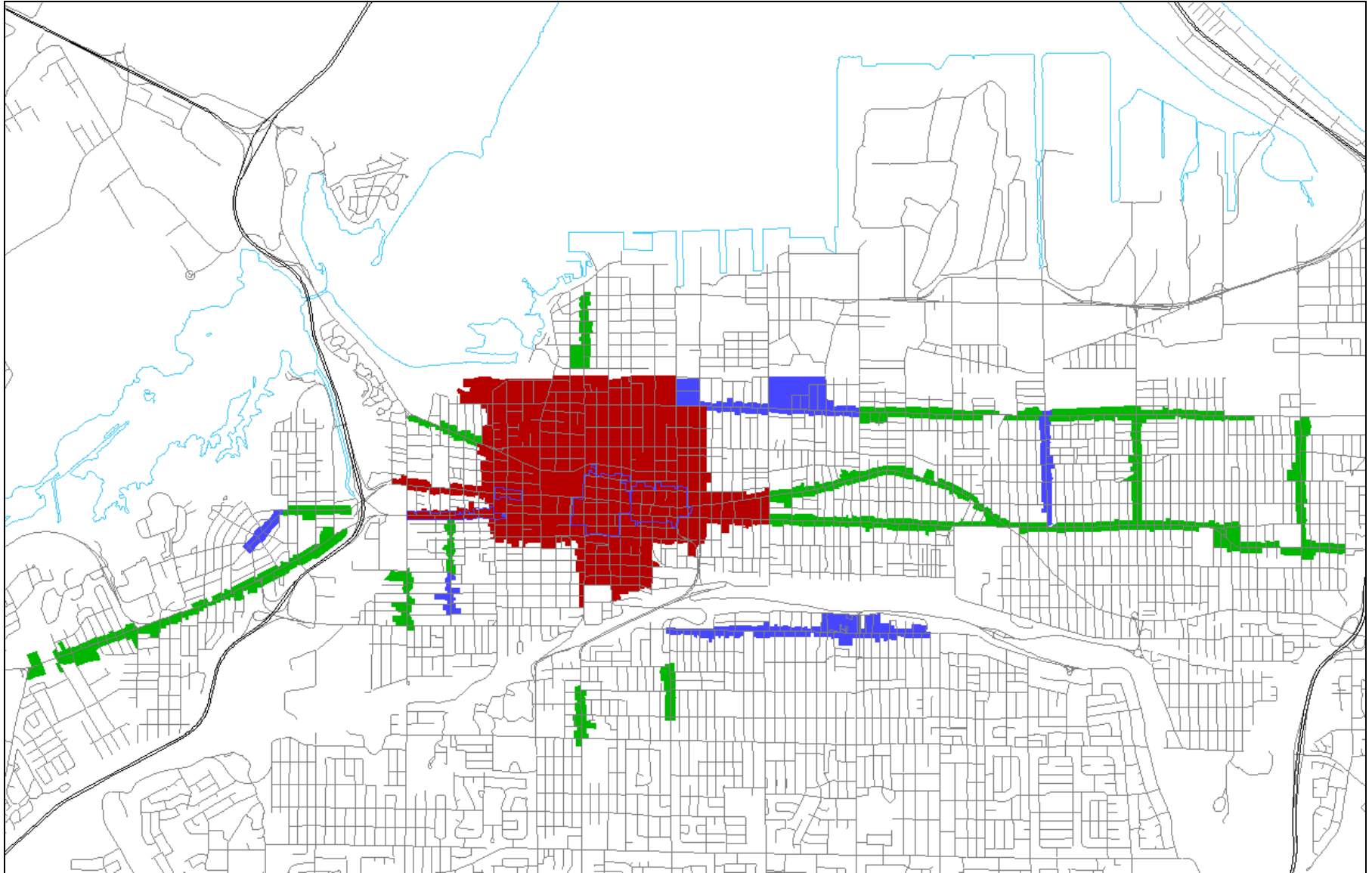


# Community Improvement Project Areas





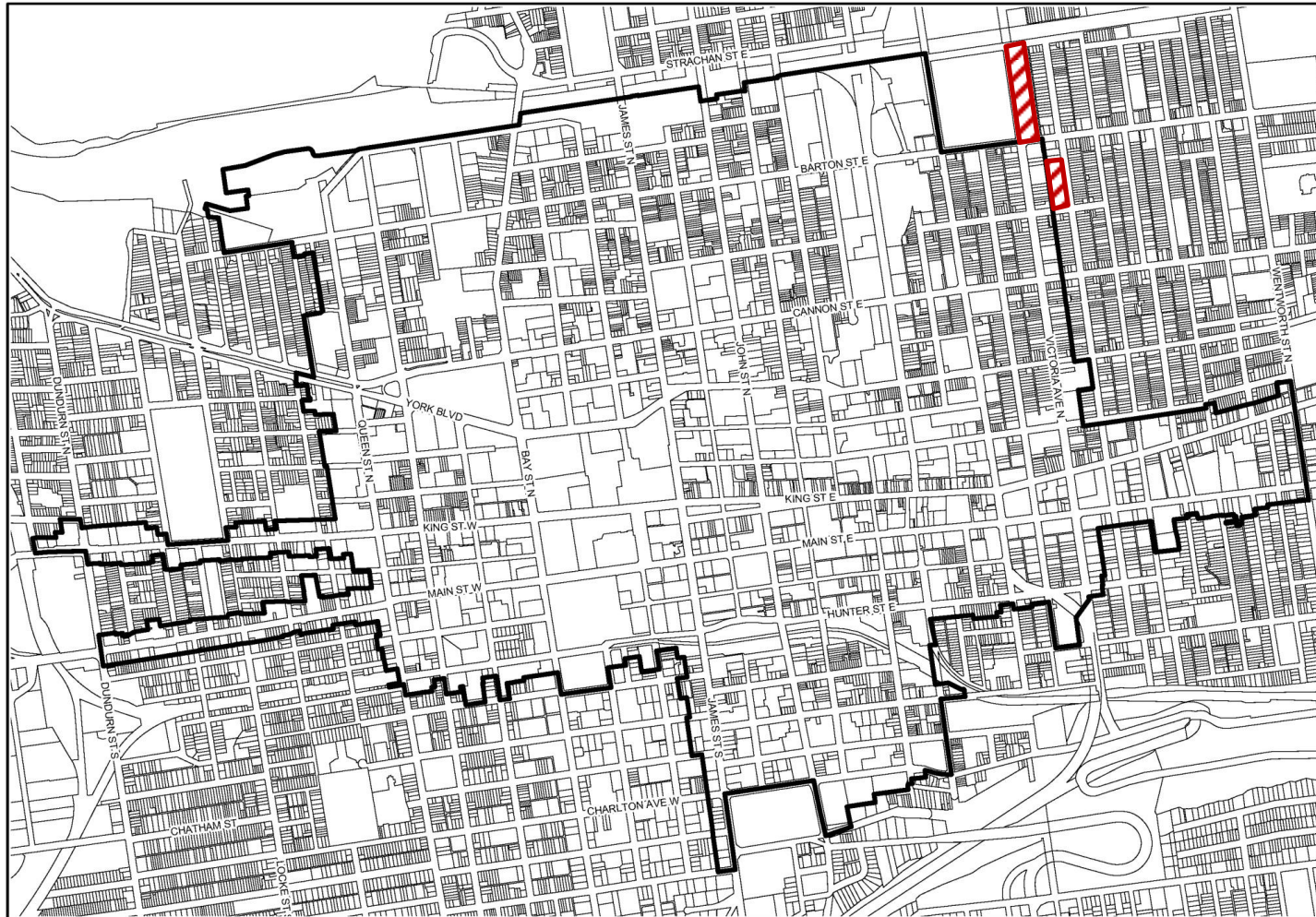
# Hamilton CIPAs





Hamilton

# Downtown Hamilton CIPA Expansion



Potential expansion of the Downtown Hamilton Community Improvement Project Area



**Downtown and Community Renewal Community Improvement Project Area**

Legend

- Downtown Hamilton Community Improvement Project Area



Hamilton  
PLANNING AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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# Plan and Program Amendments



## Hamilton Downtown Property Improvement Grant Program

- Currently available only in Downtown Hamilton

### *CHANGES:*

Will also be available in:

- all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown
- all Business Improvement Areas (BIAs)
- commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA

New name: *Hamilton Tax Increment Grant Program*





## Office Tenancy Assistance Program

- Currently available only in Downtown Hamilton

### *CHANGES:*

Will also be available in:

- all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown
- all Business Improvement Areas (BIAs)
- commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA

Revised Terms: minimum eligibility requirement reduced from  
2,000 sq. ft. to 1,000 sq. ft.



## Hamilton Heritage Property Grant Program

- Currently available to designated heritage properties
  - in the lower city between Hwy 403 and the Red Hill Valley Pkwy, including Downtown Hamilton, and
  - in all Business Improvement Areas (BIAs)

### *CHANGES:*

Will also be available in designated heritage properties in all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown

Grant currently based on 25% of eligible costs up to \$150,000 per project;  
Revised calculation to increase the grant available to smaller projects:

- Projects \$40,000 or less: 50% of eligible cost, to a maximum of \$20,000
- Projects >\$40,000: \$20,000 (i.e. 50% of \$40,000) plus 25% of the eligible cost over \$40,000, to a maximum grant of \$150,000 (i.e. \$20,000 + \$130,000)



## **Commercial Corridor Housing Loan and Grant Program**

- Currently available in all Community Improvement Project Areas

### *CHANGES:*

Maximum loan increased from:

\$10,000 per dwelling unit to a maximum of \$200,000 per property  
to:

\$15,000 per dwelling unit to a maximum of \$600,000 per property

No change to the maximum grant of \$5,000 for professional fees paid



## **BIA Commercial Property Improvement Grant Program**

- Currently available in all active Business Improvement Areas (BIAs)

### *CHANGES:*

Revised Terms: surveillance cameras added as an eligible expense

## **Commercial Façade Property Improvement Grant Program**

- Currently available in Downtown Hamilton (non-BIA properties)

### *CHANGES:*

Will also be available in:

- all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown (non-BIA properties)
- commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA



# QUESTIONS?