



# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	June 20, 2018
<b>SUBJECT/REPORT NO:</b>	Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Lisa Browett (905) 546-2424 Ext. 7519 Carlo Gorni (905) 546-2424 Ext. 2755 Meredith Plant (905) 546-2424 Ext. 1219
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development 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, Barton/Kenilworth Multi-Residential Property Investment Program (HDBKMRPIP) (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 HDBKMRPIP 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 PED18102 provides an update on the status of the HDBKMRPIP, as well as other Urban Renewal Programs and initiatives.

It is noted that all incentives provided within our Community Improvement Project (CIP) Areas are currently under review, particularly those specifically related to the Downtown CIP. Urban Renewal staff is working with Finance and Administration staff, assisting the background study being conducted in conjunction with the Development Charges By-law update to be finalised in 2019. Staff will report back to this Committee on those findings in the first quarter of 2019.

---

*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 (PED18102) (City Wide) - Page 2 of 32**

---

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

The City has loaned, as at December 31, 2017, approximately \$40.3 M under the HDBKMRPIP supporting the creation/renovation of 1,413 dwelling units, at an interest cost to the City of approximately \$3.7 M (\$2,591.81/dwelling unit). The public cost of the Program has levered approximately \$226.4 M of private construction value at a ratio of 1:48. As of December 31, 2017 there were 16 loans that had been repaid in full, two loans being repaid, one loan had been written-off and one project was under construction.

Appendix "A" to Report PED18102 identifies the location of 21 projects within the Downtown Hamilton Community Improvement Project Area (DHCIPA) 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 - 2017 Year End Status**

Units Built/Under Construction	1,413
Number of Projects	21
Construction Value	\$226,352,164
Loans Advanced	\$40,301,838
Loans Paid Back	\$28,180,767
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$11,019,864
Interest Paid	\$3,662,225
Ratio of Interest Paid to Construction Value	1:62
Cost (Interest Plus Default)	\$4,763,432
Ratio of Cost to Construction Value	1:48

---

*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 (PED18102) (City Wide) - Page 3 of 32**

---



220 Cannon Street East, Hamilton

As of December 31, 2017, \$11,019,864 was outstanding in loans that are in various stages of repayment or redevelopment and \$4,617,939 is committed but not advanced. Therefore, based on a maximum of \$35 M in loans being out at one time, there is an additional \$19,362,197 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:

**SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide) - Page 4 of 32**

---

**Hamilton Tax Increment Grant Program**

In 2017, \$452,774 was due to be issued to 16 reassessed projects through the Hamilton Tax Increment Grant Program (HTIGP). Since grants were first issued in 2004, \$6.9 M has been granted through the Program to 29 reassessed projects that had a combined construction value of \$166,237,595 which accounts for a 1:22 ratio of public grant leveraging private investment.

**Hamilton Tax Increment Grant Program**

**2017 Year End Status of Reassessed Projects**

Grants Due in 2017 (to 16 Projects)	\$452,774
Grants Issued 2004-2017 (to 29 projects)	\$6,892,198
Estimated Total Grants (for all 29 projects including any future grants to be paid out)	7,708,560
Construction Value (2017)	\$166,237,595
Ratio of Total Grants to Construction Value	1:22



150 Main Street West, Hamilton

---

*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 (PED18102) (City Wide) - Page 5 of 32**



31-39 King William Street, Hamilton

The Map, attached as Appendix “B” to Report PED18102, identifies the location of 27 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 - one located in Ancaster and one in Stoney Creek that have received grants.

**Increase in Taxes**

The following chart lists projects in Downtown Hamilton and in the Ancaster, Westdale Village and Stoney Creek Community Improvement Project Areas (CIPA) 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 2017 Municipal taxes. The increase in total Municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$5.6 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 2017 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	+\$124,000	✓	✓
91 Wellington Street North	2003	+\$15,000	✓	
4, 8, 12 Forest Avenue	2005	+\$29,000	✓	✓
47 Caroline Street North	2007	+\$123,000	✓	✓

*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 (PED18102) (City Wide) - Page 6 of 32**

Property Address	Base Year	Difference between base year taxes and 2017 taxes	HDBKMRPIP	HTIGP
80 King William Street	2003	+\$109,000	✓	
267/271 King Street East	2007	+\$3,000	✓	
260-280 King Street East	2005	+\$96,000	✓	✓
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	+\$1000	✓	
68 George Street	2010	+\$229,000	✓	✓
275 King Street West	2011	+\$101,000	✓	✓
40 Bay Street South	2012	+\$318,000	✓	✓
150 Main Street West	2013	+\$510,000	✓	*✓
137-149 Main Street West	2013	+\$111,000	✓	✓
33 Main Street East	2002	+\$17,000		✓
135 Hunter Street	2002	+\$63,000		✓
100-110 James Street South	2004	+\$20,000		✓
1 Main Street West	2004	+\$60,000		✓
66 Bay Street South	2004	+\$223,000		✓
1 Hunter Street East	2006	+\$63,000		✓
210 Main Street East	2007	+\$61,000		✓
87-89 King Street East	2006	+\$16,000		✓
232 Cannon Street East	2009	+\$48,000		✓
52 Cannon Street West	2008	+\$25,000		✓
193-197 James Street North	2009	+\$10,000		✓
130-134 Wellington Street North	2011	+\$10,000		✓
162 Ferguson Avenue North	2012	+\$41,000		*✓
121-123 James Street North	2012	+\$88,000		✓
69 Hughson Street North	2013	+\$14,000		*✓
205 Hunter Street West	2013	+\$26,000		✓
50 Murray Street	2012	+\$99,000		✓
147-159 Walnut Street South	2013	+\$17,000		✓
180-188 Wilson Street	2014	+\$15,000		*✓
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	+\$541,000		*✓

*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 (PED18102) (City Wide) - Page 7 of 32**

Property Address	Base Year	Difference between base year taxes and 2017 taxes	HDBKMRPIP	HTIGP
245 James Street North	2015	+\$2,000		*✓
193 King Street East	2015	+\$28,000		*✓
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		*✓
20-22 George Street	2017	+\$629,000		*✓
73 King Street East	2017	+\$3,000		*✓
27 Bold Street	2017	\$103,000		*✓
<b>Ancaster CIPA</b>				
407 Wilson Street East	2013	+\$6,000		✓
<b>Westdale Village CIPA</b>				
1005 King Street West	2016	+\$2,000		*✓
<b>Stoney Creek CIPA</b>				
22 Jones Street	2014	+\$6,000		✓
7 King Street	2014	+\$8,000		*✓
<b>Total</b>		<b>\$5,595,000</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.

**Financial Incentive Programs Administered by Urban Renewal**

Urban Renewal administers various financial incentives. The chart below identifies the number of applications staff processed in 2011-2017:

Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017
BIA Commercial Property Improvement Grant Programs	34	38	53	62	55	59	46
Commercial Corridor Housing Loan and Grant Program (pre-application)	14	21	17	22	18	21	17

*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 (PED18102) (City Wide) - Page 8 of 32**

<b>Financial Incentive Program</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Commercial Corridor Housing Loan and Grant Program (final application)	2	3	2	6	3	5	5
Hamilton Heritage Property Improvement Grant Program	2	2	8	4	8	2	13
Hamilton Office Tenancy Assistance Program	1	1	1	2	5	1	5
Hamilton Downtown Barton and Kenilworth Multi-Residential Property Investment Program	2	4	2	1	3	0	2
Hamilton Tax Increment Grant Program	2	8	8	10	9	4	4
Hamilton Commercial Façade Property Improvement Grant Program		17	31	54	4	16	28
GORE Building Improvement Grant Program		5	8	15	N/A	0	0
Hamilton Community Heritage Fund Loan Program			2	1	1	1	1
ERASE Programs		21	19	25	12	23	27
Hamilton Heritage Conservation Grant Program				18	7	9	9
Barton/Kenilworth Commercial Corridor Building Improvement Grant Program						4	13
Barton/Kenilworth Tax Increment Grant Program						3	4
Barton/Kenilworth Planning and Building Fee Rebates						1	4
<b>TOTALS</b>	<b>57</b>	<b>120</b>	<b>151</b>	<b>220</b>	<b>125</b>	<b>149</b>	<b>180</b>

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 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.

*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.*



**Business Improvement Area Commercial Property Improvement Grant Program**

The Business Improvement Area Commercial Property Improvement Grant Program (BIACPIG) 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.

<b>Business Improvement Area Commercial Property Improvement Grant Program 2002-December 31, 2017</b>				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2017	50	\$1,702,026	\$604,477	36%
2002-2017	457	\$12,185,447	\$4,744,804	39%



43 King William Street, Hamilton (before and after)

**Commercial Property Improvement Grant Program**

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 (\$12.5 K for corner properties). 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

---

*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 (PED18102) (City Wide) - Page 10 of 32**

---

commercial corridors as identified in the Downtown and Community Renewal Community Improvement Project Area.

<b>Commercial Property Improvement Grant Program 2012–December 31, 2017</b>				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a Percentage of Construction
2017	14	363,596	\$138,922	38%
2012-2017	62	1,641,234	592,531	36%



608 Upper James Street, Hamilton

**Commercial Corridor Housing Loan and Grant Program**

The Commercial Corridor Housing Loan and Grant Program (CCHLGP) offers financial assistance for the construction of new residential units and renovation of existing residential units within Downtown Hamilton, Community Downtowns, the Mount Hope/Airport Gateway, Business Improvement Areas, the commercial corridors as identified in the Downtown and Community Renewal CIPA By-law and properties within the City boundary designated under the *Ontario Heritage Act*. The loan is calculated on the basis of \$20 K per dwelling unit, to a maximum of \$600 K per property. The grant provides up to a \$5,000 grant per property for professional fees and some City of Hamilton fees paid.

---

*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 (PED18102) (City Wide) - Page 11 of 32**

---

<b>Commercial Corridor Housing Loan and Grant Program Inception to December 31, 2017</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>
2007-2017	7	\$699,250	\$442,750	\$29,216

**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 8, 2017 decided that:

- The deadline for the submission of a separate, completed GBIGP Application for each 18, 20, 22, 24 and 28 King Street East, for the previously approved conditional grant commitment to an upset limit of \$250 K under the GBIGP for Hughson Business Space Corporation (Linda Barnett, David Blanchard, Ronald Quinn, and William Rogan), the registered owners, be extended to no later than December 31, 2018, conditional upon the receipt of a Building Permit application being submitted to the City for the redevelopment of 18-28 King Street East no later than June 1, 2018; and,
- That, should the Hughson Business Space Corporation (Linda Barnett, David Blanchard, Ronald Quinn and William Rogan) the registered owners of 18, 20, 22, 24 and 28 King Street East not submit a Building Permit Application for the redevelopment of 18-28 King Street East by June 1, 2018, staff be directed to report back to the General Issues Committee for direction as to whether or not the conditional grant commitments, under the Hamilton Heritage Property Grant Program (HHPGP) and GBIGP, for those properties should continue to be valid.

A separate Report which speaks to the status of this application and recommendations for Council's consideration will be on the agenda of the June 20, 2018 meeting of the City of Hamilton's General Issues Committee.

---

*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 (PED18102) (City Wide) - Page 12 of 32**

<b>Gore Building Improvement Grant Program 2012-December 31, 2017 (Three-Year Program Only)</b>				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2017	2	\$116,160	58,080	50%
2012-2017	17	2,242,483	\$724,139	32%



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 HHPGP. The maximum matching grant is \$5,000 for the conservation/preservation of heritage features.

<b>Hamilton Heritage Conservation Grant Program Since Inception (2014–December 31, 2017)</b>	
Number of Grant Commitments	38
Total Grant Commitments	\$163,550
Grants Advanced	\$136,714
Conservation Value of Projects	\$621,121
Grants as a Percentage of Construction	26%

*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.*



51 Markland Street, Hamilton

This Program expired on April 9, 2017. A staff report which speaks to the future status of this Program will be brought forward for the consideration of Council in July 2018.

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

The 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.

Note that City Council at its meeting held December 8, 2017 decided that:

- That the deadline for the submission of a separate, completed HHPGP Application for each 18, 20, 22, 24 and 28 King Street East, for the previously approved conditional grant commitment to an upset limit of \$850 K for the Hughson Business Space Corporation (Linda Barnett, David Blanchard, Ronald Quinn and William Rogan) the registered owners, be extended to no later than December 31, 2018, conditional upon the receipt of a Building Permit Application being submitted to the City for the redevelopment of 18-28 King Street East no later than June 1, 2018;

---

*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 (PED18102) (City Wide) - Page 14 of 32**

---

- That, should the Hughson Business Space Corporation (Linda Barnett, David Blanchard, Ronald Quinn and William Rogan) the registered owners of 18, 20, 22, 24 and 28 King Street East not submit a Building Permit Application for the redevelopment of 18-28 King Street East by June 1, 2018, staff be directed to report back to the General Issues Committee for direction as to whether or not the conditional grant commitments, under the HHPGP and GBIG, for those properties should continue to be valid.

A separate Report which speaks to the status of this Application and recommendations for Council’s consideration will be on the agenda of the June 20, 2018 meeting of the City of Hamilton’s General Issues Committee.

<b>Hamilton Heritage Property Grant Program Since Inception 2008–December 31, 2017</b>	
Number of Grant Commitments	37
Total Grant Commitments	\$1,812,707
Total Conditional Grant Commitments (for 18-28 King Street East)	\$850,000
Grants Advanced	\$1,345,327
Grants Approved to be Advanced (not including 18-28 King Street East)	\$467,380
Conservation Value of Projects (not including 18-28 King Street East)	\$10,288,487
Grants as a Percentage of Construction (not including 18-28 King Street East)	13%



25 Mill Street North, Waterdown

A further separate staff Report which speaks to the current and future financial needs of this program will be brought forward for the consideration of Council in July 2018.



**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 DCRCIPA.

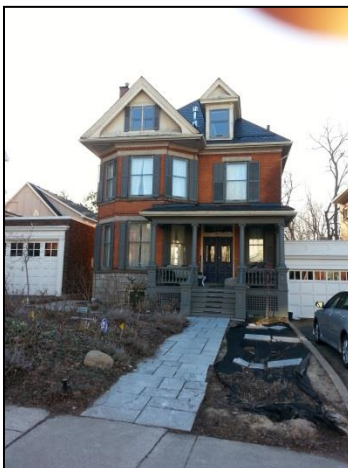
<b>Office Tenancy Assistance Program Since Inception 2010–December 31, 2017</b>	
Number of Loan Commitments	7
Total Loan Commitments	\$1,004,232
Square Feet of New/Expanded Office Space	75,356

<b>Office Tenancy Assistance Program Since Inception 2010–December 31, 2017</b>	
Loans Advanced	\$515,727
Loans Paid Back	\$370,161
Loans to be Advanced	\$488,505
Construction Value of Approved Projects	\$6,059,244

**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*.

<b>Hamilton Community Heritage Loan Fund January 1, 2009–December 31, 2017</b>	
Number of Loan Commitments	16
Total Loan Commitments	\$593,112
Loans Advanced	\$523,735
Loans Paid Back	\$355,769
Loans Outstanding	\$167,970
Loans to be Advanced	\$69,337
Interest Paid	\$46,453



256 Park Street South, Hamilton

### **Barton/Kenilworth Commercial Corridor Building Improvement Grant Program**

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

<b>Barton/Kenilworth Commercial Corridor Building Improvement Grant Program June 2016–December 31, 2017</b>	
Number of Grant Commitments	11
Total Grant Commitments	\$414,963
Grants Advanced	\$242,064
Grants Approved to be Advanced	\$172,899
Conservation Value of Projects	\$1,597,839
Grants as a Percentage of Construction	26%

---

*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 (PED18102) (City Wide) - Page 17 of 32**

---



374 Barton Street East, Hamilton (existing conditions)

This Program is currently scheduled to end on December 31, 2018. A staff report which speaks to the future status of this program will be brought forward for the consideration of Council in July 2018.

**Barton/Kenilworth Tax Increment Grant Program**

As a pilot project to December 31, 2018, the Program provides for a nine-year grant based on the increase in the Municipal portion of the realty taxes attributed to the redevelopment of residential or commercial lands and buildings located within the boundaries of the Barton Village BIA, the Barton Street East and Kenilworth Avenue North commercial corridors, and the properties that front on Barton Street between James Street North and Victoria Avenue North as identified in the DHCIPA. 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) to December 31, 2017</b>	
Number of Grants Approved	4
Estimated Total Grants	\$2,482,154
Construction Value	\$16,825,000
Ratio of Total Grants to Construction Value	1:7

This Program is currently scheduled to end on December 31, 2018. A staff report which speaks to the future status of this program will be brought forward for the consideration of Council in July 2018.

---

*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.*

### **Barton/Kenilworth Commercial Corridors Rebate of Application Fees**

The Program provides a rebate of some Planning and Building application fees for properties within the boundaries of the Barton Village BIA, the Barton Street East and Kenilworth Avenue North commercial corridors, and properties that front on Barton Street between James Street North and Victoria Avenue North, as identified in the Downtown Hamilton Community Improvement Project Area (DHCIPA). Building Permit fees are rebated upon final inspection and building permit completion. Fees for Committee of Adjustment (COA) minor variances that support the revitalization of the corridors and supported by Planning staff, are rebated upon approval of the variance, as long as there were no appeals to the Ontario Municipal Board (OMB). If appeals are filed with the OMB and the OMB upholds the COA's decision, the rebate of the fee would be issued. If there are appeals and the OMB overturns a COA decision, a rebate is not be issued. Site Plan application fee rebates are rebated after issuance of a Building Permit.

**Applications:** One Application was received in 2016 for a Demolition Permit fee and Building Permit fee totalling \$1,951. The rebate for the Demolition Permit fee in the amount of \$228 was approved and paid in July, 2017. The rebate for the Building Permit fee will be issued in accordance with the terms of the Program. Four additional applications have been submitted as of December 31, 2017 and rebates will be submitted in accordance with the terms of the Program.

### **2017 Downtown Hamilton Building Activity**

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2017, with a total of 196 building permits being issued, representing \$82.5 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 construction values from 2002 to 2017 are illustrated in Figure 1.

---

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

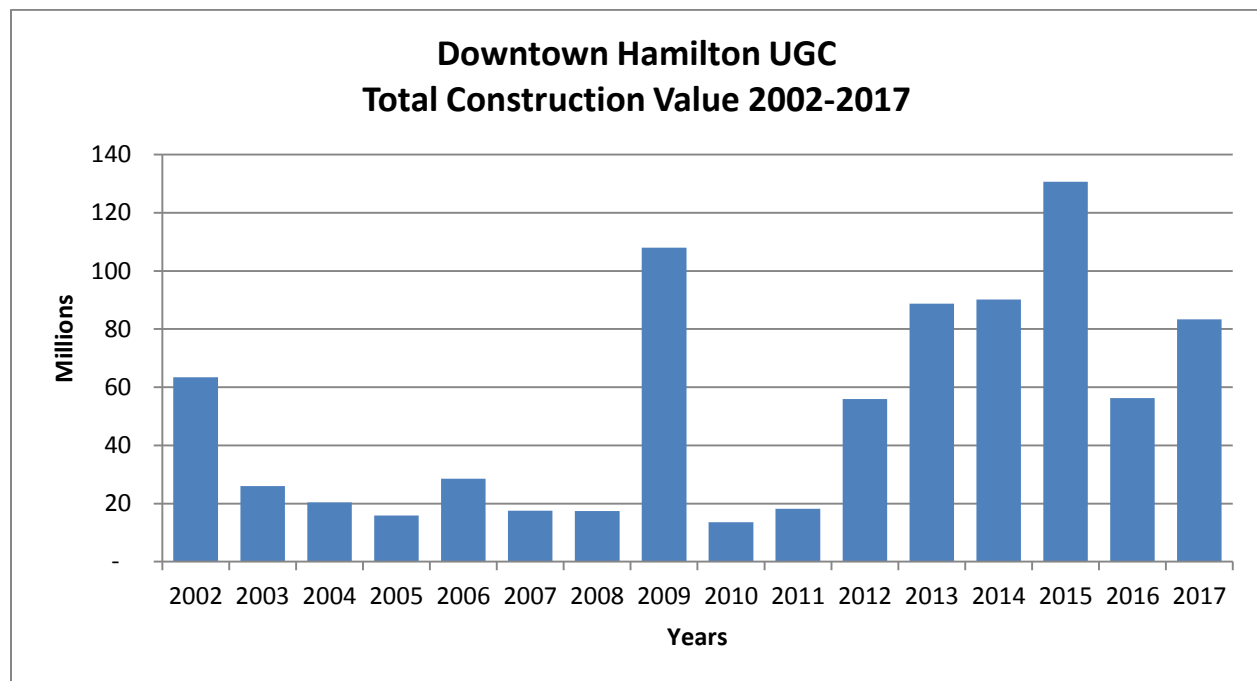


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for over 85% of the total building permit construction value.

Developments in the DHCIPA, which includes the Downtown Hamilton UGC are outlined below and total approximately \$89.1 M in construction value, totalling 308 building permits. Those projects which merit acknowledgment to the building permit construction value reported for 2017 include the following residential and non-residential developments:

- 46 James Street North-To construct the superstructure of a sprinklered 20-storey, 1,374 m<sup>2</sup>, 162-unit apartment building (15,038 m<sup>2</sup> gfa, including one level of underground parking, 344 m<sup>2</sup> ground floor retail);
- 100 Wilson Street-Construction of a new two-storey 2,810 m<sup>2</sup> (building area) police station with underground parking, lab and temporary holding cells as per plan approved;
- 1 Elgin Street-To construct the superstructure of a three-storey, 211 m<sup>2</sup> transformer station building for Hydro One;
- 1 Elgin Street-To construct foundations only for a future three-storey industrial (Gas Insulated Switchgear) building;

**SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide) - Page 20 of 32**

---

- 10 James Street North-To construct a sprinklered two-storey, 556 m<sup>2</sup> addition to the office building and alterations to the interior and exterior of the existing building;
- 50 Main Street East-Alteration to the existing five-storey office building to fit-up the third, fourth and fifth floors for the City of Hamilton;
- 100 King Street West-Alteration to the existing fire alarm system serving Jackson Square; scope includes upgrading wiring, replacing panels, replacing several fire alarm devices in the same location and adding new strobes in public corridors;
- 20 Emerald Street South-Alterations to the existing office building for the Good Shepherd Province Administration Headquarters;
- 55 John Street North-Permit revised for additional work added to the scope of work including relocation of fire hose cabinet, and changes to mechanical and electrical systems. Alterations to the second floor of the existing building for Horizon Utilities Inc.;
- 120 Bay Street South-Alterations to the existing building noted as Phase One for St. Mark's Church;
- 130 Bay Street South-Permit Revised to Reflect the Correct Address of 130 Bay Street South. Alterations to the existing building noted as Phase One for "St. Mark's Church";
- 223 Jackson Street West-Alterations to repair the parking garage deck;
- 19 John Street South-Revised to transfer permit ownership. Alteration to all storeys, enclose the alleyway on the North side of the building and to construct the 453 m<sup>2</sup> fifth-floor to become a five-storey above grade commercial office shell building;
- 100 Ferguson Avenue South-To repair the concrete balconies and to replace balcony guards of the apartment building;
- 100 Bay Street South-Alterations to repair concrete in the underground parking garage of the existing building as noted in the Engineer's report dated March 2016 (sealed September 5, 2017): Phase One (Parking Garage Roof Slab Repairs) and Phase Two (Parking Garage Suspended Slab);
- 100 King Street West-Alterations on the 16th floor of the existing commercial building to create an office, RBC Wealth Management; and,
- 55 York Boulevard-Alteration of the existing Library to replace window glazing and curtain wall repairs (mechanical tower and south elevation floors two, three, four, five and six, and removal of brise-soleil structures.

Building permits were issued for the construction of 235 new residential units in 2017 in the DHCIPA (214 within the UGC), including: 192 units at 46 James Street North; 16 units at 151 John Street South and ten units at 81 King Street East. From 2002 through 2017, building permits have been issued for a total of 2,715 dwelling units in the UGC, providing an average growth of 170 units per year.

---

*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.*



**Residential vs. Non-Residential Construction**

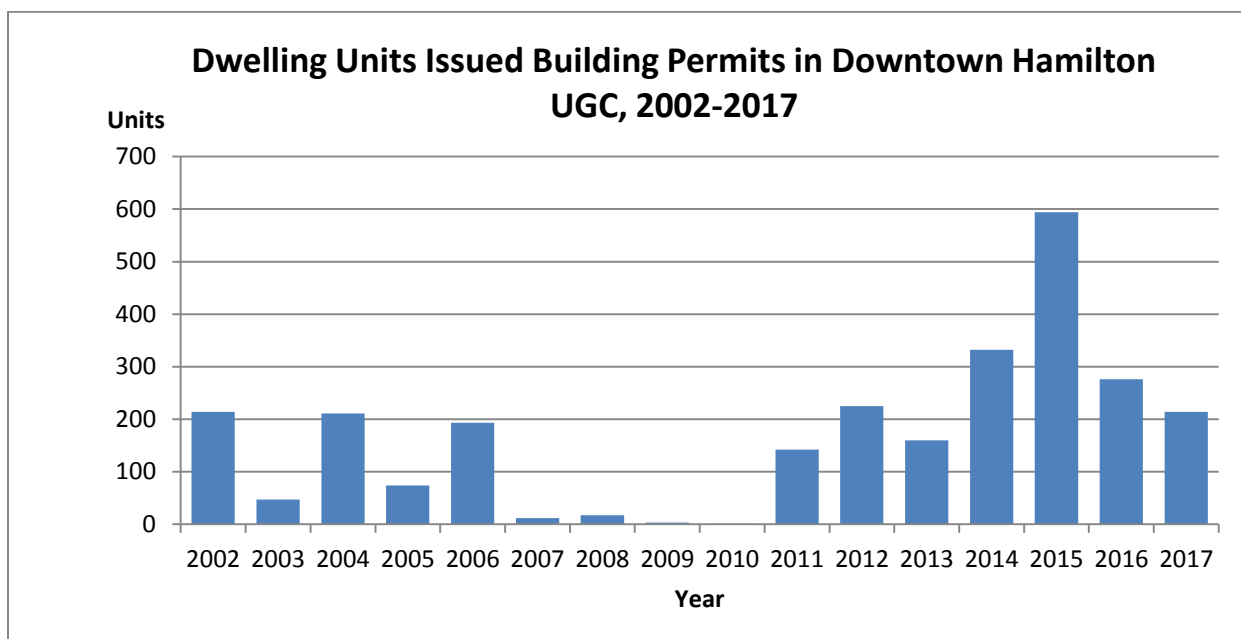
In 2017 non-residential development values once again surpassed residential development in the Downtown:

UGC Non-residential: 128 permits = \$47,856,865 construction value

UGC residential: 69 permits = \$34,665,318 construction value

Downtown CIPA Non-residential: 161 permits = \$51,670,565 construction value

Downtown CIPA residential: 151 permits = \$37,434,878 construction value



**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).

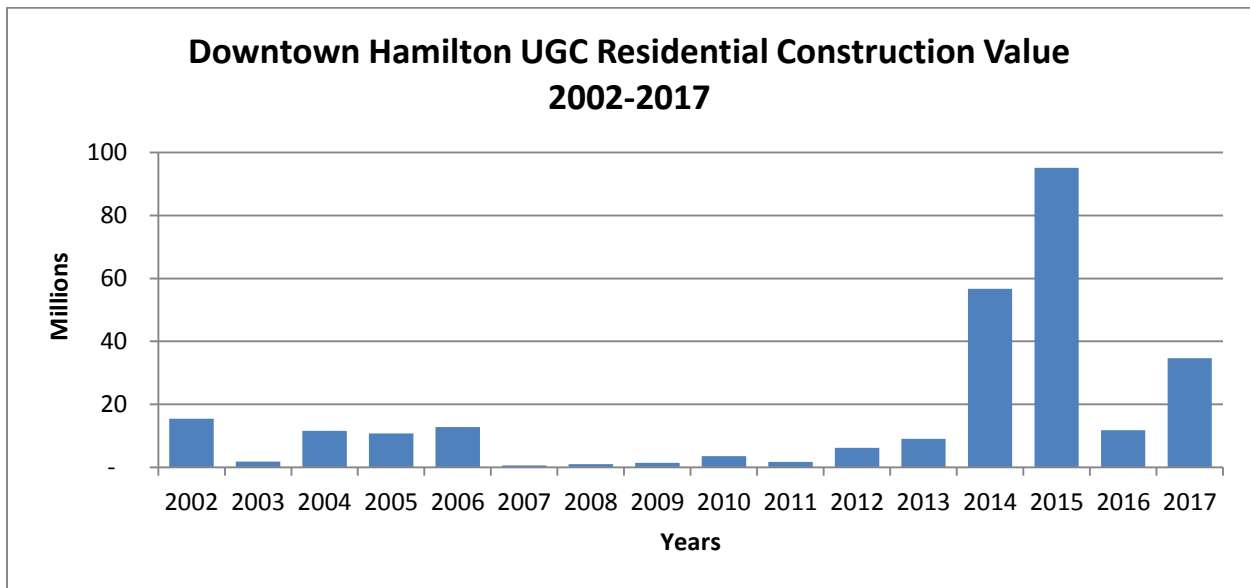


Figure 2

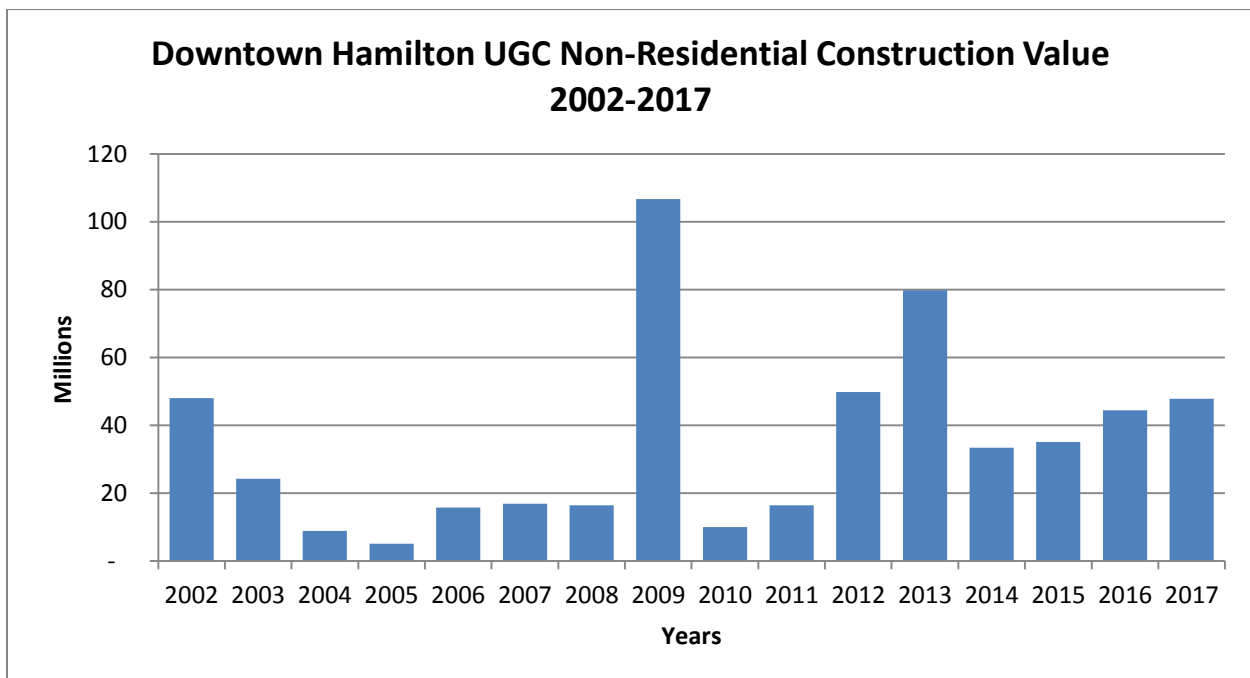


Figure 3

There were an additional 69 building permits issued in 2017 within the boundary of the Downtown Hamilton Community Improvement Project Area. They account for an additional \$1.7 M in building permit construction value 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.

**2017 Community Downtown Building Activity**

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope collectively had a total of 53 building permits issued in 2017 within their respective community improvement project areas, representing a building permit construction value of approximately \$8.9 M. Growth in these communities was comprised of 67% residential and 33% non-residential. Waterdown had the largest growth out of all the Community Downtowns in 2017 totalling 57% of the total construction values (see Figure 5).

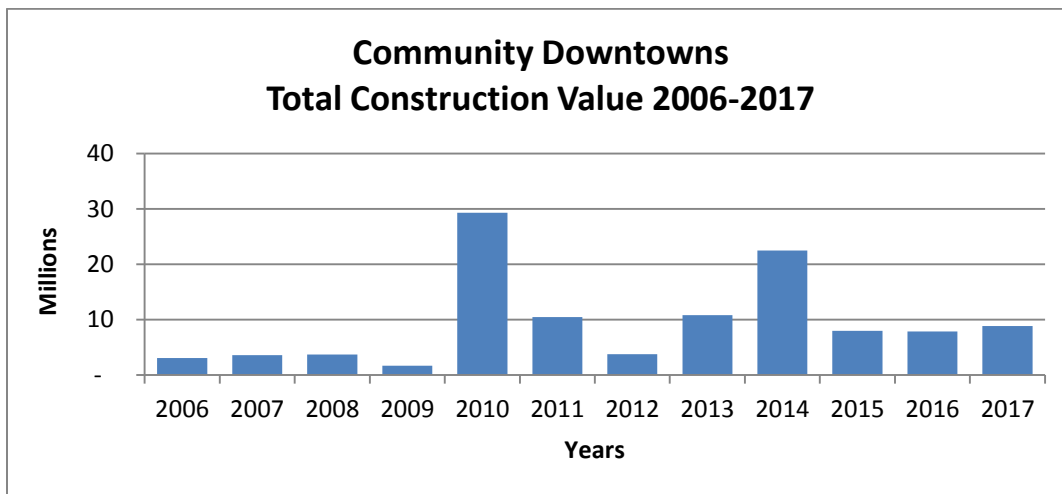


Figure 4

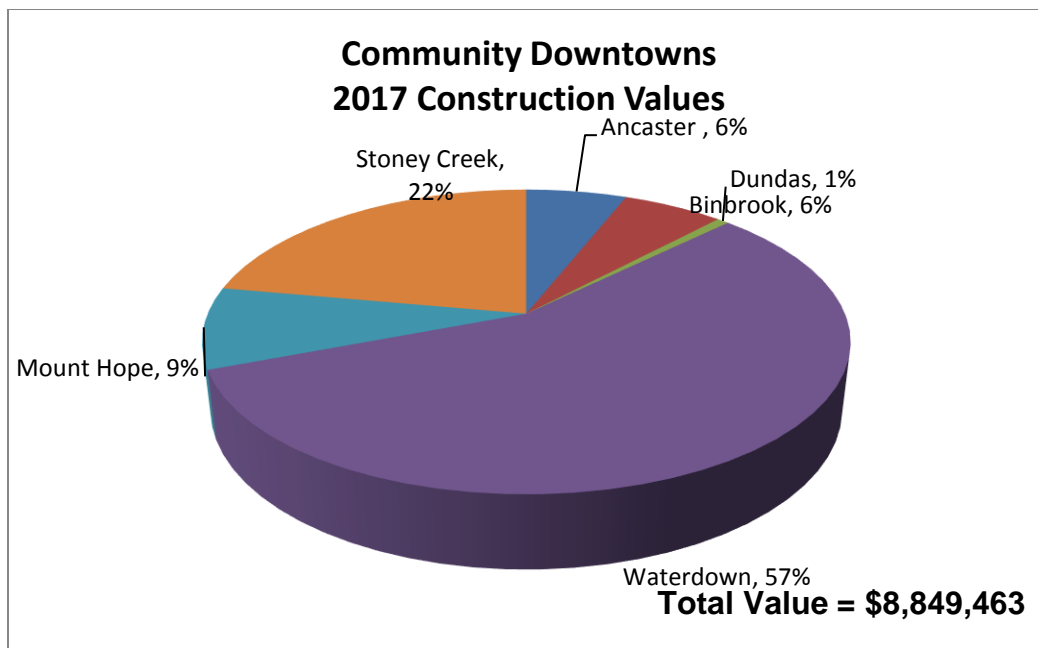


Figure 5

**SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide) - Page 24 of 32**

---

Honourable mentions include the following investments in 2017 to the Community Downtowns (\$ construction value):

- \$350 K-Alterations to Unit One of the shell building for the interior fit-out of a dental office in Ancaster;
- \$500 K-Alterations to the two-storey commercial building to upgrade accessibility and kitchen for Binbrook Memorial Hall in Binbrook;
- \$50 K-Alterations to the interior of residential unit in Dundas;
- \$1.1 M-Alterations to the existing parking garage of the multi-storey apartment building for localized concrete repairs in Stoney Creek;
- \$1.4 M-To construct a two-storey, 1010 m<sup>2</sup>, seven-unit townhouse block in Waterdown; and,
- \$500K-To construct a 61.6m<sup>2</sup>, one-storey addition to the community hall in Mount Hope.

**Urban Renewal Projects Completed in 2017**

**Wayfinding Pilot (Phase 1 and Phase 2):**

In continuation of Phase One of the Comprehensive Wayfinding Project map, graphics for the Downtown pedestrian kiosks have been designed and installed in the Downtown core, printed on long lasting 3 mm sintra medium to reduce replacement costs of the maps. Tourism staff has agreed to provide poster content to the non-map side of the six Phase One and Phase Two Downtown Pedestrian Kiosks, at the MacNab Transit Terminal, City Hall, First Ontario Centre, West Harbour GO Station, the Hamilton GO Centre and at the West Harbour.

Three additional Phase One pedestrian kiosks are to be installed in the Downtown through the summer of 2018. After ongoing negotiations with Metrolinx through 2017, it has been decided that installation on site at the two GO stations would be redundant given the Metrolinx Wayfinding Pilot Program.

19 Custom maps for each Phase One and Phase Two pedestrian kiosk have been developed that will help highlight points of interest in Downtown and BIA commercial and entertainment districts.

Phase Two Pedestrian kiosk 'Poster Side' graphics within BIA locations will be open to an application process for BIA staff and affiliated members to apply for use of the poster space available on the non-map side of the Pedestrian Kiosks. As a placeholder BIA branding 'Spend it Here' graphics will be prepared for the 'poster side' should BIAs opt out of the application process.

---

*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.*



Fabrication of all Phase Two pedestrian kiosks was completed in 2017. Seven out of ten Phase Two pedestrian kiosks were installed in 2017. The three outstanding Phase Two pedestrian kiosks will be installed in the summer of 2018 pending final approval of location.

#### **Red Hill Business Sign and Trail Connection:**

Red Hill Business Park now has a new landmark in the form of an illuminated monument sign at the corner of Stone Church and Dartnall Road.

A trail connection from the Chippewa Rail Trail to the Municipal sidewalk was also completed as part of the project.

The illuminated ground sign for the Red Hill Business Park was built in conjunction with the Dartnall Road Construction Project starting in the fall season of 2017 and completed in spring of 2018.



**Concession Street BIA Gateway:**

Two rejuvenated signage faces for the Concession Street BIA Gateways were installed in 2017. The new signs reflect the modern new branding for the Concession Street BIA. New planting plans have been developed to update the outdated gateways, with final planting and repairs to the existing lighting estimated for 2018.



Concession Street Gateway – New Sign Faces Installed



# SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide) - Page 27 of 32

DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET UNLESS OTHERWISE NOTED

CONCESSION STREET  
EXISTING SIDEWALK

3 Md  
3 Ef  
7 Hf  
3 Md

**DESIGN LAYOUT - WEST GATEWAY**

Purpleleaf Wintercreeper  
summer and fall colours

St John's Wort - Sunburst  
summer and fall colours

Siberian Carpet Cypress  
summer and fall colours

**NOTES AND SPECIFICATIONS:**

- CONTRACTOR TO REVIEW LAYOUT OF PROJECT ON SITE WITH CITY AND BIA REPRESENTATIVE PRIOR TO CONSTRUCTION.
- MULCHING MATERIALS SHALL BE REASONABLY FREE OF WEED SEED, FOREIGN MATERIALS, OR OTHER INJURIOUS MATERIALS THAT WOULD PROHIBIT SEED GERMINATION.
- PROVIDE LANDSCAPE FABRIC TO COVER OPEN SOIL AREA; FABRIC MAY BE WOVEN OR SPUN BONDED, AND SHALL BE A PRODUCT SPECIFICALLY DESIGNED FOR WEED CONTROL. BLACK PLASTIC WILL NOT BE ACCEPTED.
- AFTER FINISH GRADING IS COMPLETE BUT BEFORE PLANTING, LAY FABRIC OVER AREA. CUT 'X' SHAPED OPENINGS IN MATERIAL TO ACCEPT INDIVIDUAL PLANTS. UPON COMPLETION OF PLANTING APPLY ORGANIC OR INORGANIC MULCH IN AN EVEN LAYER, LEAVING NO PART OF THE LANDSCAPE FABRIC EXPOSED.
- PROVIDE 2" DEPTH NATURAL CEDAR BARK MULCH THAT IS FREE OF CHUNKS AND STICKS, DARK BROWN IN COLOUR, AND FREE OF ALL SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS, ROOTS OR OTHER EXTRANEIOUS MATTER.
- STONE MULCH TO CONSIST OF 1" NATURAL ROUND STONES AND SHALL BE DISPERSED EVENLY OVER SOIL SURFACE.
- CLEAR AND GRUB EXISTING SHRUBBY VEGETATION AND WEEDY TREE GROWTH BEHIND THE CONCESSION STREET SIGNAGE REPLACE, WITH ROUND STONE MULCH AS PER PLAN.

KEY MAP (N.T.S.)

SHEET No. 1 OF 2

**LEGEND:**

- BROADLEAF EVERGREENS
- CONIFEROUS SHRUBS
- DECIDUOUS SHRUBS
- ROUND STONE MULCH 2" MIN DEPTH
- EXISTING GATEWAY - new sign face not in contract (maintain and protect)
- EXISTING LIGHTING - not in contract (maintain and protect)

**PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONDITION	REMARKS
Ef	3	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	2' (approx)	40cm	3 gallon	Healthy, vigorous growth. Remove pot
Hf	7	<i>Hypericum frondosum</i> 'Sunburst'	St John's Wort - Sunburst	2' (as shown)	50cm	3 gallon	Healthy, vigorous growth. Remove pot
Md	6	<i>Microbiota decussata</i>	Siberian Carpet Cypress	3' (as shown)	40cm	3 gallon	Healthy, vigorous growth. Remove pot

Senior Landscape Architect,  
Urban Renewal

Meredith Plant, OALA, CSLA

Manager, Urban Renewal

Judy Lam, MBA, CMA, CPA

**City of Hamilton**  
Planning and Economic Development

**CONCESSION BIA GATEWAYS**  
SIGNAGE REFURBISHMENT - WEST GATEWAY  
CORNER OF CONCESSION AND UPPER WELLINGTON

Concession Street Gateway – New Planting Plans

## Waterdown Memorial Hall (Front Yard Landscape Plan):



**WATERDOWN MEMORIAL HALL**  
FINAL REVISED CONCEPT

SEPTEMBER 2017

landscape planning  
LANDSCAPE ARCHITECTS

*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.*

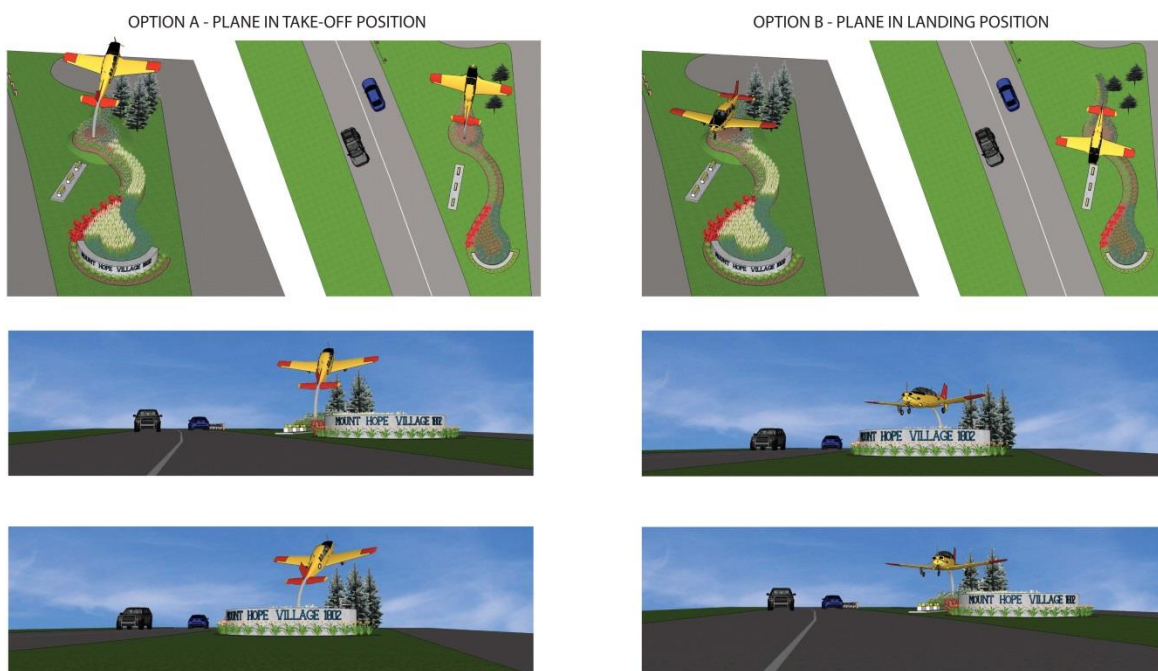
**SUBJECT: Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED18102) (City Wide) - Page 28 of 32**

---

The Waterdown Memorial Hall Landscape Revitalization project coordination and final construction documents and consultant coordination took place through 2017 with construction anticipated in the summer/fall of 2018.

**Mount Hope Gateway (Landscape Plan):**

Through Public Workshops and strong Mount Hope pride, a Concept Plan for the Mount Hope Gateway was developed throughout 2017. Construction documents and coordination has been on-going in 2017. Construction is anticipated in the summer/fall of 2018.



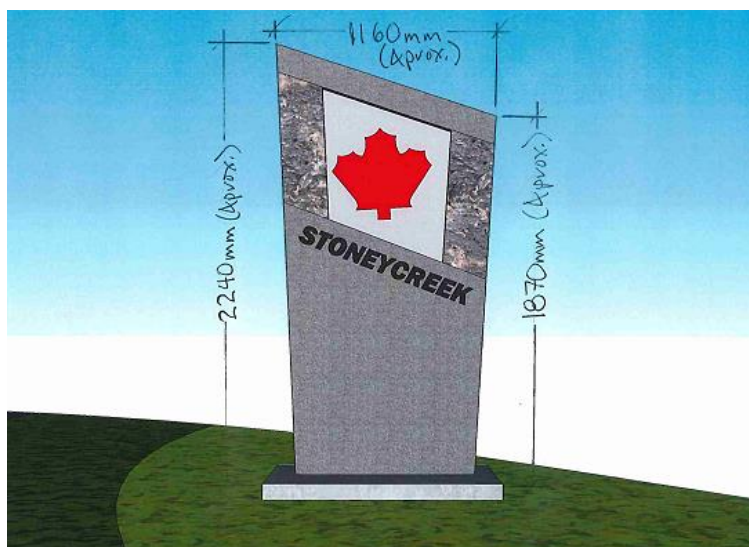
\*NOTE: THIS ILLUSTRATION IS INTENDED TO CONVEY THE ARTIST'S GENERAL INTENT, WHILE PRESERVING THE INTENT, THE FINAL DESIGN MAY BE SUBJECT TO CHANGE TO REFLECT THE AVAILABLE BUDGET, FINAL MATERIAL SELECTIONS AND PLANT SPECIES.\*

**MOUNT HOPE VILLAGE GATEWAY**  
CONCEPT 1

JULY 2017

**Stoney Creek Gateway (Concept Plan Revisions):**

The concept for the Stoney Creek Gateway has been simplified through 2017 (please see the concept sketches below). Foundation coordination discussions have progressed. Due to a large amount of underground utilities in the proposed location for the gateway, the location has been reassessed with input from Public Works staff to ensure feasibility on site. A revised Terms of Reference has been prepared with manufacture of the gateway anticipated through the summer of 2018.



**Stoney Creek Rotary Parkette:**

Rotary Clock Tower Plaques and Plinth signage were designed and installed at the Stoney Creek Rotary Parkette, corner of Jones Street and King Street East in the Summer/Fall of 2017. They were designed in conjunction with the Rotary Club of Stoney Creek.

---

*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 (PED18102) (City Wide) - Page 30 of 32**

---



**Locke Street Gateway:**

The concept for the Locke Street Gateway has been coordinated with Public Works streetscape efforts through 2017 (please see concept sketches below). Gateways are proposed to be installed in coordination with streetscape improvements through the fall of 2018 and into 2019.

---

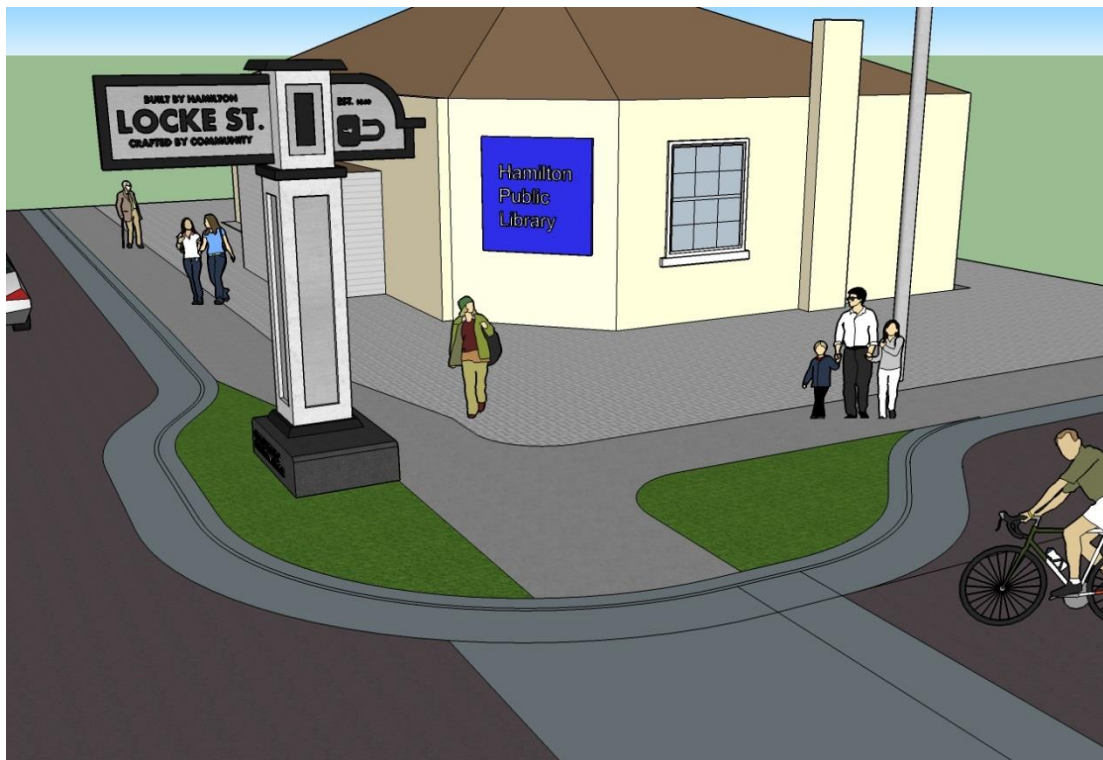
*OUR Vision: To be the best place to raise a child and age successfully.*

*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 (PED18102) (City Wide) - Page 31 of 32**

---



---

*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.*

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A"-Location Map

Appendix "B"-Location Map

CG:dt