



Hamilton

INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	April 5, 2017
SUBJECT/REPORT NO:	Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED17036) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Hazel Milsome (905) 546-2424 Ext. 2755 Meredith Plant (905) 546-2424 Ext. 1219
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Council Direction:

City Council, at its meeting held November 28, 2012, approved increasing loan commitments under the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program (formerly known as the Hamilton Downtown Multi-Residential Property Investment Program) 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, Barton / Kenilworth Multi-Residential Property Investment Program 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 PED17036 provides an update on the status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program, (HDBKMRPIP) as well as other Urban Renewal programs and initiatives.

Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program

The City has loaned, as at December 31, 2016, approximately \$35.5 M under the HDBKMRPIP supporting the creation / renovation of 1,484 dwelling units, at an interest cost to the City of approximately \$3.4 M (\$2,298 / dwelling unit). The public cost of the

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 2 of 22

Program has levered approximately \$250.2 M of private construction value at a ratio of 1:55. As of December 31, 2016 there were 16 loans that had been repaid in full, two loans being repaid, one loan had been written-off and two projects were under construction.

Appendix “A” to Report PED1703617 identifies the location of 21 projects within the Downtown Hamilton Community Improvement Project Area that have received funding, or are under construction, and will receive funding under the HDBKMRPIP.

Hamilton Downtown, Barton and Kenilworth Multi-Residential Property Investment Program - 2016 Year End Status

Units Built/Under Construction	1,484
Number of Projects	21
Construction Value	\$250,256,464
Loans Advanced	\$35,490,613
Loans Paid Back	\$24,153,794
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$10,235,612
Interest Paid	\$3,410,944
Ratio of Interest Paid to Construction Value	1:73
Cost (Interest Plus Default)	\$4,512,151
Ratio of Cost to Construction Value	1:55



Rendering – 179-191 James Street North, Hamilton

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 3 of 22

As of December 31, 2016, \$10,235,612 was outstanding in loans that are in various stages of repayment or redevelopment and \$9,429,164 is committed but not advanced. Therefore, based on a maximum of \$35 M in loans being out at one time, there is an additional \$15,335,224 in future loan commitments that can be approved by City Council and advanced.

The terms and conditions of the HDBKMRPIP were reviewed by staff as part of the Five-Year Review of the Downtown and Community Renewal Community Improvement Plan. The review culminated in Report PED17036 approved by City Council at its meeting held May 11, 2016. Amendments to the HDBKMRPIP included, but were not limited to: expanding the program to the Barton and Kenilworth commercial corridors; reducing the maximum loan per project to \$4 M; and, reducing the maximum loan per developer or related group to \$10 M.

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 2016, \$1,010,682 was due to be issued to 16 reassessed projects through the Hamilton Tax Increment Grant Program (HTIGP). Since grants were first issued in 2004, over \$6.4 M has been granted through the Program to 28 reassessed projects that had a combined construction value of \$161,038,288 which accounts for a 1:21 ratio of public grant leveraging private investment.

**Hamilton Tax Increment Grant Program
2016 Year End Status of Reassessed Projects**

Grants Due in 2016 (to 16 Projects)	\$1,010,682
Grants Issued 2004-2016 (to 28 projects)	\$6,439,424
Estimated Total Grants (for all 28 projects including any future grants to be paid out)	\$7,812,510
Construction Value	\$161,038,288
Ratio of Total Grants to Construction Value	1:21

SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 4 of 22



123 James Street North, Hamilton



31-39 King William Street, Hamilton

The Map, attached as Appendix “B” to Report PED17036, identifies the location of 26 properties within the Downtown Hamilton Community Improvement Project Area that have received grants under the HTIGP. Note the map does not include the two projects located in Ancaster and Stoney Creek that have received grants.

Increase In Taxes

The following chart lists projects in Downtown Hamilton, Ancaster, Westdale Village and Stoney Creek Community Improvement Project Areas that have received, or have been approved, for loans / grants under the HDBKMRPIP and / or the HTIGP and compares their pre-development municipal taxes to their 2016 municipal taxes. The increase in

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total municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$5.7 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 2016 taxes	HDBKMRPIP	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	+\$21,000	✓	✓
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	+\$86,000	✓	✓
170-176 Jackson Street West	2007	+\$7,000	✓	✓
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	+\$232,000	✓	✓
275 King Street West	2011	+\$101,000	✓	✓
40 Bay Street South	2012	+\$323,000	✓	✓
150 Main Street West	2013	+\$510,000	✓	*✓
137-149 Main Street West	2013	+\$112,000	✓	✓
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	+\$63,000		✓
210 Main Street East	2007	+\$70,000		✓
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	+\$10,000		✓
130-134 Wellington Street North	2011	+\$12,000		✓
162 Ferguson Avenue North	2012	+\$23,000		*✓
Property Address	Base	Difference	HDBKMRPIP	HTIGP

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	Year	between base year taxes and 2016 taxes		
121-123 James Street North	2012	+\$138,000		✓
69 Hughson Street North	2013	+\$14,000		*✓
205 Hunter Street West	2013	+\$27,000		✓
50 Murray Street	2012	+\$91,000		✓
147-159 Walnut Street South	2013	+\$16,000		✓
180-188 Wilson Street	2014	+\$19,000	✓	*✓
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		*✓
31-39 King William Street	2015	+\$47,000		*✓
127 Market Street	2016	+\$5,000		*✓
220 Cannon Street East	2016	+\$184,000	✓	*✓
232 Cannon Street East (extension)	2016	+\$21,000		*✓
Ancaster CIPA				
407 Wilson Street East	2013	+\$6,000		✓
Westdale Village CIPA				
1005 King Street West	2016	+\$2,000		*✓
Stoney Creek CIPA				
22 Jones Street	2014	+\$5,000		✓
7 King Street	2014	+\$6,000		*✓
Total		\$5,671,400		

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

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Urban Renewal administers various financial incentives. The chart below identifies the number of applications staff processed in 2011 - 2016:

Financial Incentive Program	2011	2012	2013	2014	2015	2016
BIA Commercial Property Improvement Grant Programs	34	38	53	62	55	59
Commercial Corridor Housing Loan and Grant Program (pre-application)	14	21	17	22	18	21
Commercial Corridor Housing Loan and Grant Program (final application)	2	3	2	6	3	5
Financial Incentive Program	2011	2012	2013	2014	2015	2016
Hamilton Heritage Property Improvement Grant Program	2	2	8	4	8	2
Hamilton Office Tenancy Assistance Program	1	1	1	2	5	1
Hamilton Downtown Multi-Residential Property Investment Program	2	4	2	1	3	0
Hamilton Tax Increment Grant Program	2	8	8	10	9	4
Hamilton Commercial Façade Property Improvement Grant Program		17	31	54	4	16
GORE Building Improvement Grant Program		5	8	15	N/A	0
Hamilton Community Heritage Fund Loan Program			2	1	1	1
ERASE Programs		21	19	25	12	23
Hamilton Heritage Conservation Grant Program				18	7	9
Barton / Kenilworth Commercial Corridor Building Improvement Grant Program						4
Barton / Kenilworth Tax Increment Grant Program						3
Barton / Kenilworth Planning and Building Fee Rebates						1
TOTALS	57	120	151	220	125	149

Although the Business Improvement Area Commercial Property Improvement Grant Program, the Commercial Property Improvement Grant Program, the Gore Building Improvement Grant Program and the Hamilton Heritage Conservation Grant Program

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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.

Business Improvement Area Commercial Property Improvement Grant Program

The Business Improvement Area Commercial Property Improvement Grant Program (BIACPIGP) is offered within Hamilton’s active Business Improvement Areas BIAs and provides a matching grant to a maximum of \$20 K (\$25 K for corner properties) for façade improvements and limited interior improvements. The grant amount is dependent upon the linear foot of frontage of the building.

Business Improvement Area Commercial Property Improvement Grant Program 2002 - December 31, 2016				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2016	32	\$846,848	\$326,359	39%
2002-2016	407	\$10,483,421	\$4,140,327	39%



193 King Street East, Hamilton (before and after)

Commercial Property Improvement Grant Program

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 9 of 22

The Commercial Property Improvement Grant (CPIG) offers a matching grant for façade improvements and limited interior improvements to a maximum of \$10 K per application (\$12,500 for corner properties) for façade improvements and limited interior improvements. The Program is offered to property owners and authorized tenants who are not eligible for the BIACPIG and located within Downtown Hamilton, Community Downtowns, the Mount Hope / Airport Gateway and the commercial corridors as identified in the Downtown and Community Renewal Community Improvement Project Area.

Commercial Property Improvement Grant Program 2012 – December 31, 2016			
Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
15	\$391,765	\$140,897	36%
48	\$1,277,638	\$453,610	35%



103-107 James Street North, Hamilton (before and after)

Gore Building Improvement Grant Program

The Gore Building Improvement Grant Program (GBIGP) offered a matching grant for building improvements to a maximum of \$50 K 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. Note that City Council at its meeting held December 14, 2016, extended the deadline for conditional grant commitments to an upset limit of \$250 K under the GBIGP for the registered

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 10 of 22

owner of 18, 20, 22, 24 and 28 King Street East subject to complete applications for each property being submitted no later than December 31, 2017.

Gore Building Improvement Grant Program 2012- December 31, 2016 (Three-Year Program Only)				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2016	2	\$229,122	\$100,000	44%
2012-2016	15	\$2,126,323.83	\$666,059	31%



11 King Street East, Hamilton (before and after)

Hamilton Heritage Conservation Grant Program

The Hamilton Heritage Conservation Grant Program (HHCGP) 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.

<p>Hamilton Heritage Conservation Grant Program Since Inception (2014 – December 31, 2016)</p>

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 11 of 22

Number of Grant Commitments	29
Total Grant Commitments	\$123,991.44
Grants Advanced	\$92,454.15
Conservation Value of Projects	\$442,719.92
Grants as a Percentage of Construction	28%



17 Victoria Street, Dundas

Hamilton Heritage Property Grant Program

The Hamilton Heritage Property Grant Program (HHPGP) 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.

**Hamilton Heritage Property Grant Program
Since inception 2008 – December 31, 2016**

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 12 of 22

Number of Grant Commitments	28
Total Grant Commitments	\$1,327,335.82
Total Conditional Grant Commitments <i>(for 18-28 King Street East)</i>	\$850,000.00
Grants Advanced	\$1,287,335.82
Grants Approved to be Advanced <i>(not including 18-28 King Street East)</i>	\$40,000.00
Conservation Value of Projects <i>(not including 18-28 King Street East)</i>	\$9,292,969.54
Grants as a Percentage of Construction <i>(not including 18-28 King Street East)</i>	14%



69 Pearl Street North (Korean United Church)

Office Tenancy Assistance Program

The Office Tenancy Assistance Program (OTAP) 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.

Office Tenancy Assistance Program Since inception 2010 – December 31, 2016	
Number of Loan Commitments	7
Total Loan Commitments	\$1,004,232
Square Feet of New/Expanded Office Space	75,356
Office Tenancy Assistance Program Since inception 2010 – December 31, 2016	
Loans Advanced	\$478,917
Loans Paid Back	\$334,592
Loans to be Advanced	\$525,315
Construction Value of Approved Projects	\$6,059,244

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 13 of 22

Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund (HCHLF) 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*.

Hamilton Community Heritage Loan Fund January 1, 2009 – December 31, 2016	
Number of Loan Commitments	14
Total Loan Commitments	\$545,611.62
Loans Advanced	\$476,234.62
Loans Paid Back	\$289,493.86
Loans Outstanding	\$186,740.76
Loans to be Advanced	\$69,337.00
Interest Paid	\$43,231.07



122 MacNab Street South, Hamilton

Barton / Kenilworth Commercial Corridor Building Improvement Grant Program

The Barton / Kenilworth Commercial Corridor Building Improvement Grant Program (BKCCBIGP) was introduced in June 2016 for properties located within the boundaries of the Barton Village BIA, the Barton and Kenilworth commercial corridors and the properties that front on Barton Street between James Street North and Victoria Avenue North as identified in the Downtown and Community Renewal Community Improvement Project Area. The Program offers a matching grant to a maximum of \$50 K deeded property towards the redevelopment of property.

Barton / Kenilworth Commercial Corridor Building Improvement Grant Program June 2016 – December 31, 2016	
Number of Grant Commitments	3

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 14 of 22

Total Grant Commitments	\$150,000
Grants Advanced	\$50,000
Grants Approved to be Advanced	\$100,000
Conservation Value of Projects	\$1,277,020
Grants as a Percentage of Construction	12%



374 Barton Street East, Hamilton (existing conditions)

2016 Downtown Hamilton Building Activity

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2016, with a total of 240 building permits being issued, representing \$56.6 M in building permit construction value.¹ 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 construction values from 2002 to 2016 are illustrated in Figure 1.

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

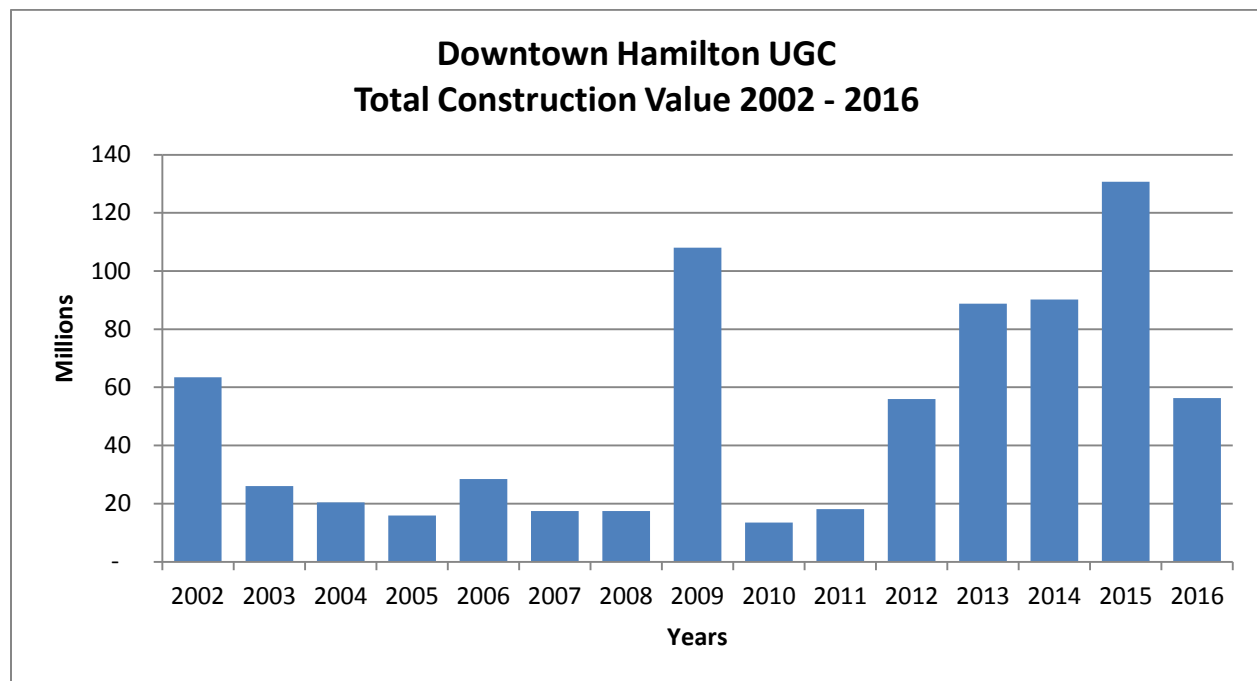


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for over 80% of the total building permit construction value. Developments in the Downtown Hamilton Community Improvement Project Area (DHCIPA), which includes the Downtown Hamilton UGC are outlined below and total approximately \$64.2 M in construction value, totalling 368 building permits. Those projects which merit acknowledgment to the building permit construction value reported for 2016 include the following residential and non-residential developments:

- 50 Main Street East – Alterations to the *Provincial Offences Act* Courthouse;
- 46 King Street East – Alterations to a four-storey commercial building and a two-storey addition on top of the existing building;
- 44 James Street North – Foundation for a 20-storey residential building, ground floor retail, one level underground parking (162 residential units);
- 100 King Street West – Alterations to an existing commercial building (floors 21, 22 and 23 for Hamilton Health Sciences);
- 350 King Street East – Alterations to an existing residential building for structural repairs;
- 46 Jackson Street East – Alterations to the interior and exterior of a two-storey commercial building (Insurance Adjusters Offices);
- 107 James Street North – Construction of a one-storey restaurant and brewpub (Merit Brewing Company Inc.);
- 55 John Street North – Alterations to an existing building (Horizon Utilities Inc.);

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SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 16 of 22

- 28 York Boulevard – Alterations to parking garage (HMPS);
- 220 Cannon Street East – Construction of a 12-storey apartment building (100 residential units);
- 86 Augusta Street – Construct three-storey townhouse building – revision to original building permit for HVAC layout;
- 100 King Street West – Alterations to the 17 floor of a commercial building for new office space;
- 100 Main Street East – Alterations to the first and second floors of an existing multi-storey mixed use building;
- 235 Rebecca Street – Alterations to an existing six-storey residential building;
- 112 King Street East – To install a sprinkler system and standpipe system to serve entire building (Phase I and Phase II of the Royal Connaught);
- 222 Jackson Street West – Alterations to parking garage;
- 77 James Street North – Alterations to the third floor to establish a fitness club (World Gym);
- 290 Barton Street West – Construct the superstructure of a three-storey stacked townhouse building (34 residential units);
- 147 Mary Street – Alterations to an existing warehouse / food bank building; and,
- 612 King Street West – To construct an addition on the rear of the existing veterinary hospital and interior renovations to existing building.

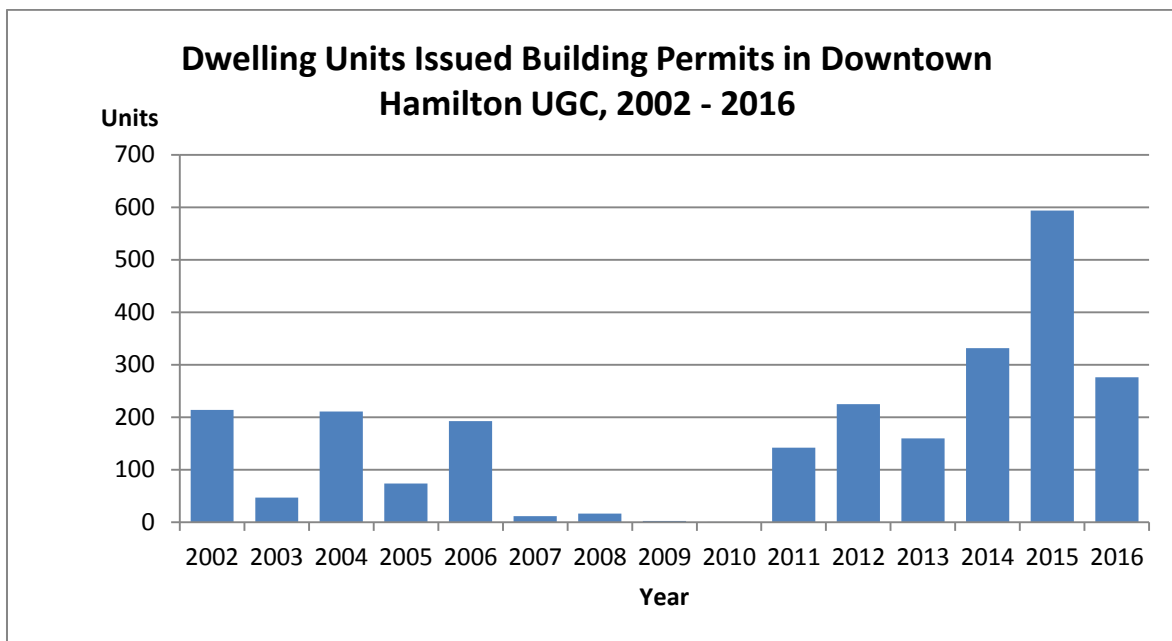
Building permits were issued for the construction of 316 new residential units in 2016 (276 within the UGC), including: 100 units at 220 Cannon Street East; 162 units at 44 James Street North (students' residences); and, 34 unit stacked townhouses at 290 Barton Street East. From 2002 through 2016, building permits have been issued for a total of 2,501 dwelling units in the UGC, providing an average growth of 166 units per year.

In 2016 non-residential development values surpassed residential development in the Downtown.

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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 despite being issued a building permit in 2001 (62 units) and 2009 (59 units).

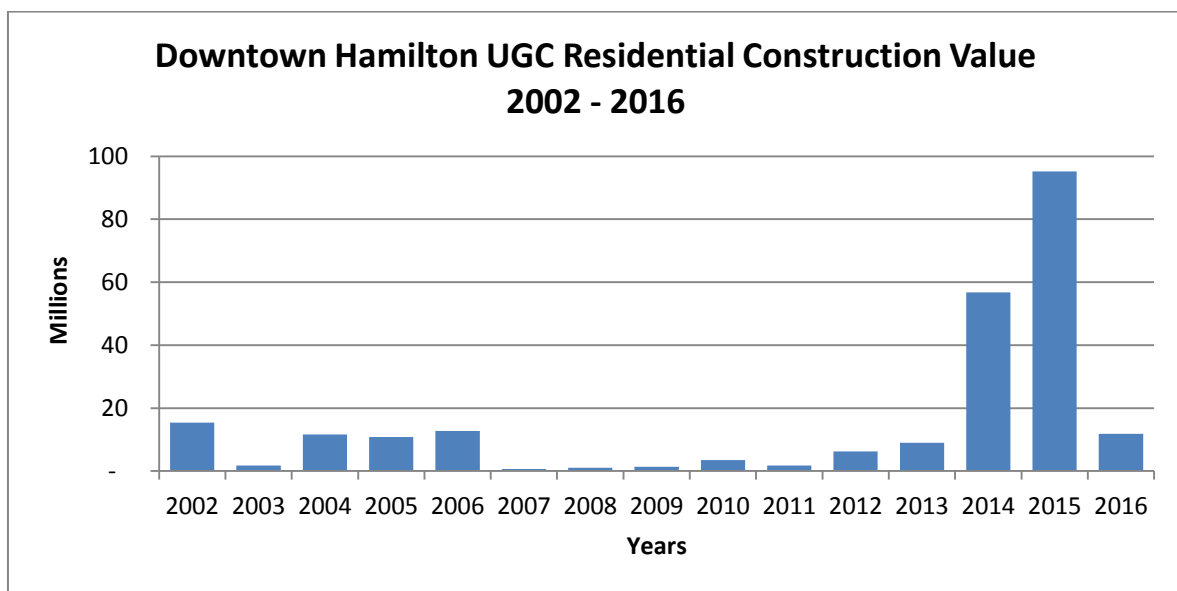


Figure 2

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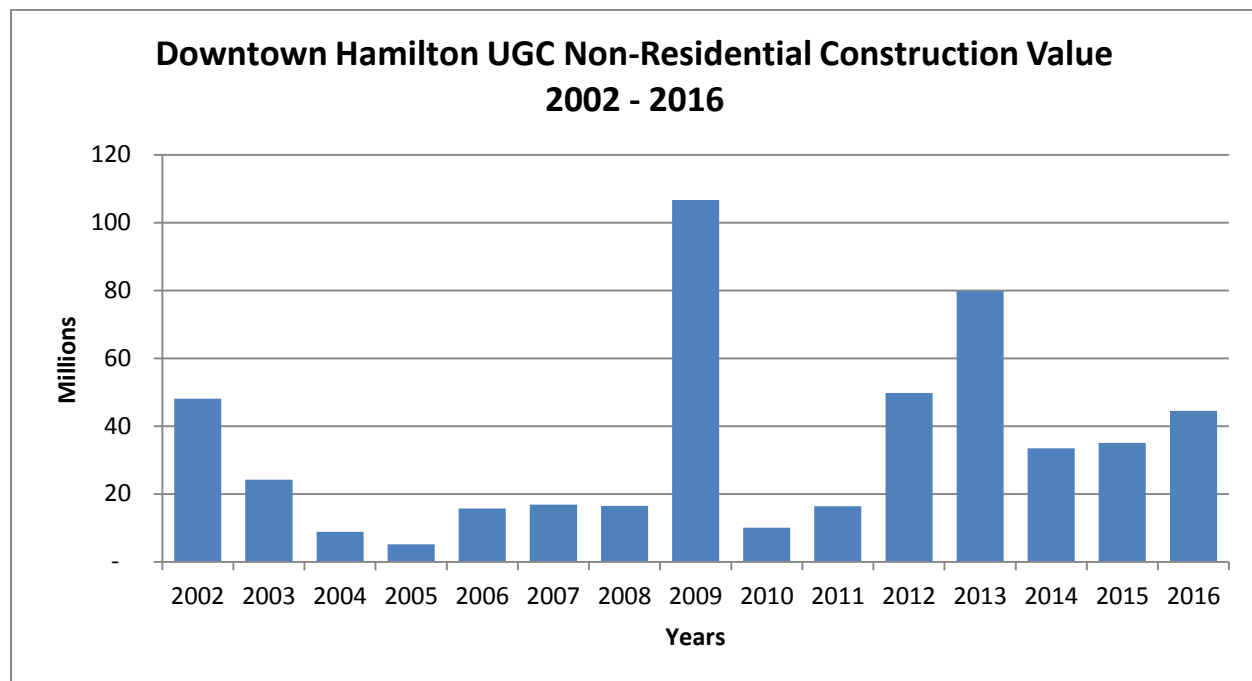


Figure 3

There were an additional 128 building permits issued in 2016 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 \$7.7 M in building permit construction value, and contribute to a total of \$64.2 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.

2016 Community Downtown Building Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope collectively had a total of 88 building permits issued in 2016 within their respective community improvement project areas, representing a building permit construction value of approximately \$7.9 M. Growth in these communities was comprised of 29.5% residential and 70.5% non-residential. Ancaster had the largest growth out of all the Community Downtowns in 2016 totalling 45% of the total construction values (see Figure 5).

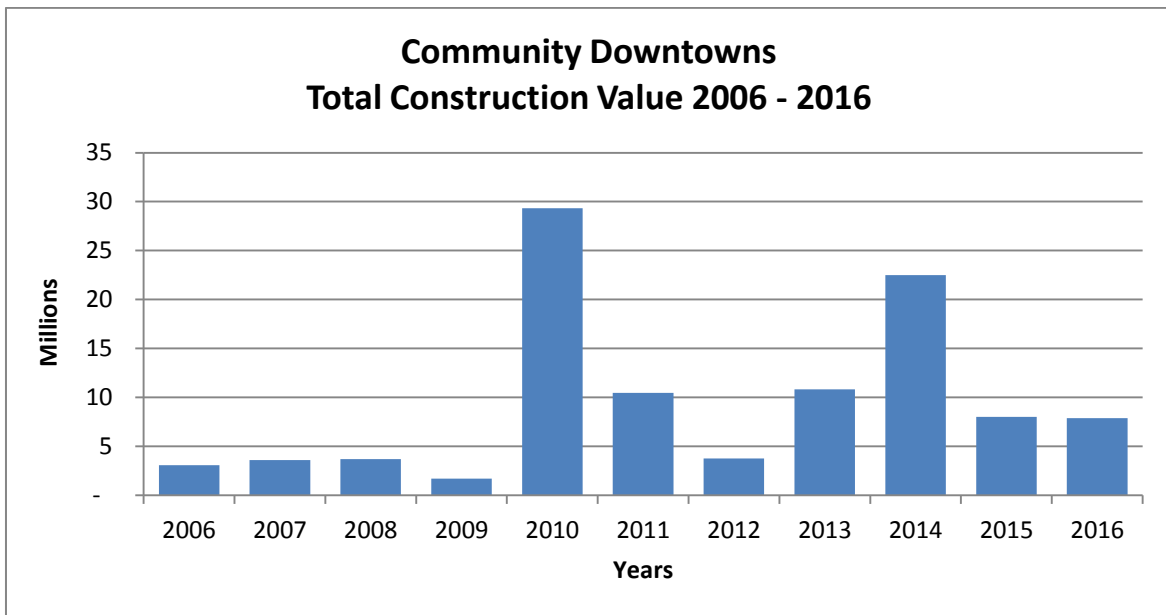


Figure 4

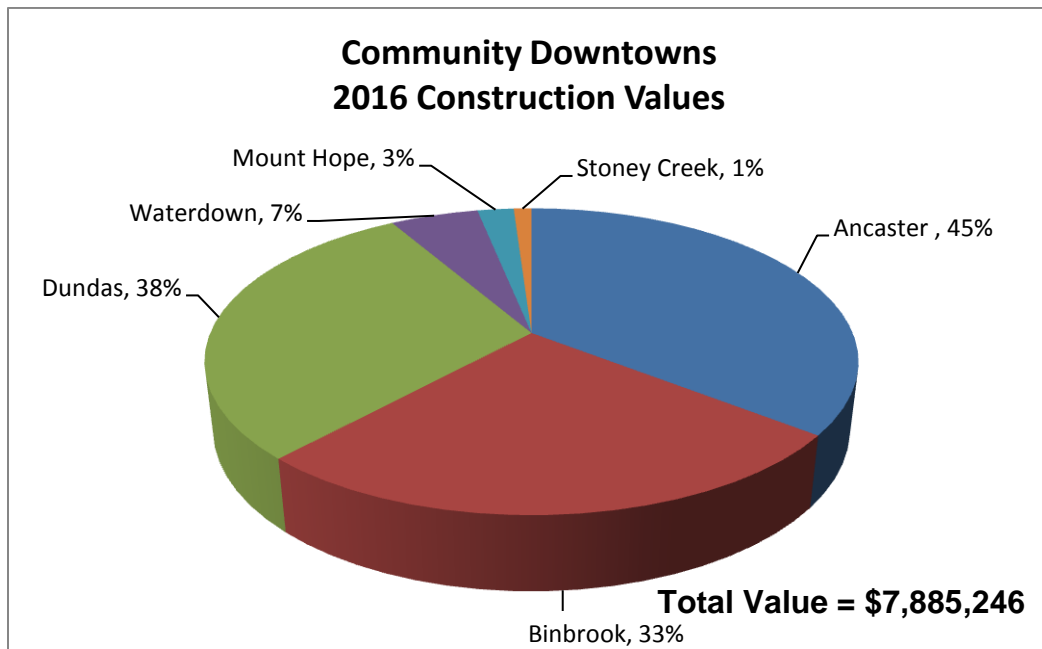


Figure 5

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

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

SUBJECT: Status of the Hamilton Downtown, Barton / Kenilworth Multi-Residential Property Investment Program and other Urban Renewal Initiatives (PED17036) (City Wide) - Page 20 of 22

Honourable mentions include the following investments in 2016 to the Community Downtowns:

- Construction of a three-storey medical office at 385 Wilson Street East in Ancaster;
- Alterations to an existing three-storey building to create suites on the second and third floors at 2 King Street West in Dundas;
- Alterations to an existing building at 1 Hamilton Street South in Waterdown; and,
- Construction of a one-storey library in Binbrook.

Urban Renewal Projects Completed in 2016

Wayfinding Pilot (Phase 1 and Phase 2):

In continuation of Phase 1 of the Wayfinding Project, to replace aging signage and develop a new system of signage reflecting the growth and development in the Downtown Hamilton CIPA, six pedestrian kiosks are now installed in the Downtown core, International Village BIA, Downtown Hamilton BIA and King West BIA. New map graphics for the pedestrian kiosks have been designed and installed, printed on long lasting 3 mm sintra medium to reduce replacement costs of the maps. Four additional Phase I pedestrian kiosks to be installed Summer of 2017.



Custom maps for each pedestrian kiosk will highlight points of interest in Downtown and BIA commercial and entertainment districts.

Pedestrian kiosk graphics: Tourism staff will use space for publicity and revenue generation.



Continuous improvement in the pedestrian kiosk fabrication from Phase 1 to Phase 2 has resulted in a new fastening mechanism design for the Phase 2 pedestrian kiosks, intended for installation in the ten remaining BIAs. This fastening mechanism streamlines the kiosks and will result in a narrower profile and simplification of the map installation process. Fabrication of Phase 2 pedestrian kiosks was initiated in the Fall of 2016, with installation intended in the Summer of 2017.

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Red Hill Business Sign and Trail Connection:

Red Hill Business Park will have a new landmark in the form of an illuminated sign to welcome travellers entering the area from the north along the Red Hill Creek Expressway and Stone Church Road East. A trail connection from the Chippewa Rail Trail to the municipal sidewalk is also proposed as part of the project.



Concept image of the proposed Red Hill Business Park Signage

The illuminated ground sign proposed for the Red Hill Business Park has moved to the construction drawing phase. Construction documents and drawings have been coordinated with consultants and incorporated into the Dartnall Road Construction Project during 2016 and have gone to tender February 15, 2017.

Locke Street BIA Gateway:

Concept design for the Gateway to define the Locke Street BIA, between Main Street West and Herkimer Street has been revised and approved based on Locke Street's new BIA brand and comments received by BIA staff. Approval of the design approach and a kick-off meeting with consultants was held. Coordination with Public Works Locke Street Road Reconstruction Project is an opportunity to better locate the gateway feature within the Locke Street BIA corridor, concept coordination to occur 2017.



Concept image of the proposed Locke Street Gateway. Two gateways will be created based on Locke Street Branding.

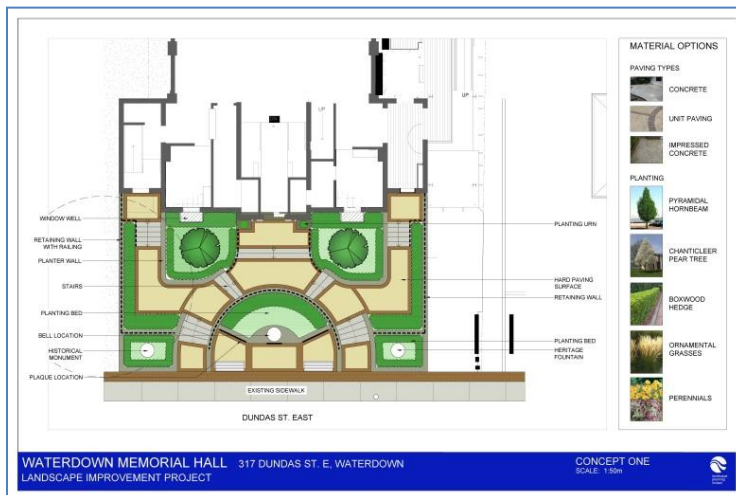
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Waterdown Memorial Hall (Front Yard Landscape Plan):

The Waterdown Memorial Hall is undergoing reconstruction with a new *Accessibility for Ontarians with Disabilities Act* accessible foyer and sidewalk access being completed by Facilities staff. Urban Renewal staff is undertaking the front yard landscape plan, with a unanimously approved design concept presented to stakeholders in 2016. Landscape construction documentation and tender process will follow in Winter of 2017.



Concept plan for Waterdown Memorial Hall landscape. Stakeholder buy-in has led to the refinement of a symmetrical and historically sensitive design.

Kenilworth Avenue North Parkette:

The Kenilworth Avenue North Parkette was identified in the Barton / Kenilworth Commercial Corridor Study and construction of the park was completed by Urban Renewal and Landscape Architectural Services staff in 2016.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED17036 – Location Map
Appendix “B” to Report PED17036 – Location Map

HM/JM/dt