



# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	March 23, 2016
<b>SUBJECT/REPORT NO:</b>	Status of the Hamilton Downtown Multi-Residential Property Investment Program (HDMRPIP) and Other Urban Renewal Initiatives (PED16074) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Hazel Milsome (905) 546-2424 Ext. 2755 Joe Muto (905) 546-2424 Ext. 7589
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

## **Council Direction:**

City Council, at its meeting held November 28, 2012, approved increasing loan commitments under the Hamilton Downtown Multi-Residential Property Investment Program (HDMRPIP) from \$26 M to \$45 M (provided that the total loan monies lent under the Program at one time does not exceed \$35 M) and directed staff to review the terms and conditions of the Hamilton Downtown Multi-Residential Property Investment Program (HDMRPIP) on an annual basis and report back to the General Issues Committee during the first quarter of each year on the outcome of the review.

## **Information:**

Report PED16074 provides an update on the status of the Hamilton Downtown Multi-Residential Property Investment Program, (HDMRPIP) as well as other Urban Renewal programs and initiatives.

## **Hamilton Downtown Multi-Residential Property Investment Program**

The City has loaned, as at December 31, 2015, approximately \$34 M under the Hamilton Downtown Multi-Residential Property Investment Program (HDMRPIP) supporting the creation / renovation of 1,319 dwelling units, at an interest cost to the City of approximately \$3 M (\$2,296 / dwelling unit). The public cost of the program has levered approximately \$205.2 M of private construction value at a ratio of 1:50. There are 13 loans that have been repaid in full, three loans are being repaid, one loan was written-off in 2011, two projects are under construction, and one project is complete and

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the applicant will commence repayment of the loan in December 2016, as per the terms of the Program.

Appendix “A” to Report PED16074 identifies the location of 20 projects within the Downtown Hamilton Community Improvement Project Area that have received funding, or are under construction, and will receive funding under the HDMRPIP.

**Hamilton Downtown Multi-Residential Property Investment Program  
2015 Year End Status**

Units Built/Under Construction	1,319
Number of Projects	20
Construction Value	\$205,213,871
Loans Advanced	\$34,090,613
Loans Paid Back	\$14,768,866
Written-off (one loan)	\$1,101,207
Loans Outstanding	\$18,220,540
Interest Paid	\$3,029,551
Ratio of Interest Paid to Construction Value	1:68
Cost (Interest + Default)	\$4,130,758
Ratio of Cost to Construction Value	1:50

As of December 31, 2015, \$18,220,540 was outstanding in loans that are in various stages of repayment or redevelopment and \$1.757 M is committed but not advanced. City Council, at its meeting held February 10, 2016, approved a loan commitment in the amount of \$4,617,939 for the redevelopment of 179-191 James Street North (*note that Appendix “A” to Report PED16074 also identifies the location of 179-191 James Street North which is the 21<sup>st</sup> project that has received a financial commitment under the program, albeit after December 31, 2015*). Therefore, based on a maximum of \$35 M in loans being out at one time, there is an additional \$10,404,521 in future loan commitments that can be approved by City Council and advanced. Based on the maximum of \$35 M of loans being out at one time and the projected future take-up of this Program, a separate report recommending an increase to the \$35 M maximum will be forwarded for consideration by Committee and Council in Q2/16.

The terms and conditions of the HDMRPIP have been reviewed by staff as part of the Five-Year Review of the Downtown and Community Renewal Community Improvement Plan. A separate report will be forwarded for consideration with respect to proposed amendments to the HDMRPIP.

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260-280 King Street East: Before and After



137-149 Main Street West – Before and After

Staff also would like to take this opportunity to update Committee and Council on the following Urban Renewal programs and initiatives:

**Hamilton Tax Increment Grant Program**

In 2015, \$649,525 was due to be issued to 14 reassessed projects through the Hamilton Tax Increment Grant Program (HTIGP). Since grants were first issued in 2004, over \$5.4 M has been granted through the program to 24 reassessed projects that had a combined construction value of \$145,250,642, which accounts for a 1:23 ratio of public grant leveraging private investment.

**Hamilton Tax Increment Grant Program  
2015 Year End Status of Reassessed Projects**

Grants Due in 2015 (to 14 Projects)	\$649,525
Grants Issued 2004-2015 (to 24 projects)	\$5,428,741
Estimated Total Grants (for all 24 projects including any future grants to be paid out)	\$6,218,786
Construction Value	\$145,250,642
Ratio of Total Grants to Construction Value	1:23

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The map, attached as Appendix “B” to Report PED16074, identifies the location of 23 properties within the Downtown Hamilton Community Improvement Project Area that have received grants under the Hamilton Tax Increment Grant Program. Note that 407 Wilson Street East is located within the Ancaster Business Improvement Area therefore is not reflected in Appendix “B” to Report PED16074.



40 Bay Street South: Before and After

**Increase In Taxes**

The following chart lists projects in the Downtown Hamilton Community Improvement Project Area (DHCIPA) and the Ancaster Community Improvement Project Area (ACIPA) that have received, or have been approved for, loans / grants under the HDMRPIP and / or the HTIGP and compares their predevelopment municipal taxes to their 2015 municipal taxes. The increase in total municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$5 M. 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 (MPAC), are under construction. or construction has not commenced to date.

Property Address	Base Year	Difference between base year taxes and 2015 taxes	HDMRPIP	HTIGP
135 James Street South	2003	+\$424,000	✓	
11 Rebecca Street	2004	+\$67,000	✓	✓
155 James Street South	2003	+\$53,000	✓	
118 Market Street	2003	+\$102,000	✓	✓
91 Wellington Street North	2003	+\$15,000	✓	
4, 8, 12 Forest Avenue	2005	+\$35,000	✓	✓
47 Caroline Street North	2007	+\$127,000	✓	✓
80 King William Street	2003	+\$109,000	✓	
267/271 King Street East	2007	+\$2,000	✓	
260-280 King Street East	2005	+\$80,000	✓	✓

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170-176 Jackson Street West	2007	+\$5,000	✓	✓
66/68 King Street East	2007	+\$1,000	✓	
215/231 Main Street West	2006	+\$4,000	✓	
289 Hunter Street East	2007	N/A	✓	
68 George Street	2010	+\$240,000	✓	✓
275 King Street West	2011	+\$97,000	✓	✓
40 Bay Street South	2012	+\$329,000	✓	✓
150 Main Street West	2013	+\$510,000	✓	*✓
137-149 Main Street West	2013	+\$61,000	✓	*✓
33 Main Street East	2002	+\$16,000		✓
135 Hunter Street	2002	+\$62,000		✓
100-110 James Street South	2004	+\$20,000		✓
1 Main Street West	2004	+\$61,000		✓
66 Bay Street South	2004	+\$223,000		✓
1 Hunter Street East	2006	+\$64,000		✓
210 Main Street East	2007	+\$67,000		✓
87-89 King Street East	2006	+\$15,000		✓
232 Cannon Street East	2009	\$48,000		✓
52 Cannon Street West	2008	\$26,000		✓
193-197 James Street North	2009	\$9,000		✓
130-134 Wellington Street North	2011	\$12,000		✓
162 Ferguson Avenue North	2012	\$23,000		*✓
121-123 James Street North	2012	\$85,000		*✓
69 Hughson Street North	2013	\$14,000		*✓
205 Hunter Street West	2013	\$6,000		*✓
50 Murray Street	2012	\$89,000		✓
147-159 Walnut Street South	2013	\$15,000		✓
180-188 Wilson Street	2014	\$19,000	✓	*✓
547 King Street East	2014	\$24,000		*✓
179-191 James Street North	2014	\$283,000		*✓
189 King Street East	2014	\$1,000		*✓
191 King Street East	2014	\$1,000		*✓
125 Wellington Street North	2014	\$59,000		*✓
140 Main Street East	2014	\$318,000		*✓
290 Barton Street West	2015	\$107,000		*✓
112 King Street East	2015	\$540,000		*✓
245 James Street North	2015	\$2,400		*✓
193 King Street East	2015	\$28,000		*✓
98 James Street South	2015	\$806,000		*✓
<b>Ancaster CIPA</b>				
407 Wilson Street East	2013	\$5,000		✓
<b>Total</b>		<b>\$5,309,400</b>		

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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.

**Financial Incentive Programs Administered by Urban Renewal**

Urban Renewal administers various financial incentives. The chart below identifies the number of applications staff processed in 2011 - 2015:

<b>Financial Incentive Program</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
BIA Commercial Property Improvement Grant Programs	34	38	53	62	55
Commercial Corridor Housing Loan and Grant Program (pre-application)	14	21	17	22	18
Commercial Corridor Housing Loan and Grant Program (final application)	2	3	2	6	3
Hamilton Heritage Property Improvement Grant Program	2	2	8	4	8
Hamilton Office Tenancy Assistance Program	1	1	1	2	5
Hamilton Downtown Multi-Residential Property Investment Program	2	4	2	1	3
Hamilton Tax Increment Grant Program	2	8	8	10	9
Hamilton Commercial Façade Property Improvement Grant Program		17	31	54	4
GORE Building Improvement Grant Program		5	8	15	N/A
Hamilton Community Heritage Fund Loan Program			2	1	1
ERASE Programs		21	19	25	12
Hamilton Heritage Conservation Grant Program				18	7
<b>TOTALS</b>	<b>57</b>	<b>120</b>	<b>151</b>	<b>220</b>	<b>125</b>

Although the Commercial Façade Property Improvement Grant Program, the BIA Commercial Property Improvement 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 following charts provide an overview of the grants:

**Commercial Façade Property Improvement Grant Program  
2012 – December 31, 2015**



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Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2015	11	\$275,668	\$90,137	33%
2012-2015	33	\$885,874	\$312,713	35%

<b>Business Improvement Area Commercial Property Improvement Grant Program 2002-December 31, 2015</b>				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2015	40	\$1,548,489	\$674,948	44%
2002-2015	375	\$9,636,573	\$3,813,968	40%

<b>Gore Building Improvement Grant Program 2012- December 31, 2014 (three-year Program only)</b>				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2015	7	\$1,324,633	\$357,904	27%
2012-2015	13	\$1,897,201	\$566,059	30%

<b>Hamilton Heritage Conservation Grant Program Since Inception (2014 – December 31, 2015)</b>	
Number of Grant Commitments	23
Total Grant Commitments	\$94,671.77
Grants Advanced	\$76,946.15
Conservation Value of Projects	\$320,591.52
Grants as a Percentage of Construction	29%

The Commercial Façade Property Improvement Grant Program that offers a matching grant for façade improvements to a maximum of \$10 K per application, and the Gore Building Improvement Grant Program that offered a matching grant for building improvements to a maximum of \$50 K per application, were introduced as three-year programs within the Downtown Hamilton Community Improvement Project Area (DHCIPA). Applications were accepted from property owners / authorized tenants within the DHCIPA until December 31, 2014. The Commercial Façade Property Improvement Grant Program continues to be offered to property owners / authorized tenants within the Community Downtowns, the Mount Hope / Airport Gateway and the commercial corridors along Barton Street, east of the Barton Village BIA and along Kenilworth Avenue North, as identified in the Downtown and Community Renewal Community Improvement Project Area.

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2666 Regional Road No. 56, Binbrook: Before and After



763 Barton Street East: Before and After

The BIA Commercial Property Improvement Grant Program is offered within Hamilton's active Business Improvement Areas and provides a matching grant to a maximum of



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\$20 K for façade improvements (\$25 K for corner properties). The grant amount is dependent upon the linear foot of frontage of the building.

46-48 King Street West, Dundas: Before and After



407 Wilson Street East, Ancaster: Before and After



Treble Hall, John Street North: Before and After

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 \$5 K for the conservation / preservation of heritage features.



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OUR Mission: WE provide quality public service that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Values: Accountability, Cost Consciousness, Equity, Excellence, Honesty, Innovation, Leadership, Respect and Teamwork.

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11 Union Street, Waterdown: Before and After

<b>Hamilton Heritage Property Grant Program Since inception 2008 – December 31, 2015</b>	
Number of Grant Commitments	27
Total Grant Commitments	\$1,326,613.91
Total Conditional Grant Commitments (for 18-28 King Street East)	\$850,000.00
Grants Advanced	\$1,066,194.48
Grants Approved to be Advanced (not including 18-28 King Street East)	\$260,419.43
Conservation Value of Projects (not including 18-28 King Street East)	\$9,465,271.00
Grants as a Percentage of Construction (not including 18-28 King Street East)	14%

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 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 \$150 K (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.



33-37 King Street West, Dundas: Before and After

<b>Office Tenancy Assistance Program Since inception 2010 – December 31, 2015</b>	
Number of Loan Commitments	5
Total Loan Commitments	\$446,440
Square Feet of New/Expanded Office Space	19,761
Loans Advanced	\$384,397
Loans Paid Back	\$297,465
Loans to be Advanced	\$62,043
Construction Value of Approved Projects	\$839,244

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The Office Tenancy Assistance Program offers a low-interest loan for leasehold improvements for office use within Downtown Hamilton, Community Downtowns, Business Improvement Areas and the commercial corridors along Barton Street, east of the Barton Village BIA, and along Kenilworth Avenue North, as identified in the Downtown and Community Renewal Community Improvement Project Area.

<b>Hamilton Community Heritage Fund</b> <b>January 1, 2009 – January 31, 2016</b>	
Number of Loan Commitments	14
Total Loan Commitments	\$526,360.70
Loans Advanced	\$456,983.70
Loans Paid Back	\$249,371.81
Loans Outstanding	\$207,611.89
Loans to be Advanced	\$69,337.00
Interest Paid	\$39,382.47

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

### **2015 Downtown Hamilton Building Activity**

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued to expand in 2015, with a total of 247 building permits being issued, representing \$130.1 M in building permit construction value.<sup>1</sup> The UGC 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 2015 construction value is a significant increase (\$40 M) over 2014, illustrated in Figure 1.

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



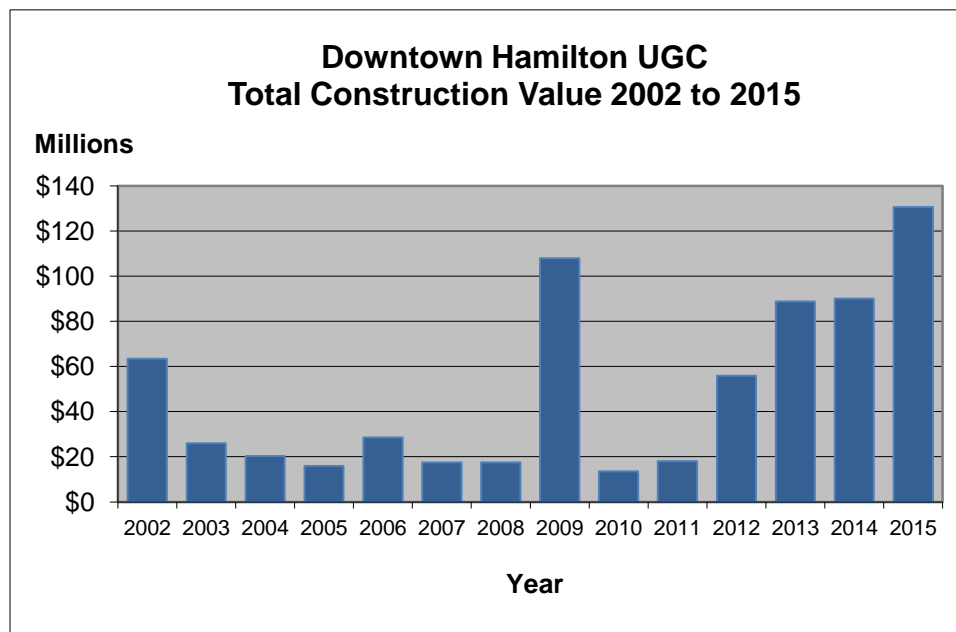


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for almost 90% of the total building permit construction value. Developments in the Downtown Hamilton Community Improvement Project Area (CIPA), which includes the Downtown Hamilton UGC are outlined below and total approximately \$144.2 M in construction value, totalling 348 building permits. Those projects which merit acknowledgment to the building permit construction value reported for 2015 include the following residential and non-residential developments:

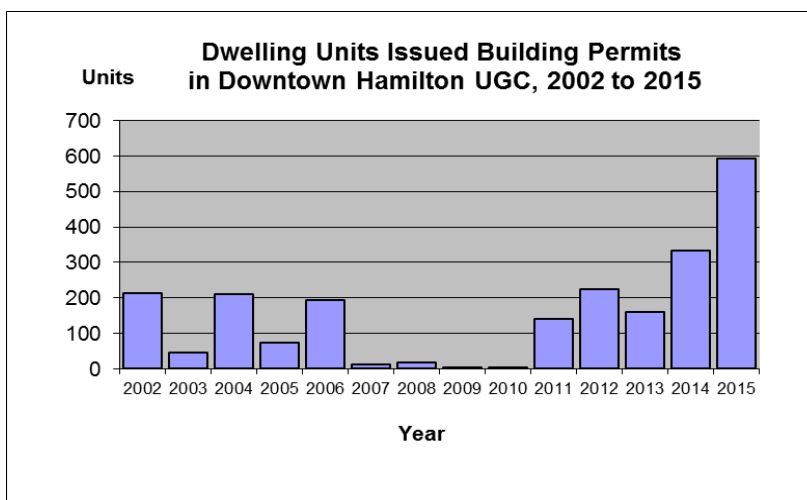
- 140 Main Street (321 units) – Residential condominium (Bella Towers);
- 86 Augusta Street (6 units) – Townhouse units;
- 31 King William Street (25 units) – Residential condominium (Templar Flats);
- 121 King Street East (224 units) – Phases I and II of The Royal Connaught;
- 65 Barton Street East – Alterations to the Hamilton-Wentworth Detention Centre;
- 81 Cannon Street West – Alterations to Tan Thanh Supermarket;
- 123 Charlton Avenue East – Alterations to 22-storey apartment building;
- 24 Emerald Street South – Alterations to existing reformatory building;
- 100 Forest Avenue – Alterations to existing high-rise building;
- 95 James Street North – Major renovations with two new additional floors added;
- 123 James Street North – Sprinklers and electromagnetic locks;
- 55 John Street North – Alterations to interior of Horizon Utilities building;
- 45 Main Street East – Alterations to John Sopinka Courthouse;
- 55 Main Street West – Interior upgrade of HVAC for courthouse;
- 140 Main Street West - Construction of a parking garage and sprinkler system; and,

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- 180 Wilson Street – Construction of 6 unit townhouse block.

Building permits were issued for the construction of 594 new residential units in 2015 (588 within the UGC), including: 321 units at 140 Main Street West (Bella Towers); six townhouse units at 86 Augusta Street; 25 residential condominium units at 31 King William Street (Templar Flats); and, 224 residential condominium units at 121 King Street East (Phases I and II of The Royal Connaught). In 2015 we continued to see a significant increase in residential development within the downtown which, once again, surpassed non-residential values. From 2002 through 2015, building permits have been issued for a total of 2,225 dwelling units in the UGC, providing an average growth of 159 units per year.



Notes:

- Dwelling units as per the year the 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 despite being issued a building permit in 2001 (62 units) and 2009 (59 units).



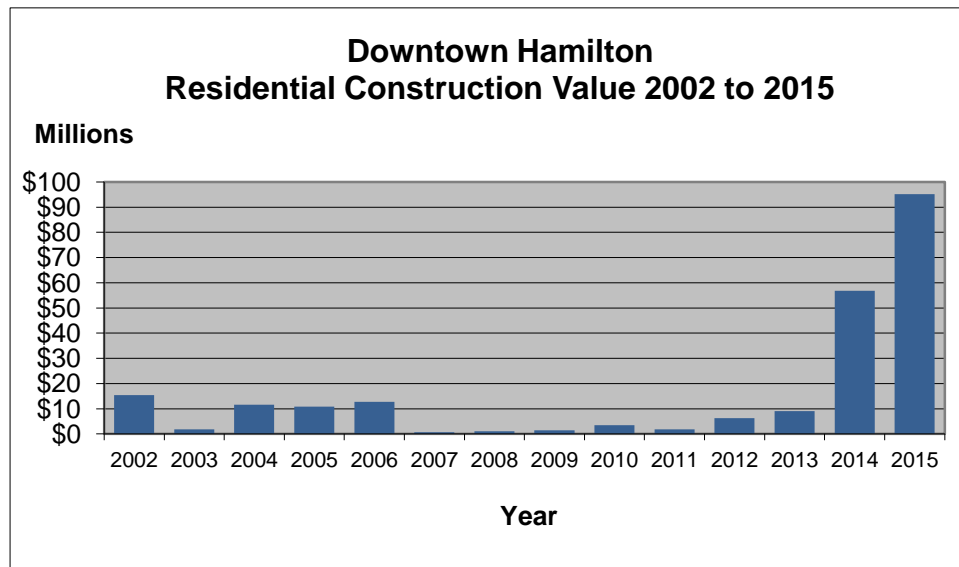


Figure 2

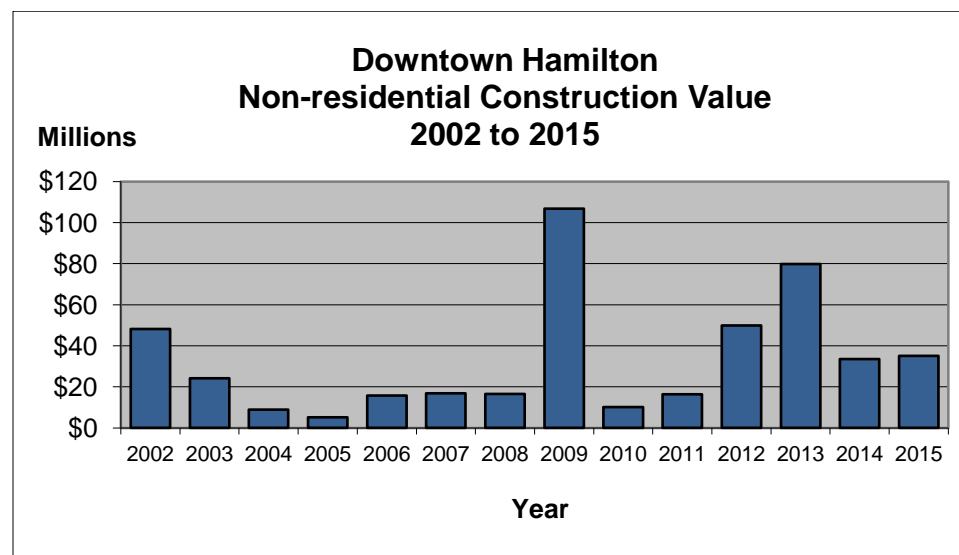


Figure 3

There were an additional 101 building permits issued in 2015 in the area beyond the Urban Growth Centre and within the boundary of the Downtown Hamilton Community Improvement Project Area (CIPA). They account for an additional \$13.5 M in building permit construction value, and contribute to a total of \$144.3 M in the entire Downtown Hamilton CIPA. Projects in this additional area include construction values which did not generate an increase in overall dwelling unit yield, however, did attribute an increase to non-residential values, which have also been mentioned above.

**2015 Community Downtown Building Activity**

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Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope collectively had a total of 94 building permits issued in 2015 within their respective community improvement project areas, representing a building permit construction value of approximately \$8 M. Since 2014, this construction value has decreased by \$14 M. This was primarily due to a large 2013 residential development in Waterdown known as the Branthaven Homes “Bohemian Towns” which generated \$13 M in building permit construction costs. Growth in these communities was comprised of 29% residential and 71% non-residential. Downtown Waterdown continued to see the largest growth out of all the Community Downtowns in 2015 totalling 63% of the total construction values (see Figure 5).

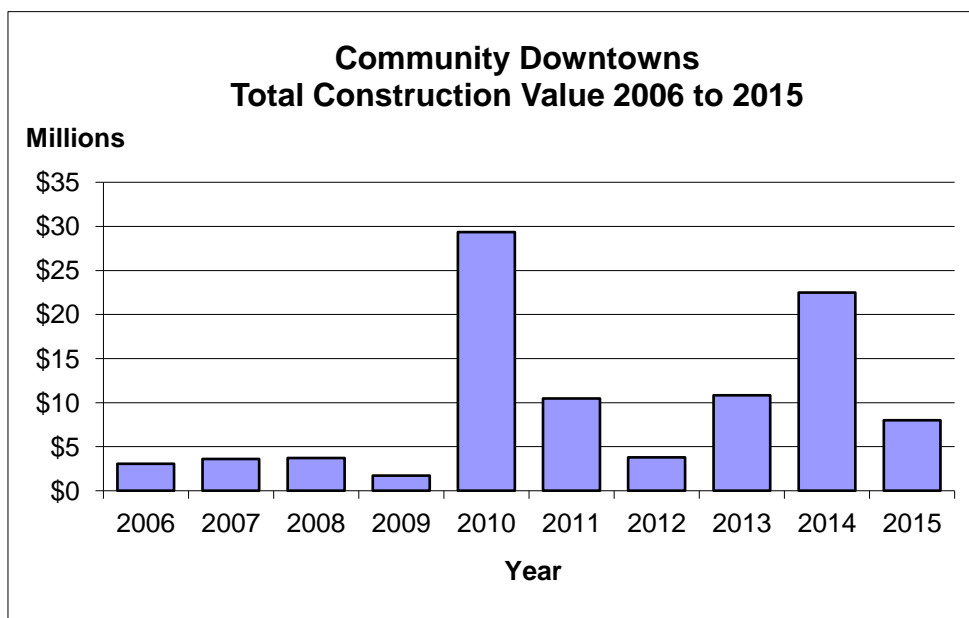


Figure 4

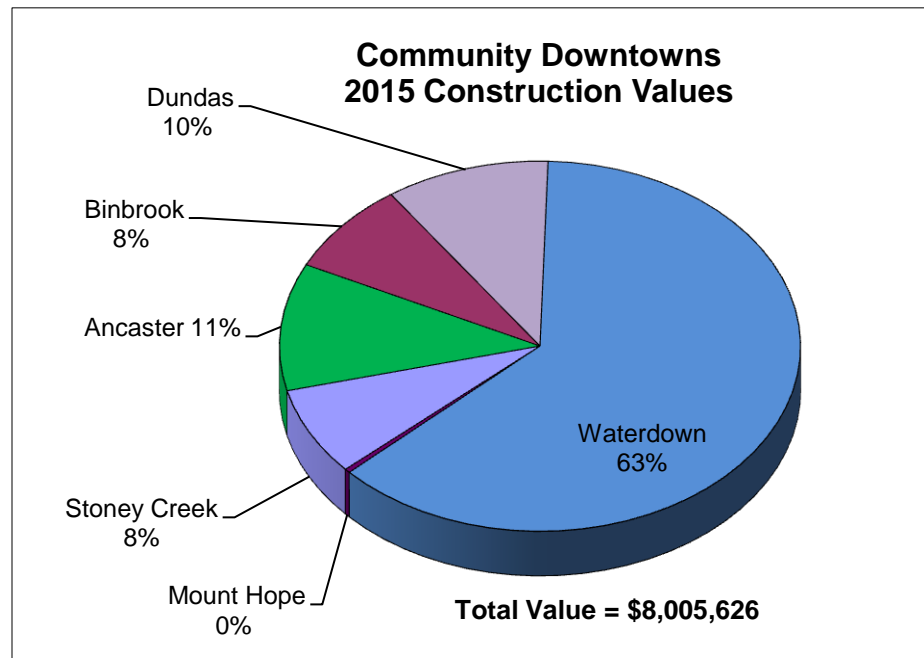


Figure 5

Honourable mentions include the following investments in 2015 to the Community Downtowns:

- Downtown Waterdown had the final phase of the Branthaven Homes “Bohemian Towns” residential development (\$1.4 M);
- The Memorial Hall in Waterdown had a large overhaul which included interior and exterior renovations; and,
- Ancaster had the Old Mill redevelopment which included the construction of a wedding chapel.

### **Urban Renewal Projects Completed in 2015**

#### **Ancaster Gateway North – Project Description:**

This gateway serves as a marker for entry into the historic village of Ancaster from the Escarpment below. Located in Millennium Peace Park at the Intersection of Montgomery Drive and Wilson Street East, the gateway design reflects the heritage character and materials found in the downtown. The materials consist of an illuminated clock tower with a copper roof. The tower and wing wall are clad in Wiarton limestone. A metal sign denotes the entry to the Village of Ancaster. A planting bed connects the



View of Gateway from Montgomery Drive

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structure to the surrounding landscaping within the park. The project was completed in the fall of 2015.

**Wayfinding Pilot (Phase I) – Project Description:**

The growth and development in the Downtown Hamilton CIPA has created a need to replace the aging wayfinding signs and develop a new system that reflects the character of the City. The new signage program will aid both residents and visitors in navigating their way through the City. Urban Renewal Staff teamed up with Traffic Engineering and Operations staff in Public Works to create a comprehensive wayfinding system for motorists. Tourism and Culture staff contributed to the design of the pedestrian kiosks. The first phase of signs involved signage that directed motorists entering the city from York Boulevard and Highway 403 into the Downtown. Signs were installed in the summer and fall of 2015. The first four of nine pedestrian kiosks were installed last summer. Locations include BIA’s within the Downtown and areas of high pedestrian traffic, such as the MacNab Transit Terminal and the two GO Stations. Additional kiosks will be installed in the spring and summer of 2016. Municipal parking signs were designed in 2015, and will be installed in the summer and fall of 2016.



Vehicular signs (left, middle), Pedestrian kiosk (right)



Municipal parking signs

**Downtown Stoney Creek Streetscaping – Project Description:**

Urban Renewal staff assisted Public Works staff in Engineering Services (Design and Construction) with the review of the streetscaping component of the reconstruction of King Street East in Downtown Stoney Creek. The purpose of Urban Renewal Staff’s involvement was to ensure that the design vision contained in the *Stoney Creek Olde Town Urban Design Plan* was considered in the construction project. Aspects of the project included:

- Layout of impressed concrete paving
- Replacement of stairs, railings and



Examples of street furnishings:  
Light standard, bike ring and bench



Urban Braille sidewalk, impressed concrete boulevard and accessibility ramp



Urban Braille sidewalk, re-constructed retaining walls, stairs and railings

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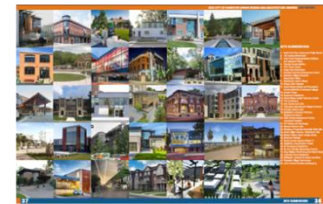
retaining walls on City lands;

- Installation of accessibility ramps and railings;
- Locations for street trees and planting beds; and,
- Locations for site furnishings such as benches, planters and trash receptacles.

Construction was completed in the fall of 2015.

**2015 Urban Design and Architecture Awards – Project Description:**

The City of Hamilton instituted the Urban Design and Architecture Awards to recognize and celebrate excellence in the design of our built environment. A high quality urban environment contributes to economic and social benefits, improves the image of the City, and creates a community of pride. A well-designed City is integral to developing vibrant and sustainable communities with a high quality of life. Staff in the Urban Renewal section co-organized this project with Urban Design Staff in Planning.



The City received 35 submissions which were evaluated by a volunteer Jury consisting of design professionals and local stakeholders. Project planning began in 2014 and continued throughout 2015. The awards ceremony was held on November 12, 2015, in celebration of World Town Planning Day.



Conceptual design of Gateway (back and front)

**International Village BIA Gateway – Project Description:**

The International Village BIA is located in Downtown Hamilton, adjacent to the west side of the Downtown Hamilton BIA. A gateway is proposed to serve as an entrance landmark into the BIA from the eastern boundary along King Street East. In 2015, Urban Renewal staff met with the BIA on several occasions to present conceptual designs and to discuss the BIA's vision. The final concept design of the gateway reflects the BIA's current branding and logo. Fabrication and installation of the project is proposed in 2016.



**Red Hill Business Park Sign and Trail Connection – Project Description:**

An illuminated ground sign is proposed for the Red Hill Business Park. It will function as a landmark for those entering the area from the north along the Red Hill Creek Expressway and Stone Church Road East. The sign is designed to reflect the sloping topography of the Red Hill Creek. The base material is representative of stone found on the escarpment. The colour red relates back to the name of the Business Park, “Red Hill”. The project also includes a trail connection from the Chippewa Rail Trail to the municipal sidewalk and on-street bike lanes along Stone Church Road East. Fabrication and construction of the sign is planned for 2016. Landscaping and trail work is planned for 2017, in conjunction with the Dartnall Road construction project which will be overseen by the Public Works Department.



**Concept Plan:**  
Proposed sign, trail connection and landscaping



**Design Concept for sign**



**Photo overlay:**  
Proposed sign, trail connection and landscaping



**Potential Gateway locations:**  
Intersection of Hwy 6/ Airport Rd (left), Intersection of Hwy 6/ Homestead Dr (right)



**Conceptual designs of Gateways**

**Mount Hope Civic Gateways – Project Description:**

Mount Hope Village is located within the former municipality of Glanbrook. A request was received from the local Councillor to design Civic markers / gateways announcing the entrance into the community. Proposed locations include the entrance from the north end via Highway 6, and the entrance from the east via Airport Road. Urban Renewal staff met with the local Councillor and members of the public at a community event held in 2015. Preliminary concepts were presented to the public, and the

most favoured designs were chosen. Staff will now refine the design, taking elements from each of the concepts to create gateways that reflect the community’s historical

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past as a thriving village, and its' connection to aviation. Fabrication and installation of the project is proposed in 2016 - 2017.

**Locke Street BIA Gateways**

**– Project Description:**

The Locke Street BIA is located along Locke Street South between Main Street West and Herkimer Street. Two gateways are proposed to serve as entrance landmarks into the BIA from the north and south limits of the BIA boundary. In 2015, Urban Renewal staff met with the BIA to present conceptual designs and to discuss the BIA's vision. During that time, the BIA went through a re-branding exercise. It was agreed that elements of previous concepts would be incorporated into the new design while tying in with the BIA's new logo and branding. Design, fabrication and installation of the project are proposed in 2016.



- Gateway Elements:**  
 #1: Metal girders (railway past); #2: base, pillar and signage arm; #3: New logo/ branding; #4: circular base for seating; #5: concrete pillar with lighting

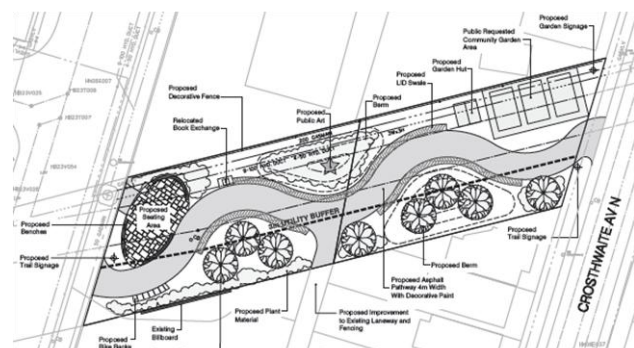
**Kenilworth Avenue North Parkette**

**– Project Description:**

The Barton-Kenilworth Commercial Corridor Study provided a series of recommendations relating to these commercial corridors. Some improvements pertain to the public realm and the open-space system. One recommendation related to the proposal for an urban node (i.e. parkette) along the Water Pipeline Trail, where it intersects Kenilworth Avenue North. Urban Design staff teamed up with Landscape Architectural Services (LAS) and staff from Hamilton Water to design a parkette that offers community uses and beautification, while maintaining the primary use as a water pipeline. Community consultations were held for the urban node in conjunction with the Pipeline Trail Master



Parade and pop-up event held at Kenilworth Node



Potential Conceptual design of Kenilworth Node

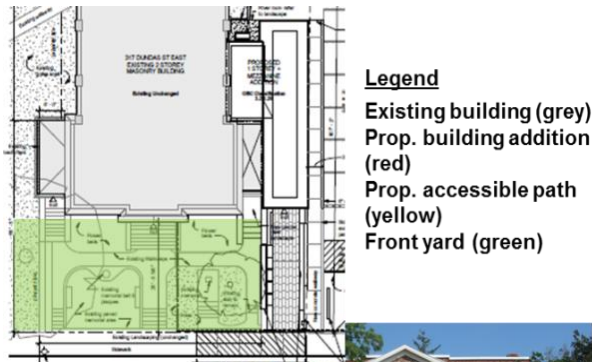
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Plan project, overseen by LAS staff. Conceptual designs are currently being reviewed. A final design will be created that addresses the needs of the community stakeholders while fulfilling the needs of a pipeline utility corridor. Design and construction is proposed in 2016 – 2017.

**Waterdown Memorial Hall (Front Yard Landscape Plan) – Project Description:**

Memorial Hall is located on Dundas Street East in Waterdown (Flamborough). It is currently undergoing a building construction project. This consists of creating a new foyer along the side elevation to address the need for accessibility. Other aspects of the project include updates to the mechanical systems and restoration of heritage façade elements. The front yard of Memorial Hall contains several war monuments and heritage sculptures. A re-design of the space will include incorporating these items sensitively into the landscape, while addressing accessibility from the municipal sidewalk. The building construction project is anticipated to be complete in the spring of 2016. Public consultation and design of the front yard is proposed for 2016. Construction is proposed in 2017.



Existing conditions of Front Yard

**Binbrook Parkette – Project Description:**

The Binbrook Parkette is located at the crossroads of Binbrook Road and Highway No. 56 in the heart of Binbrook Village. The site was conceived as a “Public Square” in 1999 by the former Township of Glanbrook. The parkette was designed and constructed after ten years of planning and public consultation. It is a much needed public space in the community core where people can meet, socialize and gather for community events.



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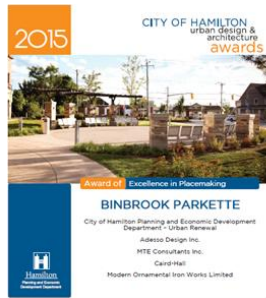


**Axonometric view of park and commercial buildings**

The design celebrates the connection of the community to its' agricultural roots. The landform is designed to mimic the undulations in the local topography. Bands of earth-toned concrete represent the furrows of farmers' fields. A circular gathering space represents manmade forms juxtaposed with the landscape. There is also a space for public art. The Project received an Award of Excellence in Place-Making.



**Awards Ceremony**



**Award Certificate**

**Barton-Tiffany Urban Design Study – Project Description:**

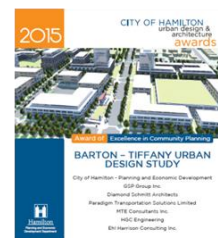
The Barton-Tiffany area is a brownfield site that is 26 hectares in size. It provides significant opportunities for urban regeneration by infusing new activity and uses within the area. The site also faces many design challenges, given the context of a disconnected waterfront, an abutting rail marshalling yard, and brownfield constraints from past industrial activities. The Urban Design Study proposes a compact, mixed-use community integrated into the broader city with a comprehensive transportation network. The study promotes place-making features in the forms of parks, plazas, green corridors and streetscapes. The project was a design-led exercise that wove supporting studies into the final recommendations. Extensive public consultation was an integral part of the project and integrated into the final concept plan. The Project received an Award of Excellence in Community Planning in November, 2015.



**Land Use Plan**



**Awards Ceremony**



**Award Certificate**

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Projects initiated in 2015:

- Mount Hope Civic Gateway
- Locke Street BIA Gateway
- Memorial Hall, Waterdown - Front Yard Landscape Plan
- Kenilworth Avenue North Parkette

Projects completed in 2015:

- Ancaster Gateway (North)
- Wayfinding Pilot Project (Phase I)
- Downtown Stoney Creek Streetscaping
- 2015 Urban Design and Architecture Awards

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED16074 – Location Map

Appendix "B" to Report PED16074 – Location Map

HM/JM/hk