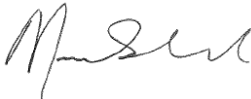




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Economic Development Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	April 21, 2021
SUBJECT/REPORT NO:	Hamilton Tax Increment Grant - 29 Severn Street, Hamilton (PED21066) (Ward 2)
WARD(S) AFFECTED:	Ward 2
PREPARED BY:	Carlo Gorni (905) 546-2424 Ext. 2755
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development
SIGNATURE:	

RECOMMENDATION

- (a) That a Hamilton Tax Increment Grant Program application submitted by 2512260 Ontario Inc. (Graham McNally, Kevin McNally, Beth McNally), for the property at 29 Severn Street, Hamilton, estimated at \$55,656.45 over a maximum of a five(5) year period, and based upon the incremental tax increase attributable to the development of 29 Severn Street, Hamilton, be authorized and approved in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;
- (b) That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together with any ancillary documentation required, to effect recommendation (a) of Report PED21066, in a form satisfactory to the City Solicitor;
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

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.

EXECUTIVE SUMMARY

The Hamilton Tax Increment Grant Program (HTIGP) application for the construction of the project at 29 Severn Street, Hamilton was submitted by 2512260 Ontario Inc., owner of the property. Currently a vacant lot, the development of the property will see the construction of a five-storey mixed use building with one ground floor commercial unit and six residential rental units on the upper storeys.

Development costs are estimated at \$4.2 million and it is projected that the proposed development will increase the assessed value of the property from its current value of \$291,000 to approximately \$1,760,000.

This will increase total annual property taxes generated by the property. The municipal share of this property tax increase (municipal tax increment) will be approximately \$18,552.15, of which 100% would be granted to the owner during year one, 80% or approximately \$14,841.72 in year two, 60% or approximately \$11,131.29 in year three, 40% or approximately \$7,420.86 in year four and 20% or approximately \$3,710.43 in year five. The estimated total value of the grant is approximately \$55,656.45. Note that every year the tax increment is based on actual taxes for that year.

Upon completion of the redevelopment and reassessment of the property by the Municipal Property Assessment Corporation (MPAC), staff will report back in an Information Update to Council on the actual redevelopment costs, the reassessment amount determined by MPAC and the grant amount.



Pre-Redevelopment status of property-29 Severn Street, Hamilton (Source: Applicant)



Rendering of Project-29 Severn Street, Hamilton (Source: Applicant)

Alternatives for Consideration – See Page 7

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The City will collect full property taxes on the property and, in turn, provide a grant for five years, declining each year after the first year by 20%, based on the increase in the municipal portion of the taxes, post-development completion of 29 Severn Street, Hamilton. Following year one of the grant payment, the City will start to realize the positive results of the Program from a financial perspective. Based on the projected figures, the estimated tax increment over five years totals \$92,760.75, of which the applicant would receive a grant totalling approximately \$55,656.45 and the City retaining taxes totalling approximately \$37,104.30.

Staffing: Applicants and subsequent grant payments under the HTIGP are processed by the Commercial Districts and Small Business Section and Taxation Section, Corporate Services Department. There are no additional staffing requirements.

Legal: Section 28 of the *Planning Act* permits a municipality, in accordance with a Community Improvement Plan, to make loans and grants which would otherwise be prohibited under Section 106(2) of the *Municipal Act*, to registered / assessed owners and tenants of lands and buildings. A

Community Improvement Plan can only be adopted and come into effect within a designated Community Improvement Project Area. Changes to a Community Improvement Plan or Community Improvement Project Area require formal amendments as dictated by the *Planning Act*.

The applicant will be required to execute a Grant Agreement prior to the grant being advanced. The Grant Agreement will be developed in consultation with Legal Services.

As construction projects move forward, it is sometimes necessary to amend previously approved Grant Agreements and any ancillary documentation. Therefore, staff recommends that the General Manager of Planning and Economic Development be authorized to amend Grant Agreements and any ancillary documentation, provided that the terms and conditions of the HTIGP are maintained.

HISTORICAL BACKGROUND

City Council, at its meeting held August 22, 2001, approved an amendment to the Downtown and Community Renewal Community Improvement Plan which introduced the HTIGP. Since that time, a number of Program refinements have been approved by City Council, including expanding the Program to Community Downtowns, Business Improvement Areas, the Mount Hope / Airport Gateway, the corridors of Barton Street and Kenilworth Avenue as identified in the Downtown and Community Renewal Community Improvement Project Area and most recently, to properties designated under Part IV or V of the *Ontario Heritage Act*. The terms of the Program offer a five-year grant not to exceed the increase in municipal realty taxes as a result of the development. The grant is to be in an amount which does not exceed 100% of the municipal realty tax increase during the first year, 80% in year two, 60% in year three, 40% in year four, and 20% in year five.

The project at 29 Severn Street, Hamilton, is an eligible project under the terms of the HTIGP. The applicant will qualify for the HTIGP grant upon completion of the development project. Development costs are estimated at \$4.2 million. The total estimated grant over the five-year period is approximately \$55,656.45.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Urban Hamilton Official Plan

The site is municipally known as 29 Severn Street, Hamilton and is located within the "Primary Corridor" on Schedule "E" – Urban Structure and designated as "Neighbourhoods" on Schedule "E-1" – Urban Land Use Designations. The

Neighbourhoods designation is intended to support a full range of residential dwelling types and densities as well as supporting uses that will serve local residents while the “Primary Corridor” element identifies the sites proximity to James Street North, Hamilton and the role this corridor has in supporting important commercial and transportation functions.

The planned use of the site conforms to the above designation. The specific ground floor commercial uses have not yet been identified and will be subject to the respective sections of the in force and effect Urban Hamilton Official Plan with respect to supported uses and associated policies.

Former City of Hamilton Zoning By-law No. 6593

Under the former City of Hamilton Zoning By-Law No. 6593, the site is zoned “H/S-1310” and “H/S-1310(a) – (Community Shopping and Commercial, Etc.) with site specific exceptions. The base zoning is intended to permit a range of commercial, residential and institutional uses.

Current zoning in combination with Committee of Adjustment decision HM/A-17:35 permits the planned use of the site. The specific ground floor commercial uses have not yet been identified and will be subject to the respective sections of the in force and effect Zoning By-Law with respect to permitted uses and associated regulations.

RELEVANT CONSULTATION

Staff from the Taxation Section and the Finance and Administration Section, Corporate Services Department and the Legal Services Division, City Manager’s Office was consulted, and the advice received is incorporated into Report PED21066.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Commercial Districts and Small Business staff, in co-operation with staff from the Taxation Section and Legal Services Division, developed an estimated schedule of grant payments under the terms of the Program. The final schedule of grant payments will be contingent upon a new assessment by MPAC following completion of the project. The applicant will be required to sign a Grant Agreement. The Grant Agreement contains provisions for varying the grant payment in each, and every year based on MPAC’s assessed value. By signing, the applicant will accept the terms and conditions outlined therein prior to any grant payments being made. The Agreement outlines the terms and conditions of the grant payments over the five-year period.

**SUBJECT: Hamilton Tax Increment Grant - 29 Severn Street, Hamilton (PED21066)
(Ward 2) - Page 6 of 7**

The estimated grant shall be calculated according to the following formulas:

Grant Level:		100%
Total Eligible Costs (Maximum):	\$4,200,000.	
Total Pre-project CVA: CX (Vacant Commercial)	\$291,000.00.	Year: 2020
Pre-Project Property Taxes		
Municipal Levy:	\$ 5,966.98	
Education Levy:	\$ 2,851.80	
Pre-project Property Taxes	\$ 8,818.78	
*Post-project CVA:		
XT (Commercial New Construction)	\$ 620,000.	Year: TBD
RT (Residential)	\$ 1,140,000.	
Estimated Post-project CVA	\$ 1,760,000.	
Post-Project Property Taxes		
**Estimated Municipal Levy:	\$ 24,519.13	
**Estimated Education Levy:	\$ 7,820.20	
**Estimated Post-Project Property Taxes:	\$ 32,339.33	

*The actual roll number(s) assessed value(s), tax classification(s) and value partitioning (where applicable) are to be determined by the Municipal Property Assessment Corporation (MPAC).

**2020 tax rates have been used for calculation of the estimated post-development property taxes.

Pre-project Municipal Taxes = Municipal Levy = \$5,966.98
Municipal Tax Increment = \$24,519.13 - \$5,966.98 = \$18,552.15
Payment in Year One = \$18,552.15 x 1.0 = \$18,552.15

ESTIMATED GRANT PAYMENT SCHEDULE for mixed use building: One commercial unit on ground floor with six residential rental units on upper storeys

Year	Grant Factor	Tax Increment*	Grant
1	100%	\$18,552.15	\$18,552.15
2	80%	\$18,552.15	\$14,841.72
3	60%	\$18,552.15	\$11,131.29
4	40%	\$18,552.15	\$ 7,420.86
5	20%	\$18,552.15	\$ 3,710.43
Total		\$92,760.75	\$55,656.45

*Note that the tax increment is based every year on actual taxes for that year. The figures above are estimates. In other words, for each year a grant payment is paid, the actual taxes for the year of the grant payment will be used in the calculation of the grant payment.

ALTERNATIVES FOR CONSIDERATION

Declining a grant and/or approving a reduced amount would undermine the principles of the HTIGP and regeneration efforts in general. This alternative is not recommended.

Financial: Grants totalling \$55,656.45 over a five (5) year period would not be issued.

Staffing: Not applicable

Legal: Not applicable

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED21066 – Location Map