



INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	May 1, 2019
SUBJECT/REPORT NO:	Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Urban Renewal Initiatives (PED19085) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755 Lisa Browett (905) 546-2424 Ext. 7519 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 (HDBKMRPIP), formerly known as the Hamilton Downtown Multi-Residential Property Investment Program, from \$26 M to \$45 M, provided that the total loan monies loaned under the Program at one time does not exceed \$35 M. City Council also 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 PED19085 provides an update on the status of the HDBKMRPIP, as well as other Urban Renewal Programs and Initiatives.

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Hamilton Downtown Barton/Kenilworth Multi-Residential Property Investment Program

The City has loaned, as at December 31, 2018, approximately \$42.8 M under the HDBKMRPIP supporting the creation/renovation of 1,484 dwelling units at an interest cost to the City of approximately \$4 M (\$2,705.98/dwelling unit). The public cost of the Program has levered approximately \$244.5 M of private construction value at a ratio of 1:48. As of December 31, 2018, there were 17 loans that had been repaid in full, two loans being repaid, one loan had been written-off, and one project was under construction. The project under construction achieved 60% completion and received their first advance under the program in 2018.

Appendix "A" to Report PED19085 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 - 2018 Year End Status

Units Built/Under Construction	1,484
Number of Projects	21
Construction Value	\$244,493,949
Loans Advanced	\$42,795,525
Loans Paid Back	\$29,187,994
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$12,506,324
Interest Paid	\$4,015,677
Ratio of Interest Paid to Construction Value	1:61
Cost (Interest Plus Default)	\$5,116,884
Ratio of Cost to Construction Value	1:48



179-181 James Street North, Hamilton

As of December 31, 2018, \$12,506,324 was outstanding in loans that are in various stages of repayment or redevelopment and \$2,124,252 is committed but not advanced. Therefore, based on a maximum of \$35 M in loans being outstanding, there is an additional \$20,369,424 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 PED16050 which was approved by City Council at its meeting held on 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 2018, \$1,243,546 was due to be issued to 18 reassessed projects through the Hamilton Tax Increment Grant Program (HTIGP). Since grants were first issued in 2004, \$8.7 M has been granted through the Program to 38 reassessed projects that had a combined construction value of \$270,917,881 which accounts for a 1:25 ratio of public grant leveraging private investment.

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Hamilton Tax Increment Grant Program

2018 Year End Status of Reassessed Projects

Grants Due in 2018 (to 18 Projects)	\$1,243,546
Grants Issued 2004-2018 (to 38 projects)	\$8,651,245
Estimated Total Grants (for all 38 projects including all prior and future payments)	\$10,824,706
Construction Value	\$270,917,881
Ratio of Total Grants to Construction Value	1:25



1005 King Street West, Hamilton



31-39 King William Street, Hamilton

The Map, attached as Appendix “B” to Report PED18102, identifies the location of 34 properties within the Downtown Hamilton Community Improvement Project Area that have received grants under the HTIGP. Note that the map does not include three

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projects; one located in Ancaster, one in Westdale Village, 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, Stoney Creek and Barton/Kenilworth Community Improvement Project Areas (CIPA) that have been approved, for loans/grants under the HDBKMRPIP and/or the HTIGP and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development Municipal taxes to their 2018 Municipal taxes. The increase in total Municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$5.9 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 2018 taxes	HDBKMRPIP	HTIGP	BKTIG
135 James Street South	2003	+\$446,300	✓		
11 Rebecca Street	2004	+\$79,700	✓	✓	
155 James Street South	2003	+\$84,300	✓		
118 Market Street	2003	+\$144,800	✓	✓	
91 Wellington Street North	2003	+\$15,800	✓		
4, 8, 12 Forest Avenue	2005	+\$27,300	✓	✓	
47 Caroline Street North	2007	+\$133,000	✓	✓	
80 King William Street	2003	+\$151,200	✓		
267/271 King Street East	2007	+\$3,300	✓		
260-280 King Street East	2005	+\$105,400	✓	✓	
170-176 Jackson Street West	2007	+\$8,000	✓	✓	
289 Hunter Street East	2007	+\$700	✓		
68 George Street	2010	+\$226,200	✓	✓	
275 King Street West	2011	+\$40,200	✓	✓	
40 Bay Street South	2012	+\$314,700	✓	✓	
150 Main Street West	2013	+\$522,600	✓	✓	
137-149 Main Street West	2013	+\$110,200	✓	✓	
33 Main Street East	2002	+\$18,400		✓	
135 Hunter Street	2002	+\$61,900		✓	
100-110 James Street South	2004	+\$24,000		✓	
1 Main Street West	2004	+\$67,900		✓	
66 Bay Street South	2004	+\$265,600		✓	
1 Hunter Street East	2006	+\$63,300		✓	

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Property Address	Base Year	Difference between base year taxes and 2018 taxes	HDBKMRPIP	HTIGP	BKTIG
210 Main Street East	2007	+\$54,600		✓	
87-89 King Street East	2006	+\$16,200		✓	
232 Cannon Street East	2009	+\$51,000		✓	
52 Cannon Street West	2008	+\$30,100		✓	
193-197 James Street North	2009	+\$10,100		✓	
130-134 Wellington Street North	2011	+\$10,900		✓	
162 Ferguson Avenue North	2012	+\$17,900		✓	
121-123 James Street North	2012	+\$84,200		✓	
69 Hughson Street North	2013	+\$11,800		✓	
205 Hunter Street West	2013	+\$24,300		✓	
50 Murray Street	2012	+\$105,700		✓	
147-159 Walnut Street South	2013	+\$17,700		✓	
180-188 Wilson Street	2014	+\$15,600		✓	
179-191 James Street North	2014	+\$282,900	✓	*✓	
189 King Street East	2014	+\$6,100		*✓	
191 King Street East	2014	+\$4,300		*✓	
125 Wellington Street North	2014	+\$59,200		*✓	
140 Main Street West	2014	+\$317,700		*✓	
290 Barton Street West	2015	+\$104,900		✓	
112 King Street East	2015	+\$347,700		✓	
245 James Street North	2015	+\$4,200		*✓	
193 King Street East	2015	+\$9,700		✓	
31-39 King William Street	2015	+\$49,200		✓	
127 Market Street	2016	+\$5,200		*✓	
220 Cannon Street East	2016	+\$184,200	✓	*✓	
232 Cannon Street East	2016	+\$9,900		✓	
20-22 George Street	2017	+\$629,100		*✓	
73 King Street East	2017	+\$2,900		*✓	
27 Bold Street	2017	\$103,300		*✓	
Ancaster CIPA					
407 Wilson Street East	2013	+\$6,600		✓	
Westdale Village CIPA					
1005 King Street West	2016	+\$7,000		✓	
Stoney Creek CIPA					
22 Jones Street	2014	+\$7,000		✓	
7 King Street	2014	+\$5,000		✓	
Barton/Kenilworth Tax Increment Grant Program					
601 Barton Street East	2017	+\$329,400			*✓
657-659 Barton Street East	2017	+\$6,300			*✓

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Property Address	Base Year	Difference between base year taxes and 2018 taxes	HDBKMRPIP	HTIGP	BKTIG
431-435 Barton Street East	2017	+\$13,500			*✓
374 Barton Street East	2017	+5,300			*✓
Total		\$5,892,800			

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 from 2011-2018:

Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017	2018
BIA Commercial Property Improvement Grant Programs	34	38	53	62	55	59	46	34
Commercial Corridor Housing Loan and Grant Program (pre-application)	14	21	17	22	18	21	17	21
Commercial Corridor Housing Loan and Grant Program (final application)	2	3	2	6	3	5	5	7
Hamilton Heritage Property Improvement Grant Program	2	2	8	4	8	2	13	9
Hamilton Office Tenancy Assistance Program	1	1	1	2	5	1	5	3
Hamilton Downtown Barton and Kenilworth Multi-Residential Property Investment Program	2	4	2	1	3	0	2	1
Hamilton Tax Increment Grant Program	2	8	8	10	9	4	4	10
Hamilton Commercial Façade Property Improvement Grant Program		17	31	54	4	16	28	52
GORE Building Improvement Grant Program		5	8	15	0	0	0	0
Hamilton Community Heritage Fund Loan Program			2	1	1	1	1	2
ERASE Programs		21	19	25	12	23	27	30

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Financial Incentive Program	2011	2012	2013	2014	2015	2016	2017	2018
Hamilton Heritage Conservation Grant Program				18	7	9	9	7
Barton/Kenilworth Commercial Corridor Building Improvement Grant Program						4	13	9
Barton/Kenilworth Tax Increment Grant Program						3	4	4
Barton/Kenilworth Planning and Building Fee Rebates						1	4	3
TOTALS	57	120	151	220	125	149	180	192

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.

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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.

Business Improvement Area Commercial Property Improvement Grant Program 2002 - December 31, 2018				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2018	17	\$647,234	\$245,134	38%
2002-2018	474	\$12,832,681	\$4,989,938	39%



143 Main Street East, Hamilton

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

Commercial Property Improvement Grant Program 2012 – December 31, 2018				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a Percentage of Construction
2018	17	\$293,620	\$130,814	45%
2012-2018	79	\$1,934,854	\$723,345	37%



3200 Homestead Drive, Mount Hope



10 Barton Street East, Hamilton

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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 K grant per property for professional fees and some City of Hamilton fees paid.

Commercial Corridor Housing Loan and Grant Program Inception 2017 - December 31, 2018				
Time Period	Number of Projects Approved	Loan Amount Advanced	Loans Repaid	Grant Paid Out
2007-2018	10	\$894,250	\$464,250	\$34,216

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 February 13-14, 2019, 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 January 31 2020, 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 July 31, 2019; 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 July 31, 2019, 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.

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Gore Building Improvement Grant Program 2012 - December 31, 2018 (Three-Year Program Only)				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2012-2018	18	\$2,303,229	\$754,511	33%



11 King Street East, Hamilton (before and after)

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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.

Hamilton Heritage Conservation Grant Program Since Inception 2014 – December 31, 2018	
Number of Grant Commitments	42
Total Grant Commitments	\$179,805
Grants Advanced	\$148,590
Conservation Value of Projects	\$662,005
Grants as a Percentage of Construction	27%



51 Markland Street, Hamilton

This Program expired on April 9, 2017. A staff report which addressed the future status of this Program was considered by Council at its meeting on July 13, 2018. At this meeting, Council adopted recommendations which extended the Program indefinitely.

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 February 13-14, 2019, decided 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 January 31, 2020, 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 July 31, 2019; and,
- 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 July 31, 2019, 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.

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Hamilton Heritage Property Grant Program Since Inception 2008 – December 31, 2018	
Number of Grant Commitments	46
Total Grant Commitments	\$2,369,807
Total Conditional Grant Commitments (for 18-28 King Street East)	\$850,000
Grants Advanced	\$1,521,515
Grants Approved to be Advanced (not including 18-28 King Street East)	\$848,292
Conservation Value of Projects (not including 18-28 King Street East)	\$14,795,454
Grants as a Percentage of Construction (not including 18-28 King Street East)	10%



46, 48-50 James Street North, Hamilton



1014 King Street West, Hamilton

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Office Tenancy Assistance Program

The Office Tenancy Assistance Program (OTAP) offers a zero percent 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 By-law.

Office Tenancy Assistance Program Since Inception 2010–December 31, 2018	
Number of Loan Commitments	8
Total Loan Commitments	\$1,103,557
Square Feet of New/Expanded Office Space	79,329
Loans Advanced	\$554,232
Loan Amount Paid Back	\$409,316
Loan amount forgiven	\$38,505
Loans to be Advanced	\$549,325
Construction Value of Approved Projects	\$6,459,244



96 MacNab Street North, Hamilton

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Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund (HCHLF) offers a zero percent 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* within the City of Hamilton.

Hamilton Community Heritage Loan Fund January 1, 2009 – December 31, 2018	
Number of Loan Commitments	19
Total Loan Commitments	\$710,852
Loans Advanced	\$523,735
Loans Paid Back	\$389,380
Loans Outstanding	\$134,354
Loans to be Advanced	\$187,117
Interest Paid	\$50,454



10 Markland Street, Hamilton

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Barton/Kenilworth Commercial Corridor Building Improvement Grant Program

The BKCCBIGP was introduced in June of 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 DHCIPA. The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

Barton/Kenilworth Commercial Corridor Building Improvement Grant Program June 2016 – December 31, 2018	
Number of Grant Commitments	13
Total Actual Payments and Grant Commitments	\$517,963
Grant Paid	\$252,367
Grants Approved to be Advanced	\$265,596
Construction Value of Projects	\$1,819,807
Grants as a Percentage of Construction	28%



657-659 Barton Street East, Hamilton

This program had been scheduled to expire on December 31, 2018. At its meeting on July 13, 2018 Council adopted recommendations which extended the Program indefinitely.

Barton/Kenilworth Tax Increment Grant Program

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

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during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

Barton/Kenilworth Tax Increment Grant Program Inception 2016 - December 31, 2018	
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 had been scheduled to expire on December 31, 2018. At its meeting on July 13, 2018 Council adopted recommendations which extended the Program indefinitely.

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 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 issued. Site Plan application fees 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 of 2017. The rebate for the Building Permit fee will be issued in accordance with the terms of the Program. Four additional applications were received in 2017. Three applications were received in 2018. Two of the applications received in 2018 were approved and paid out. A total of \$926 in rebates were paid out in 2018. Rebates will be paid in accordance with the terms of the Program.

This program had been scheduled to expire on December 31, 2018. At its meeting on July 13, 2018, Council adopted recommendations which extended the Program indefinitely.

2018 Downtown Hamilton Building Activity

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2018, with a total of 194 building permits being issued, representing \$115,731,677 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 2018 are illustrated in Figure 1.

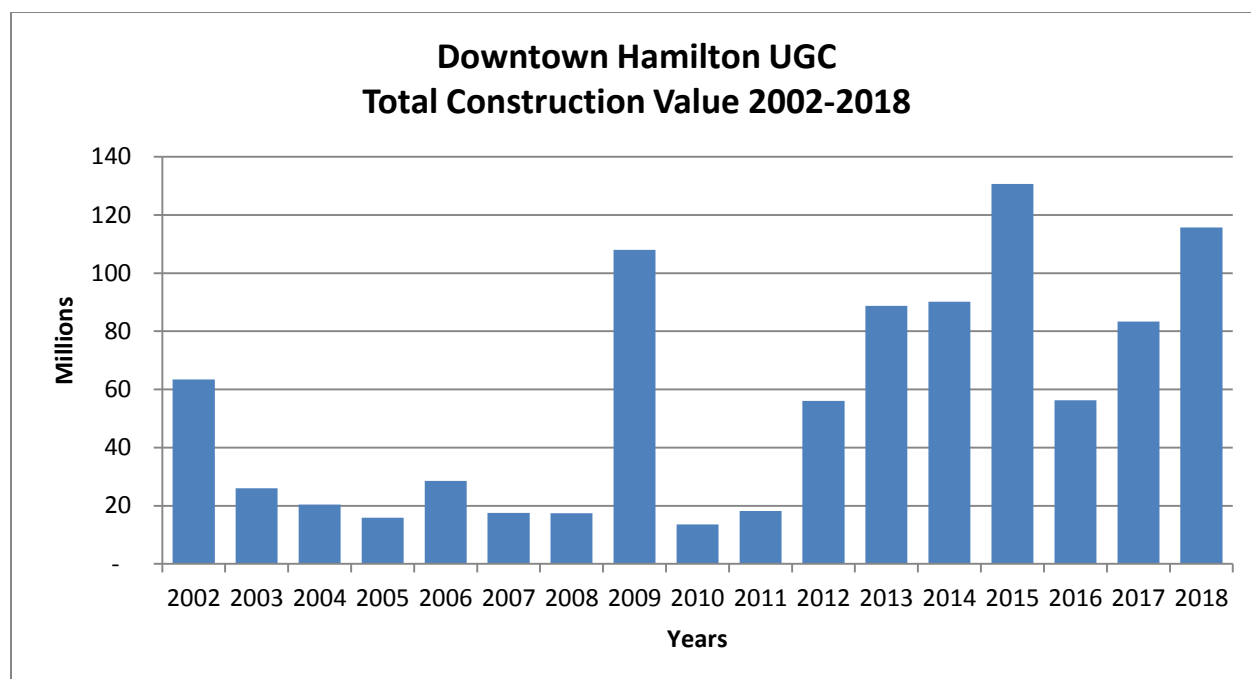


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for over 88% of the total building permit construction value.

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

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Developments in the DHCIPA, which includes the Downtown Hamilton UGC are outlined below and total approximately \$126,802,340 in construction value, totalling 296 building permits. Those projects which merit acknowledgment to the building permit construction value reported for 2018 include the following residential and non-residential developments:

- 181 James Street North - To install a sprinkler system and standpipe system to serve the entire building, The Residents at Acclamation;
- 181 James Street North - To construct the superstructure of a sprinklered eight-storey, 71-unit residential building (with basement), The Residents at Acclamation, with parking in the basement and commercial-parking on floors one and two;
- 135 James Street South - Alterations to the existing building for localized concrete repairs for the underground parking structure;
- 100 Main Street East - Alterations to the existing building for installation EIFS cladding, concrete balcony slab repairs and installation of new balcony guards;
- 20 George Street - To construct a sprinklered 25-storey residential tower (Level 8 - 32 and mechanical penthouse) above the existing parking structure;
- 20 George Street - To construct the superstructure of a sprinklered seven-storey, 24,742 m² parking garage (with two levels below grade);
- 107 McNab Street North - To construct a three-storey 2,525 m² addition to the existing building and to renovate the existing two-storey industrial building;
- 45 Main Street East - Alteration to the existing building for upgrades to HVAC System;
- 280 Barton Street West - To construct the shell only, of a one-storey, 298.4 m², office building;
- 100 King Street West - Alterations to Unit H137 of the commercial building to renovate the TD Bank;
- 101 York Boulevard - Alterations to the existing building for renovations to existing passenger and freight elevators, replacement of seven escalators and installation of a new passenger elevator for First Ontario Centre;
- 180 Bold Street - Alteration to the existing building for parking garage repairs;

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- 151 Queen Street North - Alteration to the existing building for localized concrete repairs to balconies and building envelope;
- 50 Main Street West - Alteration to the existing building to restore the structural integrity of masonry wall, provide waterproofing protection at the elevated walkway, courtyard and exterior stairway along MacNab Street and to replace the handrail, soffit cladding and lighting;
- 40 Oxford Street - Alteration to the existing building for building envelope and balcony repairs;
- 119 King Street West - Alterations for the replacement of existing roofing and roof anchors;
- 85 King Street East - To install a new sprinkler system to serve the four-storey building (with basement);
- 85 King Street East - Alterations to the interior of the commercial building to convert floors two, three and four to 16 residential units;
- 100 King Street West - Podium deck localized concrete and waterproofing repairs;
- 55 York Boulevard - Alteration of the existing Library to replace window glazing and curtain wall repairs (west, north and east elevation floors two, three, four, five and six) and removal of brise-soleil structures;
- 100 King Street West - Alterations to floors 11 and 12 of the existing commercial building to renovate office, Old Republic;
- 15 Ray Street North - Alterations to the ground floor shell space, of the eight-storey mixed use building, for the interior fit-out of Good Shepherd Administrative Offices;
- 11 King Street East - Alteration to the interior of the existing building for The Alley, Core Urban Inc;
- 120 Cannon Street East - Alterations to the existing warehouse/food bank building for structural repairs of walls and floors.
- 55 John Street North - Alteration to the fourth floor of the existing six-storey commercial building to create office Alectra Utilities; and,

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- 31 John Street South - Alteration to floors two, three and four of the existing building for interior fit-up of office space.

Building permits were issued for the construction of 326 new residential units in 2018 in the DHCIPA (323 within the UGC), including:

- 230 units at 20 George Street;
- 71 units at 181 James Street North; and,
- 16 units at 85 King Street East.

From 2002 – 2018, building permits have been issued for a total of 3,038 dwelling units in the UGC, providing an average growth of 179 units per year.

Residential vs. Non-Residential Construction

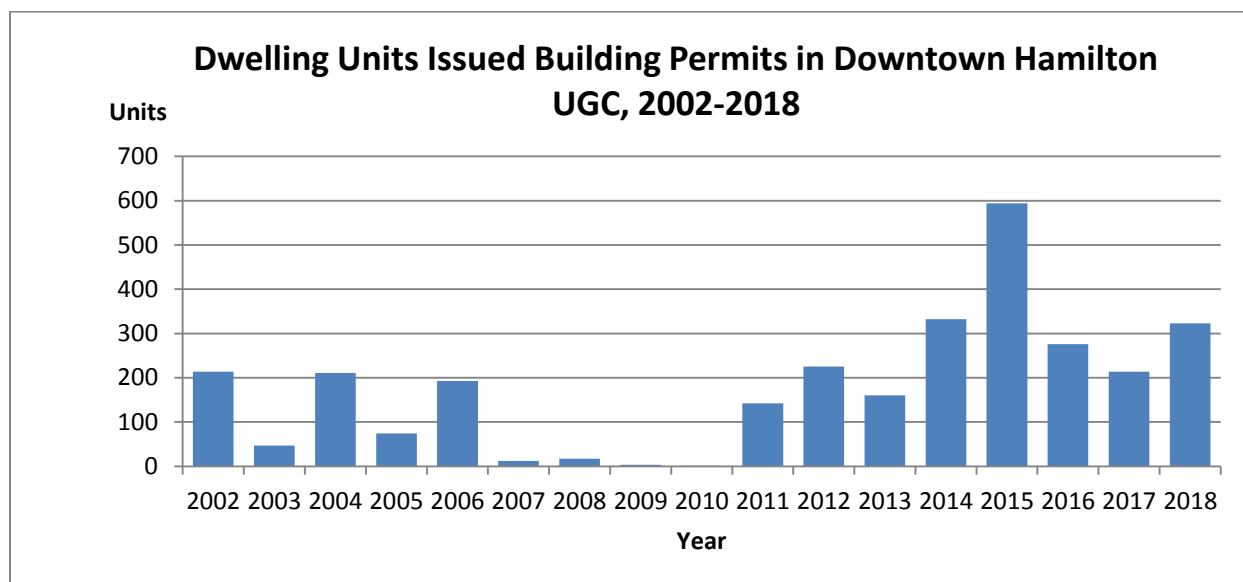
In 2018, residential development values surpassed non-residential development in the Downtown:

UGC Non-residential: 117 permits = \$45,274,100 construction value

UGC residential: 77 permits = \$70,457,577 construction value

Downtown CIPA Non-residential: 153 permits = \$50,147,867 construction value

Downtown CIPA residential: 143 permits = \$76,654,473 construction value



Notes:

- Dwelling units as per the year a building permit was issued;

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

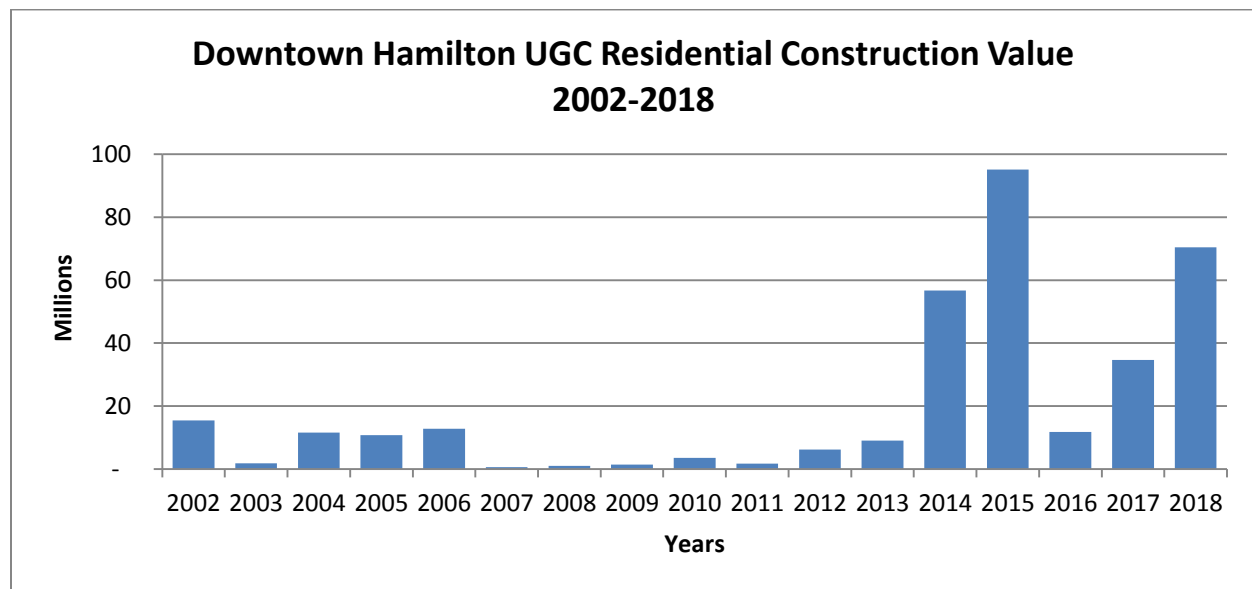


Figure 2

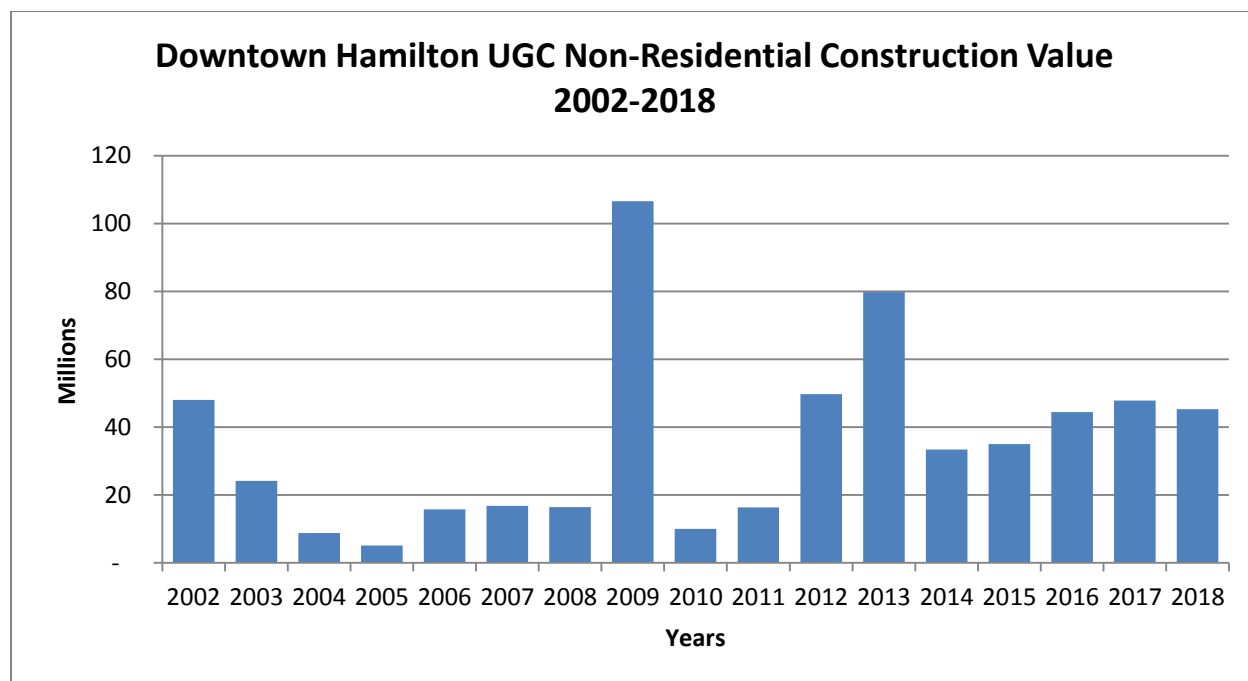


Figure 3

There were an additional 75 building permits issued in 2018 within the boundary of the Downtown Hamilton Community Improvement Project Area. They account for an approximately additional \$739 K 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.

2018 Community Downtown Building Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of 62 building permits issued in 2018 within their respective community improvement project areas, representing a building permit construction value of approximately \$17.8 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 2018 totalling 36% of the total construction values (see Figure 5).

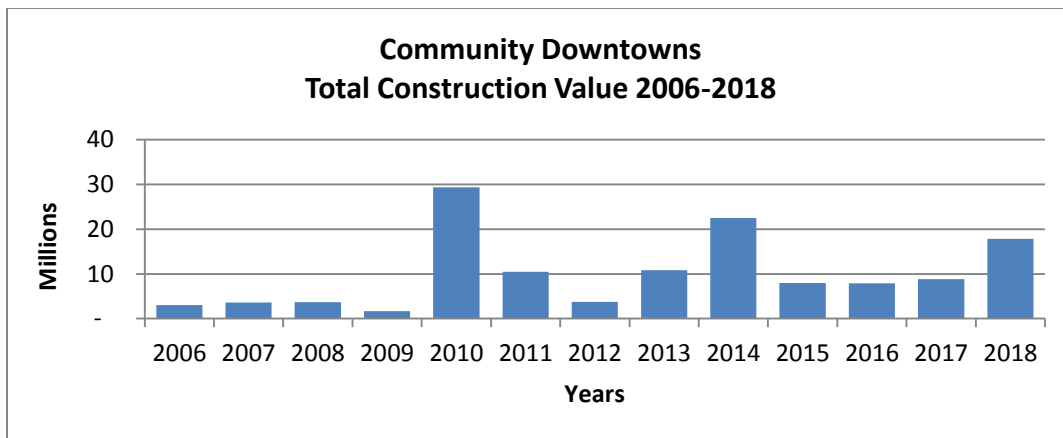


Figure 4

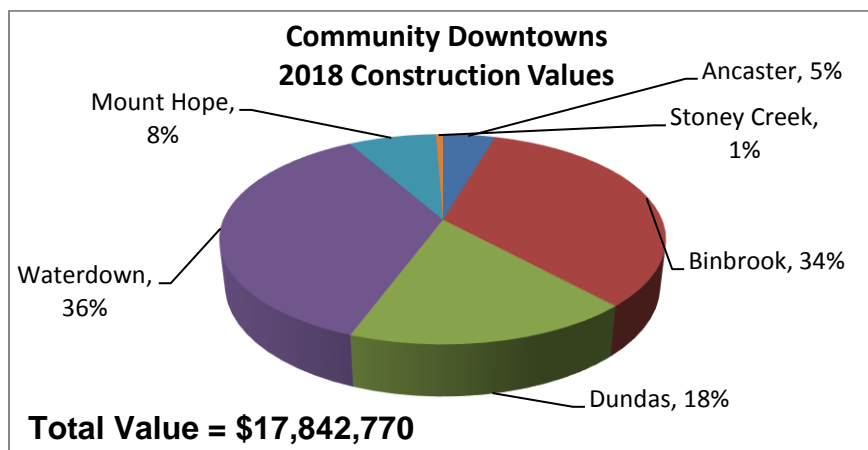


Figure 5

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Honourable mentions include the following investments in 2018 to the Community Downtowns (\$ construction value):

- \$600 K to construct a one-storey, 231.8 m² addition (brewery) to the restaurant building in Ancaster;
- \$5,600 to erect a 36.6 m by 18.3 m enclosed temporary structure for the Binbrook Fair from September 11, 2018, to September 17, 2018;
- \$1.7 M to repair the concrete parking garage of the apartment building in Dundas;
- \$750 K to construct the shell only of a three-storey, (549.9 m², GFA) commercial building in Dundas;
- \$1.06 M to construct a new one-storey sun shelter for Mount Hope Park;
- \$200 K for alterations to the existing church to relocate washrooms in fellowship hall and renovate the kitchen, nursery and basement areas in Mount Hope;
- \$40 K for alterations to establish a 78-seat restaurant in Stoney Creek;
- \$2 M to construct a three-storey, 980 m², ten-unit townhouse block in Waterdown; and,
- \$1.8 M to construct a three-storey building, commercial on the main floor 290.76m² (GFA) [Units 1-3] and six dwelling units in Waterdown.

Urban Renewal Projects Completed in 2018

Wayfinding Pilot (Phase 1 and Phase 2):

In continuation of Phase One of the Comprehensive Wayfinding Project map, graphics for the BIA pedestrian kiosks are being designed for installation in the participating BIA's and printed on long lasting 3 mm sintra medium to reduce replacement costs of the maps. A design workshop was held in 2018 to determine the preferred look for the BIA Points of Interest Maps.

One Phase One pedestrian kiosk was installed in the Downtown in 2018 and the kiosk associated with the West Harbour Go Station was installed permanently. After ongoing negotiations with Metrolinx through 2017, it was decided that installation on site at the two GO stations would be redundant given the Metrolinx Wayfinding Pilot Program. In 2018 new locations for the two kiosks intended for installation in GO stations were determined. These remaining two pedestrian kiosks will be installed in 2019.

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Waterdown Memorial Hall (Front Yard Landscape Plan):



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.

WATERDOWN MEMORIAL HALL
FINAL REVISED CONCEPT

SEPTEMBER 2017

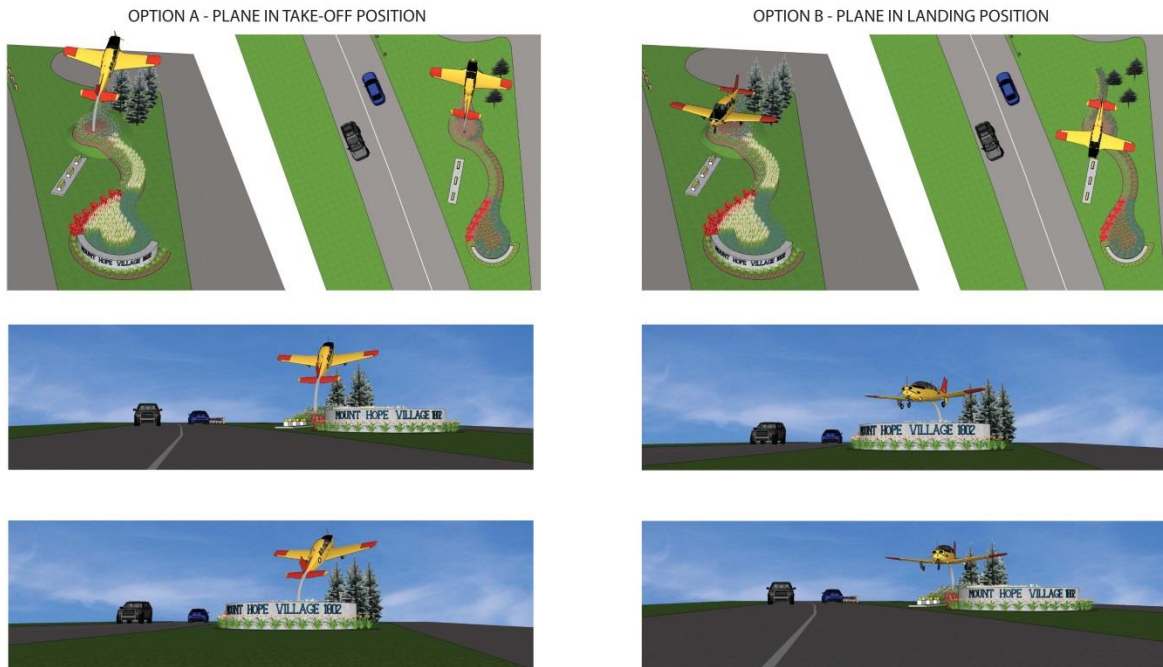


The Waterdown Memorial Hall Landscape Revitalization project went out for tender in 2018, with the successful bidder (Brook Restoration Ltd) to commence construction in April of 2019. The anticipated construction completion date is June 28, 2019.

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Mount Hope Gateway (Landscape Plan):

As a result of public workshops and strong Mount Hope pride, a Concept Plan for the Mount Hope Gateway was developed throughout 2017. Construction documents and coordination was on-going in 2018. The project is anticipated to go to tender in summer/fall of 2019.



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Locke Street Gateway:

Four revised concept designs were prepared in coordination with the Locke Street BIA, based on the functional plans prepared by the Public Works Department for the Locke Street improvements, (concept sketches below). A decision was not made by the Locke Street BIA related to the proposed concept designs in 2018, and a placeholder for a future entrance marker for the community was built into the Public Works project at the south west corner of Jackson Street.



Jackson St S Gateway
– interim concept development



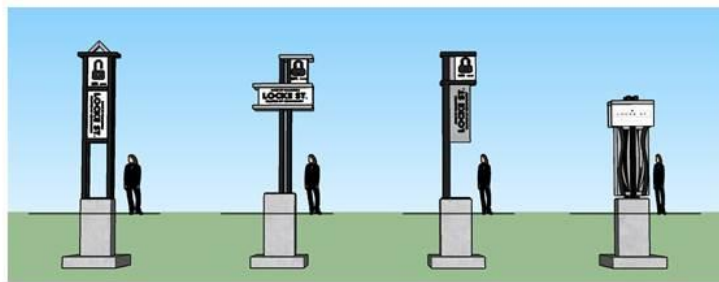
Stanley Ave Gateway
– interim concept development

Locke Street Gateway: 2018 Concepts



Concept Priorities:

- Maintain Clear Sightlines
- Clean Lines to Reduce Visual Clutter
- Frame the Streetscape
- Accommodate Current and Future BIA Branding
- Provide Social Media Photo Opportunities



Concepts refined as per PW resurfacing project
– based on improving visibility and to match footing style included in the tender documents

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”-Location Map
Appendix “B”-Location Map

CG/LB/MP:sd