



Hamilton

**INVEST
IN HAMILTON**

REVIEW

OF THE

**DOWNTOWN & COMMUNITY RENEWAL
COMMUNITY IMPROVEMENT PLAN
& RELATED FINANCIAL INCENTIVE PROGRAMS**

VIRTUAL PUBLIC WORKSHOP

OCTOBER 29, 2020

PROJECT TEAM

Phil Caldwell , RPP MCIP

Senior Project Manager, Planning &
Economic Development

City Of Hamilton

Phone 905-546-2424 x2359

Email phil.caldwell@hamilton.ca



Carlo Gorni, M.A.

Coordinator, Urban Renewal
Incentives, Planning & Economic
Development

City of Hamilton

Phone 905-546-2424 x2755

Email carlo.gorni@hamilton.ca



DCR CIP FACTS

- CIP first introduced in 1997 (last update was in 2016)
- CIP Comprehensively Reviewed every 5 years
- Originally CIP focused on revitalization of Downtown Hamilton but has since expanded to include other commercial districts
- Consists of 12 different incentive programs
- Programs currently focus on promoting: commercial façade improvements, residential unit creation, heritage retention, redevelopment, office tenancy assistance
- In 2019 these programs generated 149 applications



**GOAL OF
THE
REVIEW**

To identify potential amendments which may be needed to ensure incentive programs continue to be effective and well positioned to attract investment by property owners, commercial tenants and developers that support the continued revitalization of Hamilton's commercial districts.



**MAY BE
PART OF
THIS
REVIEW...**

- Creation of new programs
- Modifying the focus or intent of a program
- Adding and/or removing specific improvements (eligible costs) which can be the subject of a grant
- Increasing or decreasing the maximum potential grant available under a program
- Community Improvement Project Areas
- No changes to a program



**ARE NOT
PART OF
THIS
REVIEW**

- Review does not include incentives offered under other City Community Improvement Plans including the Environmental Remediation and Site Enhancement (ERASE) CIP and the Hamilton LEEDING the Way CIP.
- Review does not include reductions/exemptions of Development Charges such as those provided in the Downtown. (governed by the City's Development Charges Bylaw (2019)).
- Changes that would require additional funding allocation by Council.



COMMUNITY IMPROVEMENT PLANS & INCENTIVES

- In Ontario, a municipality may only offer financial incentives to a private landowner if the municipality has first created a CIP.
- CIPs are policy documents, authorized under the *Planning Act*, which are intended to establish:
 - the intent, rationale and desired outcome of providing the incentives
 - how the intent/outcomes align with and support municipal and provincial policies
 - The specific geographic boundary where programs may apply (referred to as Community Improvement Project Areas (CIPA))
 - the purpose of specific programs
- Consideration of a CIP by Council includes a statutory public meeting





CURRENT CIP AND PROGRAMS AND AREAS



DCR CIP AREAS



COMMUNITY DOWNTOWNS



BIAS/COMMERCIAL CORRIDORS



DOWNTOWN HAMILTON



MT. HOPE/AIRPORT GATEWAY



DESIGNATED
HERITAGE
PROPERTIES

DCR CIP PROGRAMS

Hamilton Tax
Increment Grant

Barton/
Kenilworth Tax
Increment Grant

Commercial
Corridor
Housing Loan
and Grant

Downtown and
B/K Multi-Res
Property
Investment

Office Tenancy
Assistance

BIA Commercial
Property
Improvement
Grant

Commercial
Property
Improvement
Grant

B/K Commercial
Corridor
Building
Improvement

B/K Planning
and Building
Fee Rebate

Hamilton
Community
Heritage Fund
Loan

Hamilton
Heritage Grant

Hamilton
Heritage
Conservation
Grant





REVIEW CONSIDERATIONS AND EMERGING ISSUES



EMERGING ISSUES

Increasing cost of housing pushing people out of Hamilton

People with low incomes are having new struggles amid escalating costs for housing in recent years — and there are signs many are leaving for less expensive communities

NEWS Dec 23, 2019 by [Mark McNeil](#)  [The Hamilton Spectator](#)

Hamilton

45 per cent of Hamilton renters living in unaffordable housing, new report says



Average rent in the downtown core, mountain has risen 40 per cent in 8 years



Hamilton

INVEST
IN HAMILTON

EMERGING ISSUES

Increasing cost of housing pushing people out of Hamilton

People with low incomes are having more struggles with paying rent for housing in recent years — and there are signs they are leaving for less expensive communities.

Hamilton declares climate emergency along with dedicated city task force

“I would argue the cost of inaction will cripple us. We are experiencing it now,” said Coun. Maureen Wilson.

NEWS Mar 19, 2019 by [Teviah Moro](#)  [The Hamilton Spectator](#)



Original article in The Hamilton Spectator: [Hamilton declares climate emergency](#)

EMERGING ISSUES

Increasing cost of housing pushing people out of Hamilton

People with low incomes are having more struggles with meeting costs for housing in recent years — and there are signs they are leaving for less expensive communities.

By [Name], [Date]

Hamilton declares climate emergency along with dedicated city task force

Mass Bankruptcies and Store Closures Expected in Canada by Early 2021: Experts

August 05, 2020

By Mario Toneguzzi



**PROGRESS
SINCE
2016**

DOWNTOWN PROJECT AREA

**RESIDENTIAL
UNITS**



**~2,500 units approved/
breaking ground**
~9,700 units proposed*

**OFFICE
VACANCY**



2016 = 13.8% (731,534 sq. ft)
July 2020 = 11.8% (666,618 sq. ft)

*** Including Formal Consultations, OP/ZBA and Site Plan Applications since 2017**



HAMILTON

**INVEST
IN HAMILTON**

UNKNOWNNS

Hamilton

Hamilton economic recovery task force hears magnitude of COVID-19 impact at first meeting



A city-run, non-scientific poll surveying businesses reveals 13,000 jobs have been cut during COVID-19

[Bobby Hristova](#) · CBC News · Posted: Jun 04, 2020 6:05 PM ET | Last Updated: June 4

Hamilton launches economic recovery working group and website

MARCH 19 2020

HAMILTON, ON – The City, in partnership with Hamilton's three Chambers of Commerce, is forming an economic recovery working group and website to assist businesses throughout the COVID-19 pandemic and beyond.



Hamilton

INVEST
IN HAMILTON



PROJECT TIMELINE



DCR CIP REVIEW TIMELINE

WE ARE HERE →

WILL INCLUDE A
PUBLIC MEETING →

Project Timeline

-  **September 2020**
Start of Review
-  **September/October 2020**
Public and stakeholder engagement
-  **November 2020 to February 2021**
Staff development of proposed amendments
-  **March 2021**
Proposed amendments completed and presented for consideration by City Council
-  **May 2021**
Effective Date of updated incentive programs and Community Improvement Plan



**CONTINUING
ENGAGEMENT**



engage.hamilton.ca

**BACKGROUND
INFORMATION**

**SUBMIT
QUESTIONS
AND IDEAS**

**FILL OUT A
SURVEY**



THANK YOU

Phil Caldwell

905-546-2424 ext. 2359

phil.caldwell@hamilton.ca

Carlo Gorni

905-546-2424 ext. 2755

carlo.gorni@hamilton.ca



Hamilton

