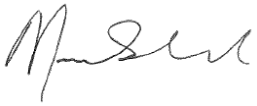




Hamilton

# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	June 1, 2022
<b>SUBJECT/REPORT NO:</b>	Status of the Downtown & Barton/Kenilworth Housing Opportunities Program and Other Commercial Districts and Small Business Section Initiatives (PED22116) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Carlo Gorni (905) 546-2424 Ext. 2755 Lisa Browett (905) 546-2424 Ext. 7519 Phil Caldwell (905) 546-2424 Ext. 2359
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

City Council, at its meeting held November 28, 2012, approved increasing loan commitments under the Downtown & Barton/Kenilworth Housing Opportunities Program (DBKHO) (formerly known as the Hamilton Downtown, Barton/Kenilworth 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 DBKHO 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 PED22116 provides an update on the status of the DBKHO, as well as other Commercial Districts and Small Business Section programs and initiatives.

In 2021, the Five-Year Review of the Downtown and Community Renewal Community Improvement Plan (CIP) was completed. The review culminated in Report PED21035(a) which was approved by City Council at its meeting held on September 21, 2021. With

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no appeals to the accompanying By-law being received, the Revitalizing Hamilton's Commercial Districts Community Improvement Plan (RHCD CIP) came into effect on October 22, 2021.

The Report identified opportunities to support specific community/City Council priorities within the CIP and its programs, notably environmental sustainability, housing affordability and post-COVID economic recovery.

Amendments to the DBKHO included, but were not limited to:

- Limiting eligibility to the creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, a surface parking area or redevelopment of an existing building, building addition or conversion of existing non-residential space.

**Downtown & Barton/Kenilworth Housing Opportunities Program**

The City has loaned, as at December 31, 2021, approximately \$44 M under the DBKHO supporting the creation/renovation of 1,484 dwelling units at an interest cost to the City of approximately \$4.4 M (\$2,941/dwelling unit). The public cost of the Program has levered approximately \$259 M of private construction value at a ratio of 1:47. As of December 31, 2021, there were 20 loans that had been repaid in full and one loan had been written-off.

Appendix "A" to Report PED22116 identifies the location of the 21 projects within the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area (RHCD CIPA) that have received funding under the DBKHO.

<b>Downtown &amp; Barton/Kenilworth Housing Opportunities Program</b>	
<b>2021</b>	
Applications approved in 2021	0
Additional loan commitment in 2021	0
Payments in 2021	\$3,728,714
Interest paid in 2021	\$35,123
<b>Downtown &amp; Barton/Kenilworth Housing Opportunities Program</b>	
<b>Inception to 2021</b>	
Units Built/Under Construction	1,484
Number of Projects	21
Construction Value	\$259,006,811

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Loans Advanced	\$43,996,189
Loans Paid Back	\$42,894,982
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$0
Interest Paid	\$4,365,156
Ratio of Interest Paid to Construction Value	1:59
Cost (Interest Plus Default)	\$5,466,363
Ratio of Cost to Construction Value	1:47

As of December 31, 2021, no loans were outstanding. Therefore, there is \$35 M in future loan commitments that can be approved by City Council and advanced.

Staff also would like to take this opportunity to update Committee and Council on the following Commercial Districts and Small Business Section programs and initiatives:

**Revitalizing Hamilton Tax Increment Grant Program**

In 2021, \$851,982 was due to be issued to 17 reassessed projects through the Revitalizing Hamilton Tax Increment Grant Program (RHTIG) (formerly known as the Hamilton Tax Increment Grant Program). Since grants were first issued in 2004, \$11.7 M has been granted through the Program to 41 reassessed projects that had a combined construction value of \$328,269,377 which accounts for a 1:26 ratio of public grant leveraging private investment.

**2021 Year End Status of Reassessed Projects**

Grants Due in 2021 (to 17 Projects)	\$851,982
Grants Issued 2004-2021 (to 41 Projects)	\$11,705,786
Estimate Total Grants (for all 41 prior and future payments)	\$12,497,959
Construction Value	\$328,269,377
Ratio of Total Grants to Construction Value	1:26



43-51 King Street East, Hamilton (Source: Applicant)



118 King Street East, Hamilton (Connaught Phase 2) (Source: Royal Connaught Inc.)

The Map, attached as Appendix “B” to Report PED22116, identifies the location of 36 properties within the RHCD CIPA that have received grants or are eligible to receive grants under the RHTIG. Note that the map does not include four projects; one located in Ancaster, one in Westdale Village, and two in Stoney Creek that have received grants.

### **Increase in Municipal Taxes**

The following chart lists projects in the Downtown Hamilton Commercial District and in the Ancaster, Mount Hope/Airport Gateway (CIPA), Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas (CIPA) that have been approved for loans/grants under the DBKHO and/or the RHTIG and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development Municipal taxes to their

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post-development Municipal taxes. The increase in total Municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$10.1 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).

With the approval of Report PED21035(a) following the Five-Year Review of the CIPA in 2021, amendments were made to the RHTIG to better incentivize developers to incorporate housing affordability and environmental sustainability measures into their projects by classifying projects as either a Revitalization Project or an Enhanced Revitalization Project and varying the level of the grant available in accordance with that classification.

Revitalization Projects are those that will undertake improvements/developments that will generate an increase in municipal taxes. Enhanced Revitalization Projects will not only undertake improvements/developments that will generate an increase in municipal taxes, but also will incorporate housing affordability and/or environmental sustainability measures (enhancements), and therefore would receive a larger grant relative to those developments that will not be incorporating such measures.

<b>Property Address</b>	<b>Base Year</b>	<b>Difference between base year taxes and post development taxes</b>	<b>DBKHO</b>	<b>RHTIG</b>	<b>BKTIG</b>
135 James Street South	2003	\$446,300	✓		
11 Rebecca Street	2004	\$79,700	✓	✓	
155 James Street South	2003	\$84,300	✓		
118 Market Street	2003	\$188,000	✓	✓	
91 Wellington Street North	2003	\$15,800	✓		
4, 8, 12 Forest Avenue	2005	\$35,100	✓	✓	
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	\$7,000	✓	✓	
289 Hunter Street East	2007	\$700	✓		

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68 George Street	2010	\$228,800	✓	✓	
275 King Street West	2011	\$101,100	✓	✓	
40 Bay Street South	2012	\$307,300	✓	✓	
150 Main Street West	2013	\$497,100	✓	✓	
137-149 Main Street West	2013	\$111,100	✓	✓	
33 Main Street East	2002	\$16,700		✓	
135 Hunter Street	2002	\$63,100		✓	
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		✓	
210 Main Street East	2007	\$70,300		✓	
87-89 King Street East	2006	\$15,600		✓	
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	\$16,300		✓	
121-123 James Street North	2012	\$79,400		✓	
69 Hughson Street North	2013	\$18,400		✓	
50 Murray Street	2012	\$105,700		✓	
147-159 Walnut Street South	2013	\$18,800		✓	
180-188 Wilson Street	2014	\$17,700		✓	
179-191 James Street North	2017	\$299,000	✓	✓	
125 Wellington Street North	2014	\$59,200		*✓	
140 Main Street West	2014	\$317,700		✓	
290 Barton Street West	2015	\$110,900		✓	
112 King Street East	2015	\$384,000		✓	
245 James Street North	2015	\$2,400		*✓	

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193 King Street East	2015	\$17,800		✓	
31-39 King William Street	2015	\$70,500		✓	
220 Cannon Street East	2015	\$180,100	✓	✓	
127 Market Street	2016	\$5,200		*✓	
232 Cannon Street East	2016	\$8,200		✓	
20-22 George Street	2017	\$625,400		✓	
73 King Street East	2017	\$2,000		✓	
27 Bold Street	2018	\$103,300		✓	
121-125 King Street East	2019	\$91,800		*✓	
15 Queen Street South	2019	\$608,300		*✓	
144 Wellington Street North	2018	\$11,500		*✓	
1 Jarvis Street	2020	\$1,192,500		*✓	
29 Severn Street	2020	\$18,600		*✓	
81 King Street East	2017	\$13,700		*✓	
154 Main Street East	2019	\$403,700		*✓	
155-165 Wellington Street North	2019	\$20,100		*✓	
233-237 King Street East	2019	\$17,100		*✓	
540 King Street East	2019	\$56,600		*✓	
118 King Street East (Phase 2)	2015	\$237,300		✓	
189 King Street East	2014	\$5,500		✓	
191 King Street East	2014	\$4,500		✓	
60 King William, 43-51 King E.	2019	\$1,524,200		*✓	
<b>Ancaster Commercial District CIPA</b>					
407 Wilson Street East	2013	\$6,800		✓	
<b>Mount Hope/Airport Gateway CIPA</b>					
8533 Airport Road West	2020	\$16,600		*✓	
<b>Westdale Commercial District CIPA</b>					
1005 King Street West	2016	\$10,600		✓	

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<b>Stoney Creek Commercial District CIPA</b>					
22 Jones Street	2014	\$6,700		✓	
40 King Street East	2020	\$9,300		*✓	
7 King Street East	2014	\$5,600		✓	
<b>Waterdown Commercial District CIPA</b>					
244 Dundas Street East	2018	\$1,600		*✓	
493 Dundas Street East	2018	\$32,600		✓	
34 Main Street North	2020	\$2,300		*✓	
Dundas Commercial District CIPA					
33 King Street West	2017	\$27,900		*✓	
<b>Barton/Kenilworth Tax Increment Grant Program</b>					
657-659 Barton Street East	2017	\$4,800			✓
431-435 Barton Street East	2017	\$13,500			*✓
286 Sanford Avenue North	2018	\$133,500			*✓
301-303 Barton Street East	2018	\$5,000			*✓
6 Barton Street East/302 James Street North	2018	\$700			✓
635 Barton Street East	2019	\$27,900			*✓
486 Barton Street East	2019	\$2,800			*✓
<b>Total</b>		<b>\$10,139,400</b>			



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Property Reassessment Status	Difference between base year taxes and post development taxes			
	DBKHO Only	RHTIG	BKTIG	Total
<b>Reassessed</b>	\$701,600	\$5,167,000	\$5,500	\$5,874,100
<b>Not Yet Reassessed</b>		\$4,082,600	\$182,700	\$4,265,300
<b>Total</b>	\$701,600	\$9,249,600	\$188,200	\$10,139,400

**Future Review of RHTIG and DBKHO Programs**

At its meeting on September 29, 2021, Council adopted an updated Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area (RHCD CIPA) and Community Improvement Plan (RHCD CIP) (Bylaws 21-163 and 21-164 respectively) which together authorize the provision of incentive programs that support on-going revitalization efforts in strategic commercial districts and corridors throughout the urban area.

Within the adopted RHCD CIP is the following statement which was included in direct response to a Motion approved by Council respecting the future availability of specific incentive programs within the Downtown Hamilton CIPA:

“In accordance with Council direction at its June 23, 2021 meeting, as part of the next scheduled review of the RHCD CIP, anticipated to commence in 2025, staff will present for a future Council’s consideration a recommendation that the [Revitalizing Hamilton Tax Increment Grant Program and Downtown and Barton/Kenilworth Housing Opportunities Program] cease to be made available within the Downtown Hamilton CIPA taking into consideration progress/timing of the Hamilton Light Rail Transit (LRT) Project.”

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**Financial Incentive Programs Administered by Commercial District and Small Business**

The Commercial Districts and Small Business Section administers various financial incentives. The chart below identifies the number of applications received from 2011-2021:

<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>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Commercial District Revitalization Grant	34	55	84	116	59	75	74	86	48	44	36
Commercial District Housing Opportunities Program (pre-application)	14	21	17	22	18	21	17	21	23	5	5
Commercial District Housing Opportunities Program (final application)	2	3	2	6	3	5	5	7	3	5	1
Downtown & Barton/Kenilworth Housing Opportunities Program	2	4	2	1	3	0	2	1	1	0	1
Revitalizing Hamilton Tax Increment Grant Program	2	8	8	10	9	4	4	10	11	4	5
Barton/Kenilworth Tax Increment Grant Program						3	4	4	6	2	1
Barton/Kenilworth Revitalization Grant Program						4	13	9	13	5	4
Barton/Kenilworth Planning and Building Fee Rebates						1	4	3	1	1	1

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<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>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Start-Up and Office Tenant Attraction Program	1	1	1	2	5	1	5	3	0	1	1
GORE Building Improvement Grant Program		5	8	15	0	0	0	0	0	5	0
Hamilton Community Heritage Fund Loan Program			2	1	1	1	1	2	0	0	0
Hamilton Heritage Conservation Grant Program				18	7	9	9	7	7	5	3
Hamilton Heritage Property Improvement Grant	2	2	8	4	8	2	13	9	3	12	5
ERASE Study Grant	14	14	15	17	12	21	23	18	26	23	12
ERASE Redevelopment Grant	3	4	3	4	7	2	4	8	7	8	5
Hamilton Downtown/West Harbourfront Remediation Loan Program	0	2	0	1	0	0	0	0	0	0	0
Commercial Vacancy Assistance Program (came into effect October 22, 2021)											0
<b>TOTALS</b>	<b>74</b>	<b>119</b>	<b>150</b>	<b>217</b>	<b>132</b>	<b>149</b>	<b>178</b>	<b>188</b>	<b>149</b>	<b>120</b>	<b>80</b>

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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.

Although the Commercial District Revitalization 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.

Where established in a Program Description, policies established by Council which address tenant displacement were followed. In 2021, there was one application to a program where tenants were residing at that location. No tenant displacement was identified as resulting from the proposed work prior to the application being approved.

### **Commercial District Revitalization Grant**

With the approval of Report PED21035(a) following the Five-Year Review of the CIPA in 2021, the Business Improvement Area Commercial Property Improvement Grant Program (BIACPIG) and the Commercial Property Improvement Program (CPIG) were merged into a single program called the Commercial District Revitalization Grant Program (CDRG). No changes were made to the dollar value of the maximum grant for properties that are within a Business Improvement Area or the maximum grant for eligible properties that are not within a Business Improvement Area. With the approval of Report PED21035(a), the program was amended to further support environmental sustainability by adding de-paving of hard surfaces, tree plantings, rain gardens, green walls, installation of exterior electric charging stations, solar panels, etc. to the list of eligible expenses. To support a post-COVID Economic Recovery, amendments were also made to increase the flexibility regarding the eligibility of new permanent outdoor patios and decks.

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The Total Commercial District Revitalization Grant Program in the chart below is the summation of the data pertaining to the projects that were associated with the former (BIACPIG) and the projects associated with the former (CPIG).

<b>Commercial District Revitalization Grant 2002 to December 31, 2021</b>					
	Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
Total Commercial District Revitalization Grant Program	2021	25	\$785,290.88	\$227,965.01	29%
	2002-2021	654	\$18,763,207.35	\$6,858,533.75	37%
BIA CPIG	2021	11	\$240,724.77	\$107,398.52	45%
	2002-2021	530	\$15,421,029.87	\$5,722,448.01	37%
CIPG	2021	14	\$544,566.11	\$120,566.49	22%
	2012-2021	124	\$ 3,342,177.48	\$1,136,085.74	34%



215 King Street East, Hamilton (Source: CDSB staff)

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204 Ottawa Street North, Hamilton (Source: CDSB Staff)



226-228 James Street North, Hamilton (Source: CDSB staff)



341 James Street North (Source: CDSB staff)

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**Commercial District Housing Opportunities Program**

The Commercial District Housing Opportunities Program, (CDHO), (formerly the Commercial Corridor Housing Loan and Grant Program), offers financial assistance for the construction of new residential units and renovation of existing residential units within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District CIPAs, the Strategic Commercial Corridor CIPAs and those properties within the municipal boundary designated under Part IV or Part V of the *Ontario Heritage Act* as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law. 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.

With the approval of Report PED21035(a) following the Five-Year Review of the CIPA in 2021, the eligibility for loans was expanded to include the creation of new residential accessory units outside the principal building such as laneway housing (where permitted).

<b>Commercial District Housing Opportunity Program Inception 2007 - December 31, 2021</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>
2021	0	\$0	\$60,600	\$0
2007-2021	12	\$1,058,250	\$722,725	\$47,931

**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.

The GBIGP ceased at the end of 2014 save for properties which had been granted an extension to utilize the program by City Council past this date. Currently, the only properties subject to this extension are those municipally known as 18-28 King Street East, Hamilton.

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<b>Gore Building Improvement Grant Program</b>				
<b>2012 - December 31, 2021</b>				
<b>Time Period</b>	<b>Number of Projects Paid</b>	<b>Construction Value</b>	<b>Grant Paid</b>	<b>Grant as a percentage of Construction</b>
2021	0	0	0	0
2012-2021	19	\$2,438,229	\$804,511	33%

**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.

<b>Hamilton Heritage Conservation Grant Program</b>					
<b>Since Inception 2014 – December 31, 2021</b>					
<b>Time Period</b>	<b>Number of Grant Commitments</b>	<b>Total Grant Commitments</b>	<b>Grants Advanced</b>	<b>Conservation Value of Projects</b>	<b>Grant as a Percentage of Construction</b>
2021	4	\$17,271	\$7,271	\$60,448	29%
2012-2021	59	\$256,416	\$210,881	\$975,226	26%



21 Stone Church Road West, Hamilton (Source: CDSB Staff)



**Hamilton Heritage Property Grant Program**

The Hamilton Heritage Property Grant Program (HHPGP) is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* and located within Downtown Hamilton, a Community Downtown, an active Business Improvement Area, or, located within the lower City between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional or multi-residential purposes. The Program offers grants to a maximum of \$150 K (50% for the first \$40 K of work and 25% of costs over and above the \$40 K) for conservation or structural/stability work plus an additional \$20 K Grant for Heritage Assessments/Reports.

<b>Hamilton Heritage Property Grant Program</b>		
<b>Since Inception 2008 – December 31, 2021</b>		
	<b>2021</b>	<b>2008-2021</b>
Number of Grant Commitments	7	60
Total Grant Commitments	\$136,106	\$2,887,555
Total Conditional Grant Commitments (for 18-28 King Street East)	0	\$850,000
Grants Advanced	\$83,583.40	\$2,290,677
Grants Approved to be Advanced (not including 18-28 King Street East)	\$52,522.40	\$596,877
Conservation Value of Projects (not including 18-28 King Street East)	\$289,297.67	\$15,638,000
Grants as a Percentage of Construction (not including 18-28 King Street East)	18%	18%



323-325 Dundas Street East, Waterdown (Source: Google Street View)

### **Start-Up & Office Tenant Attraction Program**

The Start-Up & Office Tenant Attraction Program (SOTA) (formerly the Office Tenancy Assistance Program), offers a zero percent interest loan for leasehold improvements for office use within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District CIPAs, the Mount Hope/Airport Gateway CIPA and the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor CIPAs as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law.

Notable changes to the program with the approval of Report PED21035(a) following the Five-Year Review of the CIPA in 2021, were added supports to attract new start-up businesses and incubators to Hamilton with a new forgivable loan option.

<b>Start-Up and Office Tenant Attraction Program</b>	
<b>2021</b>	
Applications received in 2021	1
Applications approved in 2021	0
Additional loan commitment in 2021	\$0
Payments in 2021 on Loans prior to 2021	\$92,505

<b>Start-Up and Office Tenant Attraction Program</b>	
<b>Since Inception 2010–December 31, 2021</b>	
Number of Loan Commitments	10
Total Loan Commitments	\$1,489,982
Square Feet of New/Expanded Office Space	99,329
Loans Advanced	\$1,489,982
Loan Amount Paid Back	\$635,354
Loan amount forgiven	\$488,505
Loans to be Advanced	\$0
Construction Value of Approved Projects	\$7,778,244

### **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.

<b>Hamilton Community Heritage Fund Loan Program</b>	
<b>2021</b>	
Applications received in 2021	0
Applications approved in 2021	0
Additional loan commitment in 2021	\$0
Loan Re-payments in 2021	\$19,953
Interest paid in 2021	\$2,145

<b>Hamilton Community Heritage Fund Loan Program</b>	
<b>2009- Year- end 2021</b>	
Number of Loan Commitments	18
Total Loan Commitments	\$594,075
Loans Advanced	\$594,075

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Loans Paid Back	\$476,624
Loans Outstanding	\$117,450
Loans to be Advanced	\$0
Interest Paid	\$51,202

**Barton/Kenilworth Revitalization Grant Program**

The Barton/Kenilworth Revitalization Grant Program (BKRG) (formerly the Barton/Kenilworth Commercial Corridor Building Improvement Grant Program) was introduced in June 2016 for properties located within the Barton Village Commercial District CIPA, the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor CIPAs and properties within the Downtown Hamilton Commercial District CIPA which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law.

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

<b>Barton/Kenilworth Revitalization Grant Program June 2016 – December 31, 2021</b>		
	<b>2021</b>	<b>2016-2021</b>
Number of Grant Commitments	1	26
Total Actual Payments and Grant Commitments	\$380,314	\$1,021,327
Grant Paid	\$330,314	\$912,631.31
	\$50,000	\$108,695.35

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Grants Approved to be Advanced		
Construction Value of Projects	\$1,116,459	\$2,658,842
Grants as a Percentage of Construction	34%	38%



440 Barton Street East-Before Renovations (Source: Google Street View)



440 Barton Street East, Hamilton-After Renovations (Source: CDSB Section)

**Barton/Kenilworth Tax Increment Grant Program**

The Barton/Kenilworth Tax Increment Grant Program (BKTIG) 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 Barton Village Commercial District CIPA, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor CIPAs and properties within the Downtown

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Hamilton Commercial District CIPA which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law. 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 - December 31, 2021</b>		
	<b>2021</b>	<b>2016-2021</b>
Number of Approved Grants*	1	6
Total Estimated Value of Approved Grants	\$19,600	\$1,121,594
Total Construction Value of Approved Grants	\$180,000	\$11,878,000
Ratio of Total Approved Grants to Total Construction Value	1:9	1:11

\*Number of Approved Grants does not include 2 applications where the approval had expired.



486 Barton Street East, Hamilton (Source: Applicant)

### **Barton/Kenilworth Planning and Building Fees Rebate Program**

The Barton/Kenilworth Planning and Building Fees Rebate Program (BKPBFRR) (formerly the Barton/Kenilworth Commercial Corridors Rebate of Application fees Program) provides a rebate of some Planning and Building application fees for properties within the Barton Village Commercial District CIPA, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor CIPAs and properties within the Downtown Hamilton Commercial District CIPA which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law. 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. Site Plan application fees are rebated after final approval of the Site Plan and issuance of the 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. One application was received in 2019. One application was received in 2020

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and two Grants for a total of \$1,620 were paid out. One application was received in 2021. Rebates will be paid in accordance with the terms of the Program.

**Commercial Vacancy Assistance Program**

With the approval of Report PED21035(a) following the Five-Year Review of the CIPA in 2021, this new temporary two-year program was created to help mitigate the potential for street-facing commercial vacancies arising from the pandemic. It came into effect on October 22, 2021.

This Program provides a Grant to new permanent or pop- up commercial tenants of a presently vacant at, or below grade, commercial space so as to make permanent interior improvements for the purposes of improving the attractiveness and usability of the space for the intended commercial use.

This Program applies to commercial uses within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District CIPAs, the Mount Hope/Airport Gateway CIPA and the Strategic Commercial Corridor CIPAs as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area (RHCD CIPA) By-law.

This program provides Grants of \$5 K for leases between 3-6 months and \$10 K for leases of 6 months or longer.

No applications were received between the inception of the program in October 2021 to December 31, 2021



**Environmental Remediation and Site Enhancement (ERASE) Program Applications Received 2012-2021**

<b>Financial Incentive Program</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
ERASE Study Grant	14	15	17	12	21	23	18	26	23	12
ERASE Redevelopment Grant	4	3	4	7	2	4	8	7	9	5
Hamilton Downtown/West Harbourfront Remediation Loan Program (RLP)	2	0	1	0	0	0	0	0	0	0

**ERASE Study Grant (ESG) Program**

The purpose of the ESG program is to promote the undertaking of investigative environmental studies to enable property owners or prospective purchasers to obtain a better understanding of a property’s environmental condition in terms of the type and extent of contamination. These studies are intended to further facilitate and promote the goal of properties ultimately being remediated and redeveloped.

The ESG program provides a matching Grant of 50% of the cost of a Phase Two Environmental Site Assessment (ESA) up to a maximum of \$20,000 per site/project. A maximum of two applications per property/project may be submitted with the combined value of both Grants not to exceed \$35 K.

**ESG Program 2021 Year End Status**

In 2021, staff received a total of 12 applications to the ESG program all of which have received approval. The combined actual and estimated value of financial incentives for which applications were approved in 2021 is \$133,640. Approved applications will result in additional five hectares of land and associated buildings being studied through environmental studies including Phase Two Environmental Site Assessments (ESA), Designated Substances Surveys (DSS) and Risk Assessments (RA).

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<b>ERASE Applications</b>	<b>2021 Applications</b>	<b>2001-2021 Applications</b>
Number of grant applications received	12	250
Number of grant applications approved*	12	232
Total actual and estimated grant value of approved* applications	\$ 133,640.00	\$ 2,434,857.67
Average grant per approved* application	\$ 11,295.71	\$ 10,674.59
Total land area studied through approved* applications	5.01 ha. (12.39 ac.)	228.24 ha. (564.00 ac.)

\*Approved applications include applications which have been approved but not yet paid as well as those approved and since completed/paid.

**ERASE Redevelopment Grant (ERG) Program**

The purpose of the ERG program is to provide financial relief to property owners who undertake and complete the remediation and redevelopment of a brownfield site located within the City’s urban boundary. Grants are based on the increase in assessed value and property taxes (the increment) realized on a property as a result of remediation and redevelopment.

Grants are provided annually at a rate of 80% of the increase in the municipal portion of property taxes for up to 10 years or until the eligible remediation costs are recovered, whichever comes first. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the Municipal Property Assessment Corporation (MPAC) and one full calendar year of municipal taxes have been paid at the newly assessed rate. Approved applicants under the ERG program also have the ability to utilize the ERASE Development Charge Reduction (DCR) option which permits the use of approved eligible costs under the ERG program to be applied against development charges payable for that proposed development (after any demolition charge credits are applied). If the applicant chooses to exercise this option, Grant payments issued will be applied towards fulfilling the outstanding ERASE specific DC deferral.

**ERG Program 2021 Year End Status**

In 2021, staff received a total of five applications to the ERG program. Staff also made recommendations to Council for four application approvals (note: applications may be submitted well in advance of being brought to Council for consideration, and as a result, approved applications in 2021 may not necessarily have been received in 2021). In 2021, annual Grant payments totalling \$751,189.39 for 11 remediated, redeveloped and reassessed projects were made under the ERG program. To-date, Grant payments

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issued for these 11 projects either provided directly to the Applicant and/or applied towards fulfilling outstanding ERASE specific DC deferral total \$3,064,491.16.

ERG applications received in 2021	5
ERG applications approved by Council in 2021	2
Developments which have received an ERG approval by Council (2001-2021)	56
Value of Grant payments provided for 2021	\$ 751,189.39

**Projects Receiving Grant Payments for 2021**

Address	Base Tax Year/ Reassessed Tax Year	2021 Grant Payment (80% of Tax Increment)	Cumulative Annual Grant Payments (incl. 2021)	ERASE DC Deferral	Maximum Eligible Grant	Year of Grant Payment
685 Queenston Rd.	2011/2019	\$84,139.83	\$703,640.87	\$172,573.59	\$962,250.00	9 of 10
420 Glover Rd.	2011/2014	\$97,008.10	\$774,793.73	\$378,164.31	\$1,280,129.11	8 of 10
275 James St. N.	2012/2014	\$12,925.89	\$102,837.43	n/a	\$416,900.00	8 of 10
186 Ferguson Ave. N.; 190-200 Barton St. E.	2008/2016	\$11,614.00	\$69,684.00	n/a	\$1,908,381.04	6 of 10
1587 & 1599 Upper James St.	2014/2017	\$114,164.37	\$566,251.24	\$265,718.88	\$1,372,725.00	5 of 10
20 Rebecca St.	2016/2018	\$207,973.34	\$623,920.03	n/a	\$2,029,752.00	3 of 10
118 Hatt St., Dundas	2017/2021	\$15,093.31	\$15,093.31	\$38,312.94	\$262,678.56	1 of 10
7-11 Brock St.	2016/2021	\$7,382.40	\$7,382.40	n/a	\$160,500.00	1 of 10

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Address	Base Tax Year/ Reassessed Tax Year	2021 Grant Payment (80% of Tax Increment)	Cumulative Annual Grant Payments (incl. 2021)	ERASE DC Deferral	Maximum Eligible Grant	Year of Grant Payment
112 King St. W., Dundas	2015/2021	\$16,841.17	\$16,841.17	n/a	\$203,000.00	1 of 10
107 MacNab St N.	2018/2021	\$181,104.19	\$181,104.19	\$141,180.19	\$736,235.47	1 of 10
1165-1167 Cannon St. E.	2017/2021	\$2,942.79	\$2,942.79	n/a	\$38,063.10	1 of 10

**Downtown Hamilton/West Harbourfront Remediation Loan Program (RLP)**

The purpose of the RLP is to provide financial assistance in the form of a low interest loan to help remove financial impediments to the remediation of brownfield properties which are to be redeveloped for a residential or residential/commercial use within the defined areas of Downtown Hamilton and the West Harbourfront.

The RLP provides financial assistance through a low interest loan equal to 80% of the cost of remediating a property within the defined areas to a maximum of \$400 K per property/project. The loan is to be a 'bridge' until such time as the property owner receives their ERASE Redevelopment Grant or Revitalizing Hamilton Tax Increment Grant.

**RLP Program 2021 Year End Status**

In 2021, staff did not receive an application under the RLP program. At the end of 2021 remediation loans totalling \$733,520 for two projects had been issued with a balance of \$474,289.35 outstanding.

RLP applications received (2021)	0
RLP applications approved by Council (2010-2021)	3
Value of Council approved loan commitments (2010-2021)	\$ 1,133,520
Council approved loan commitments not acted upon and since expired (2010-2021)	\$ 400,000
Value of loans issued (2010-2021)	\$ 733,520
Value of outstanding loans (2010-2021)	\$ 474,289.35

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<b>Address</b>	<b>Approved Loan Amount</b>	<b>Loan Amount Issued To-date</b>	<b>Loan Status (to end of 2021)</b>	<b>Outstanding Balance (to end of 2021)</b>
275 James St. N.	\$333,520	\$333,520	In year 7 of repayment	\$74,289.35
179-191 James St. N.	\$400,000 (maximum)	\$400,000	To be repaid via RHTIG	\$400,000

**2022 Review of ERASE AND LEED PROGRAMS**

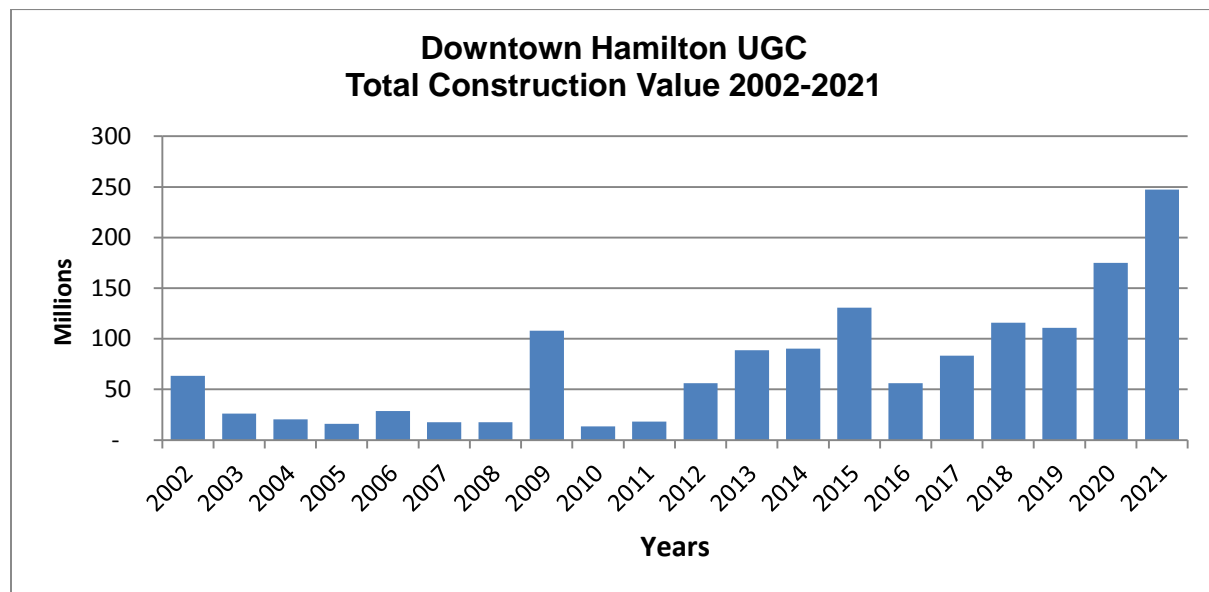
In keeping with City practice to review our CIPs and associated incentive and financial assistance programs every five years, Economic Development staff will be commencing a comprehensive review of the ‘Environmental Remediation and Site Enhancement (ERASE)’ and ‘Hamilton LEEDing the Way’ CIPs and programs beginning in Q3 of 2022. These CIPs authorize various financial assistance programs which are intended to support the investigation, remediation and redevelopment of contaminated properties as well as support the achievement of Leadership in Energy and Environmental Design (LEED) certification in developments within the urban area. This staff-led review will serve as an important ‘check-in’ to ensure these programs are meeting their intended goals, are financially sustainable for the City and are continuing to support, and are aligned with, Council and community priorities for revitalization and environmental sustainability. Staff’s review will include extensive stakeholder and community engagement with recommendations for any proposed modifications to be brought forward for Council consideration in Q1 2023.

**2021 Downtown Hamilton Building Activity**

Development in the Downtown Hamilton Urban Growth Centre (UGC) continued in 2021, with a total of 144 building permits being issued, representing \$247,335,448 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 2021 are illustrated in Figure 1.

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<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 approximately 96.17% of the total building permit construction value in the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area (RHCD CIPA).

Developments in the RHCD CIPA, which includes the Downtown Hamilton UGC, are outlined below and total approximately \$319,344,168 in construction value, totalling 266 building permits. Examples of projects which contributed to the building permit Construction value reported for 2021 include the following residential and non-residential developments:

- 43 King Street East-To construct a 45,867 sq. m sprinklered 30 storey residential building consisting of two residential towers over a common four storey podium, ground floor retail, outdoor pool on the 3rd storey, rooftop amenity areas on the 3rd and 5th floors and 4 levels of parking;
- 1 Jarvis Street-To construct a sprinklered 15-storey, 30,599 sq. m N, 354-unit apartment building, consisting of 3 parking levels (1 below grade, 2 above grade), retail shell at west portion of ground floor;
- 20 East Avenue South-To construct the superstructure of a sprinklered 3-storey, 4,661 sq. m elementary school building, St. Patrick’s Catholic Elementary School;

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- 225 East Avenue North-To construct the superstructure of a sprinklered 5-storey, 3,250 sq. m, 52-unit apartment building (with parking garage podium at basement level) - Tower (B);
- 225 East Avenue North-CONDITIONAL PERMIT to construct a sprinklered 3-storey, 2,670 sq. m, 43-unit apartment building (with parking garage podium at basement level) - Tower (A);
- 192 Hughson Street North-Alterations works to replace 71 dwelling units with 125 dwelling units in the 5-storey townhouse block and 1/F to 6/F of 18-storey apartment tower of the existing residential building;
- 181 John Street North-Alterations works to replace 71 dwelling units with 125 dwelling units in the 5-storey townhouse block and 1/F to 6/F of 18-storey apartment tower of the existing residential building;
- 14 Augusta Street-To construct a 6 storey, 4,078 sq. m residential building with ground floor commercial and a 635 m, 1-storey, below grade parking garage;
- 45 Main Street East-Alterations to John Sopinka Courthouse for security upgrades;
- 55 Bay Street North-Alteration to office building for Federal Government;
- 7 Queen Street North-Permit revised to add two (2) additional floors (1275 sq. m; gross floor area) to the building. To construct a sprinklered 10-storey, 7,979 mu, hotel building (with underground parking area) for Hampton Inn;
- 1 Jarvis Street-To construct foundations only for a future 15-storey residential building with commercial units on the ground floor;
- 62 King Street East-Permit revised to include changes related to elevator and elevator shop drawings. Alterations to the 4-storey, sprinklered building known as 62 King St E and 64 King St E and addition of mechanical penthouse on the roof;
- 195 Ferguson Avenue North-Alterations to convert second-floor existing office space/common area into 11 one-bedroom units, and convert existing drop in centre space on the main floor to office space;
- 213 Market Street-To construct a 752.15 m (GFA) apartment building with 8 units;

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- 219 East Avenue North-Alterations and construction of a 118.6 sq. m 3rd storey addition to former horse stables & storage building to create 13 dwelling units with related amenity and office spaces on the ground floor;
- 350 King Street East-Alterations to existing building to create of 15 residential units including partitions, millwork, plumbing, HVAC, electrical and modification of exterior glazing;
- 130 Bay Street South-To construct a sprinklered 1-storey, 163 sq. m addition (with a basement) to St Marks Church and alterations to the existing building as per attached drawings;
- 1 Jarvis Street-To install a sprinkler system and a standpipe system to serve the entire building;
- 181 Main Street West-Alteration to the main floor of the existing building to create medical offices;
- 20 East Avenue South-To construct FOUNDATION ONLY for a future 3-storey elementary school St. Patrick Catholic Elementary School;
- 35 York Boulevard-Alterations to the roof of the existing building and to replace the existing skylights;
- 95 Hess Street South-Alterations to the existing apartment building to replace the hot water baseboard system;
- 154 Main Street East-To install a sprinkler system and a standpipe system to serve the entire building;
- 121 King Street East-Permit revised to add 6 residential units to ground floor and keep one retail space (new total of 46 residential units. Permit revised for structural reinforcement to renovate existing ground floor retail area and 2<sup>nd</sup> and 4<sup>th</sup> floor residential;
- 191 King Street West-This is an application for a shoring permit for McMaster Graduate Student Residence. The shoring will be for a 30-storey building, that will consist of 27 storeys of residences with a 2-level podium that will accommodate amenity spaces;



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- 15 Queen Street South-To install a sprinkler system and a standpipe system to serve the entire building;
- 16 West Avenue South-Alterations to the existing church to convert into 2-storey apartment building;
- 23 Spring Street-Alterations to existing residential building to create 6 new residential units and fitness room on the 1st floor;
- 610 King Street East-Alterations to the existing apartment building and add 2 additional dwelling units on the 3rd floor. (total of 14 Units);
- 95 Hess Street South-Alterations to the existing high rise building to replace the domestic water riser;
- 100 Main Street East-Alterations to create new elevator openings in existing elevator shaft;
- 36 Grant Avenue-To construct a new 168 sq. m (GFA 336 sq. m) two storey residential building with basement for storage and utilities. Totally six apartment suites, (2) bachelor suites and (1) one-bedroom suite on ground floor and (3) one-bedroom suites) on the second floor;
- 100 Main Street East-To construct a 13 sq. m vestibule addition at the Main Street Entrance and reclad the existing canopy projection;
- 22 John Street North-Alterations to the exterior of the exiting 4-storey mixed use building to rebuild the front facade and fire escape; and,
- 252 Catharine Street North-Alteration to the existing two storey commercial building to create nine (9) new residential units on second floor. This includes but not limited to remove two existing stairs between ground floor and 2nd floor.

Building permits were issued for the construction of 1509 new residential units in 2021 in the RHCD CIPA (1256 within the UGC), including:

- 354 units at 1 Jarvis Street;
- 581 units at 43 King Street East; and
- 284 units at 154 Main Street East.

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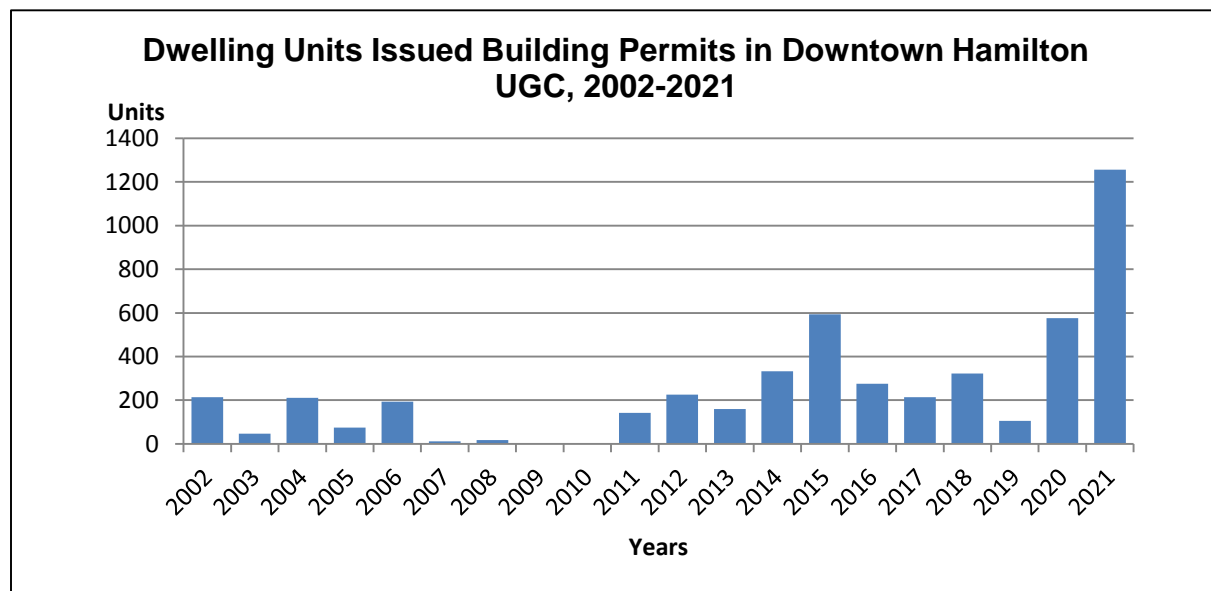
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From 2002 – 2021, building permits have been issued for a total of 4,976 dwelling units in the UGC, providing an average growth of 249 units per year. Building permits were issued for 4,062 (81.63%) of these residential units between 2012 and 2021.

**Residential vs. Non-Residential Construction**

In 2021, residential development values surpassed non-residential development in the Downtown:

- UGC Non-residential: 71 permits = \$20,147,600 construction value
- UGC residential: 67 permits = \$227,146,140 construction value
- UGC miscellaneous: 6 permits=\$41,708 construction value
- RHCD CIPA Non-residential: 97 permits = \$36,812,900 construction value
- RHCD CIPA residential: 151 permits = \$282,470,530 construction value
- RHCD CIPA miscellaneous: 18 permits = \$60,739

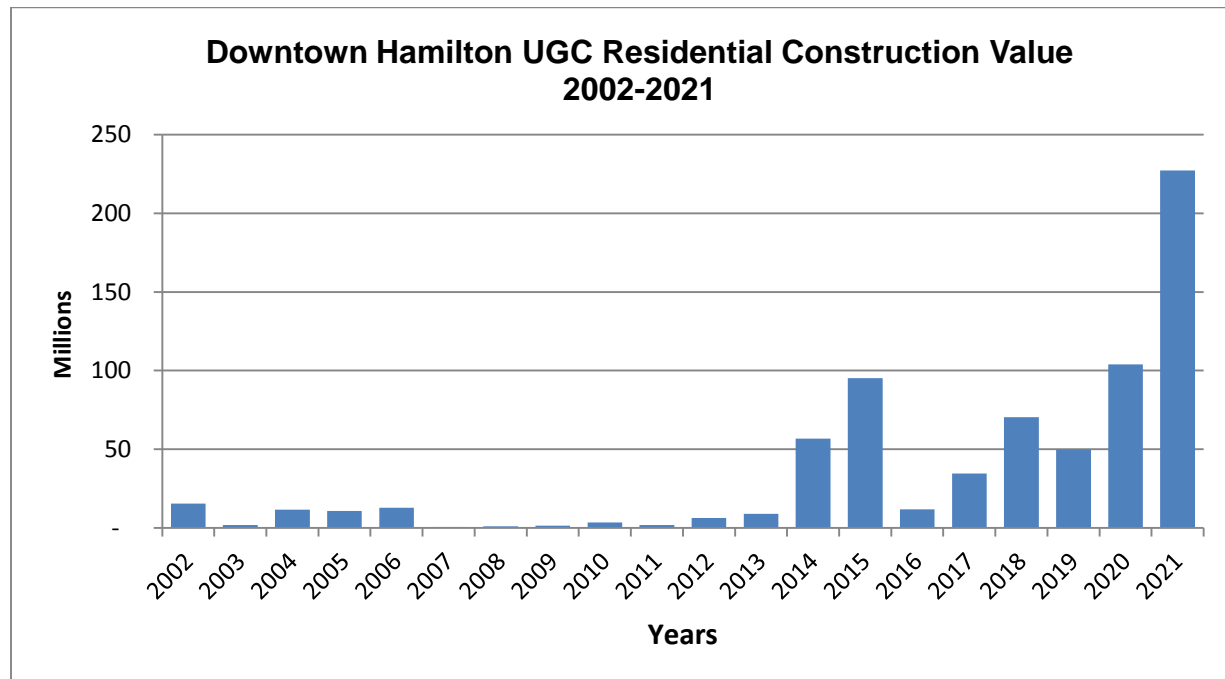


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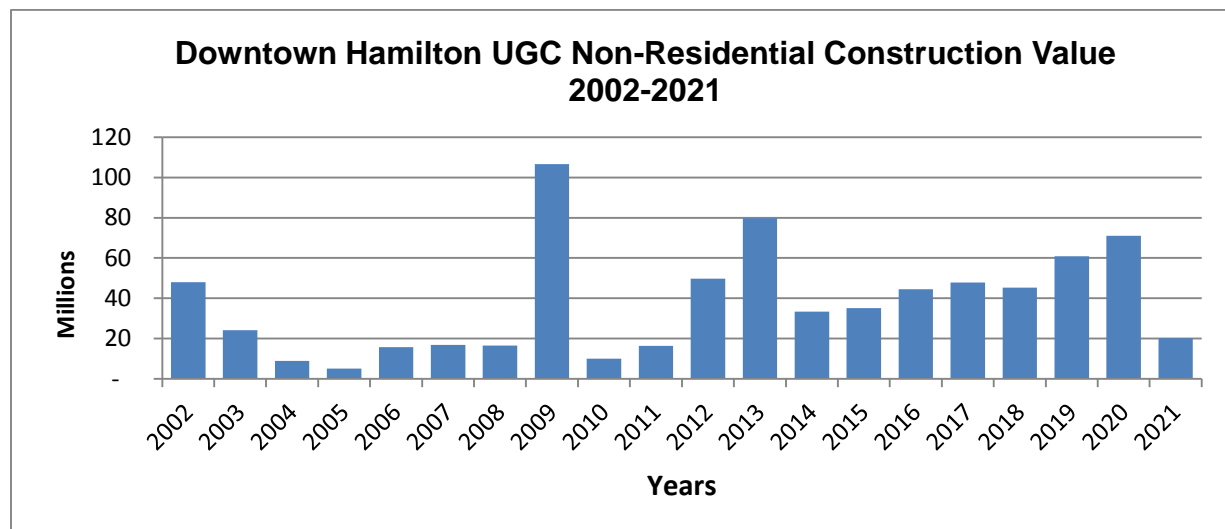
- Dwelling units as per the year a building permit was issued;
- 2004 includes 108 units in the former Staybridge Suites Hotel, which converted to a retirement residence in 2010;
- 2011 includes 127 units in the new Staybridge Suites Hotel;

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- 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).



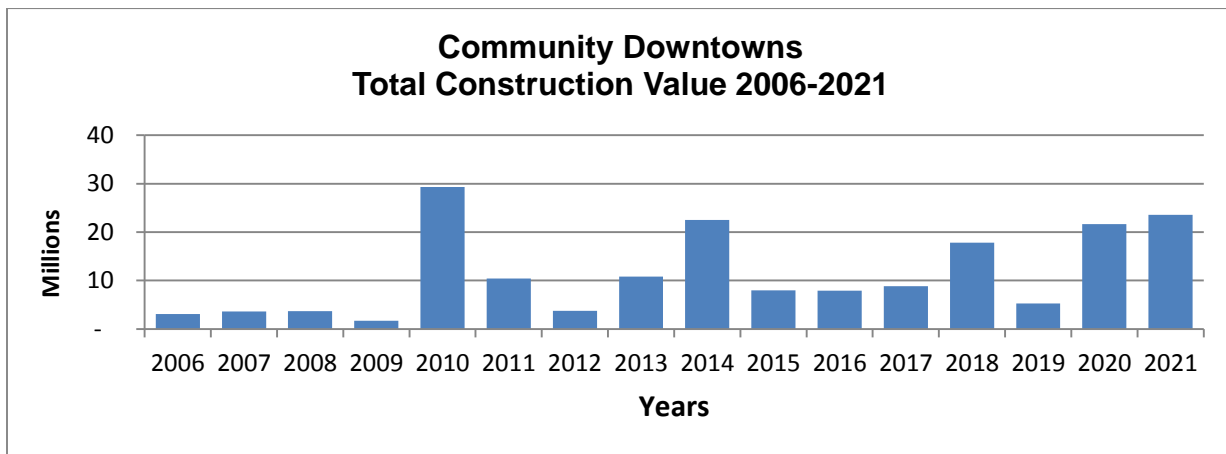
**Figure 2**



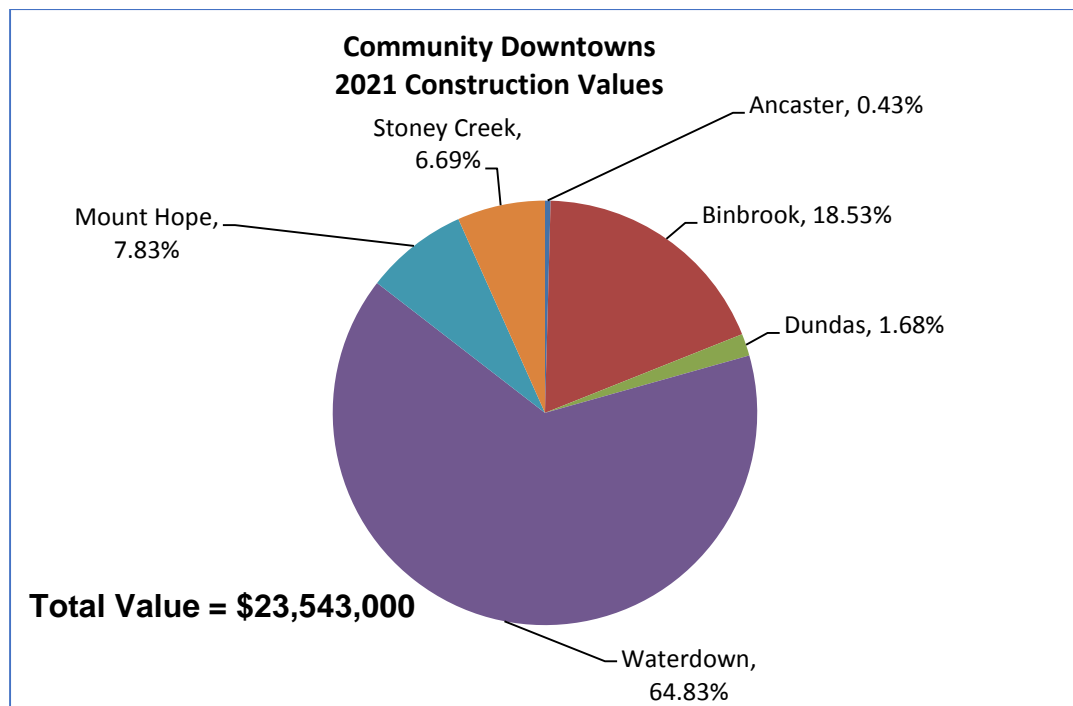
**Figure 3**

### 2021 Community Downtown Building Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of 52 building permits issued in 2021 within their respective community improvement project areas, representing a building permit construction value of approximately \$23.54 M. Growth in these communities was comprised of 65.18% residential and 34.82% non-residential. Waterdown had the largest growth out of all the Community Downtowns in 2021 totalling approximately 64.83% of the total construction values (see Figure 5).



**Figure 4**



**Figure 5**

What follows are some examples of investments made in 2021 in the Community Downtowns (\$ construction value):

- \$100 K for alteration to the existing building for new doctor office for 16 persons in Ancaster;
- \$3.0 M for construction of a new 3 storey mixed use building with 12 residential 2-storey units above 12 commercial units in Binbrook;
- \$150 K for alterations to existing building to create a medical office in Dundas;
- \$800 K to construct a 3-storey office building in Mount Hope;
- \$500 K for alteration to repair and replace portion of parking structure in Stoney Creek; and,
- \$10 M to construct a sprinklered 6-storey, 74-unit apartment building with one level of underground parking and one commercial unit on the first floor in Waterdown.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED22116 - Location Map

Appendix "B" to Report PED22116 - Location Map