



## COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	November 30, 2022
<b>SUBJECT:</b>	Quarterly Updates (January - September 2022) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3, 11, 15)
<b>WARD(S) AFFECTED:</b>	Wards 1, 2, 3, 4, 5, 7, 8, 11, 12 and 15
<b>SUBMITTED BY:</b>	Jason Thorne General Manager Planning and Economic Development Department
<b>SIGNATURE:</b>	

On September 29, 2021, City Council enacted By-law 21-165, being a by-law to delegate authority to the General Manager of Planning and Economic Development (GM) to approve grants/loans to a maximum of \$200,000 per grant/loan under financial incentive programs provided under the Revitalizing Hamilton's Commercial Districts Community Improvement Plan (2021) and the *Ontario Heritage Act*. Programs subject to this delegated authority are:

- Barton/Kenilworth Planning and Building Fees Rebate Program
- Barton/Kenilworth Revitalization Grant Program;
- Commercial District Housing Opportunities Program;
- Commercial District Revitalization Grant Program;
- Commercial Vacancy Assistance Program;
- Gore Building Improvement Grant Program;
- Hamilton Heritage Conservation Grant Program; and,
- Hamilton Heritage Property Grant Program.

On a quarterly basis, staff provide to City Council details of the grants/loans approved by the GM over the previous quarter.

---

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.

## **1. January – March 2022**

During the months of January – March 2022, the General Manager approved the following:

- Six grant applications under the Commercial District Revitalization Grant Program in the total amount of \$79,450.39;
- Two grant applications under the Hamilton Heritage Property Grant Program in the amount of \$72,593.05; and,
- One grant application under the Barton Kenilworth Revitalization Grant Program in the amount of \$50,000.

The total estimated value of the proposed work under the Commercial District Revitalization Grant Program is \$174,816.98. Therefore, the City's grant represents 45.45% of the total improvement costs. The properties that are being improved under the Program are located within the Ancaster Business Improvement Area, Barton Village Business Improvement Area, Concession Street Business Improvement Area, Main West Esplanade Business Improvement Area, Queenston Road Commercial Corridor, and the York Boulevard Commercial Corridor.

The total estimated value of the proposed work under the Hamilton Heritage Property Grant Program is \$230,106.59. Therefore, the City's grant represents 31.55% of the total restoration costs.

The property that is being restored is designated under the *Ontario Heritage Act* and is located within Ward 3.

The total final cost of the works under the Barton Kenilworth Revitalization Grant Program is \$136,936.60. Therefore, the City's grant represents 36.51% of the total renovation costs. The property is located in the Barton Village Business Improvement Area.

Please refer to Appendix "A", attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

## **2. April – June 2022**

During the months of April – June 2022, the General Manager approved the following:

- Seven grant applications under the Commercial District Revitalization Grant Program in the total amount of \$54,106.11;

**SUBJECT: Quarterly Updates (January - September 2022) Loans/Grants  
Approved by the General Manager of Planning and Economic  
Development (Wards 1, 2, 3, 4, 5, 7, 8, 11, 12 and 15) - Page 3 of 4**

---

- Two grant applications under the Hamilton Heritage Property Grant Program in the amount of \$154,376.78;
- Two grant application under the Barton Kenilworth Revitalization Grant Program in the amount of \$45,813.35; and
- One grant application under the Hamilton Heritage Conservation Grant Program in the amount of \$5,000.

The total estimated value of the proposed work under the Commercial District Revitalization Grant Program is \$208,643.20. Therefore, the City's grant represents 25.93% of the total improvement costs. The properties that are being improved under the Program are located within the Main West Esplanade Business Improvement Area, Stoney Creek Business Improvement Area, Ottawa Street Business Improvement Area, Revitalizing Hamilton's Commercial District CIPA and the Main Street East Commercial Corridor.

The total estimated value of the proposed work under the Hamilton Heritage Property Grant Program is \$537,507.10 Therefore, the City's grant represents 28.72% of the total restoration costs.

The properties that are being restored are designated under the *Ontario Heritage Act* and are located within Wards 1 and 2.

The total final cost of the works under the Barton Kenilworth Revitalization Grant Program is \$117,486.10. Therefore, the City's grant represents 38.99% of the total renovation costs. The properties are located in the Barton Street East Commercial Corridor.

The total estimated value of the proposed work under the Hamilton Heritage Conservation Grant Program is \$16,385. Therefore, the City's grant represents 30.52% of the total restoration costs.

The property that is being restored is designated under the *Ontario Heritage Act* and is located within Ward 8.

Please refer to Appendix "B", attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

### **3. July – September 2022**

During the months of July – September 2022, the General Manager approved the following:

**SUBJECT: Quarterly Updates (January - September 2022) Loans/Grants  
Approved by the General Manager of Planning and Economic  
Development (Wards 1, 2, 3, 4, 5, 7, 8, 11, 12 and 15) - Page 4 of 4**

---

- Six grant applications under the Commercial District Revitalization Grant Program in the total amount of \$61,763.30;
- Two grant applications under the Hamilton Heritage Property Grant Program in the amount of \$49,676.62; and,
- One grant application under the Hamilton Heritage Conservation Grant Program in the amount of \$5,000.

The total estimated value of the proposed work under the Commercial District Revitalization Grant Program is \$181,359.35. Therefore, the City's grant represents 34.06% of the total improvement costs. The properties that are being improved under the Program are located within the Barton Village Business Improvement Area, Ottawa Street Business Improvement Area, Mount Hope/Airport Gateway Commercial Corridor, Downtown Hamilton Community Improvement Project Area, Main West Esplanade Business Improvement Area and the Westdale Village Business Improvement Area.

The total estimated value of the proposed work under the Hamilton Heritage Property Grant Program is \$118,706.50. Therefore, the City's grant represents 41.85% of the total restoration costs.

The properties that are being restored are designated under the *Ontario Heritage Act* and are located within Ward 2.

The total estimated value of the proposed work under the Hamilton Heritage Conservation Grant Program is \$11,752. Therefore, the City's grant represents 42.55% of the total restoration costs.

The property that is being restored is designated under the *Ontario Heritage Act* and is located within Ward 15.

Please refer to Appendix "C", attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

If you require any further information on the above matter, please contact Carlo Gorni, Co-ordinator, Urban Renewal Incentives by e-mail at [carlo.gorni@hamilton.ca](mailto:carlo.gorni@hamilton.ca) or at (905) 546-2424 Ext. 2755.

## **APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A" – Loans / Grants approved by General Manager (January – March 2022)
- Appendix "B" – Loans / Grants approved by General Manager (April – June 2022)
- Appendix "C" – Loans / Grants approved by General Manager (July – September 2022)

## Loans and Grants Approved by General Manager (January - March, 2022)

## Commercial District Revitalization Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
CON 04/20	Applicant: Heal Lifestyle Inc. (Jesse Davidson) Owner: Muse Properties Limited Partnership (Kartik Ganatra) Business: Heal Burger	586 Concession Street, Hamilton	Replace existing brick façade with glass curtain wall storefront including new bi-folding window; and installation of mural on front façade of building	\$34,606.00	\$12,500.00	January 14 2022	7	Concession Street BIA
ANC 01/21	Applicant/Owner: Fei Geng Business: Spa on Wilson	430 Wilson Street East, Ancaster	Installation of new vinyl siding on front façade of building	\$20,775.00	\$10,387.50	February 9 2022	12	Ancaster BIA
BAR 02/21	Applicant/Owner: Victoria L. Cam Business: Helping Hands Street Mission	349-351 Barton Street East, Hamilton	Installation of new patio doors and front windows; Improvements to masonry on front of building; Remove and replace siding, fascia, eavestroughs and window capping; Reconstruct floors in patios for proper drainage; Reinforce balcony railings as required and paint railings	\$37,139.21	\$16,800.00	February 15 2022	3	Barton Village BIA
MF 12/21	Applicant/Owner: Med Source Realty Limited (Irena Kesminas, Angela Cassavia) Businesses: Medical Clinic, Alliance Drugs Pharmacy, Hamilton Flight Training, CUPE, Sactor Source Inc., Ageless Infusions)	360 Queenston Road, Hamilton	Installation of Mural	\$9,153.00	\$4,576.50	February 23 2022	4	Queenston Road Commercial Corridor CIPA

# Loans and Grants Approved Through General Manager's Delegated Authority: January - March, 2022

MF 18/21	Applicant/Owner: W&S Enterprises Ltd. (Wah Family Trust) Businesses: Energy Tap Counselling and Consultation Services (office - therapists and counselling); De La Sol Yoga Studios (personal care services); Zee Float (personal care services; Studio Zee Pilates (personal care services); Chocolate Tales (restaurant); Pho Lac Vien (restaurant)	430 York Boulevard, Hamilton	Replacement of windows on 2nd storey of front façade of building	\$20,372.77	\$10,186.39	February 23 2022	1	York Boulevard Commercial Corridor CIPA
MW 01/22	Applicant/Owner: CCBC Realty Inc. (Brennan Caiella, Claudio Cicchetti) Business: CCBC	374 Main Street West, Hamilton	Installation of new signage; Installation of new metal cladding on upper portion of building exterior; and caulking of windows	\$52,771.00	\$25,000.00	March 16 2022	1	Main West Esplanade BIA

<b>Total</b>				<b><u>\$174,816.98</u></b>	<b><u>\$79,450.39</u></b>			
--------------	--	--	--	----------------------------	---------------------------	--	--	--

## Hamilton Heritage Property Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HPGP 04/21	Applicant/Owner: Crood Holdings Limited (Tal Dehtiar) Work is for the conversion of former place of worship into 19 residential units	16 West Avenue South, Hamilton	Installation of new windows, storm windows and dormers; painting of exterior of building; installation of new roof; masonry repair and tuck pointing; waterproofing of foundation. All for conversion of Place of Worship to 19 residential rental units.	\$209,841.00	\$62,460.25	March 2 2022	3	Revitalizing Hamilton's Commercial Districts CIPA
HPGP 05/21	Applicant/Owner: Wentworth Condominium Corporation #103 (David Mills)	13 and 15 Inglewood Drive, Hamilton	Refurbishment of solarium stone wall; Installation of new windows; and installation of new eavestrough	\$20,265.59	\$10,132.80	March 17 2022	2	N/A

<b>Total</b>	<b><u>\$230,106.59</u></b>	<b><u>\$72,593.05</u></b>
--------------	----------------------------	---------------------------

**Barton Kenilworth Revitalization Grant Program**

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
BKCCBIGP 02/21	Applicant/Owner: Victoria L. Cam Business: Helping Hands Street Mission	349-351 Barton Street East, Hamilton	Installation of new fire escape; Installation of new windows and window stops; Installation of new rear entry doors with locks; Installation of new fire shutters; New steel roof over fire escape; New siding fascia and eavestrough on west, north and east sides of building; and New range hood on exterior of building	\$136,936.60	\$50,000.00	February 23 2022	3	Barton Village

<b>Total</b>	<b><u>\$136,936.60</u></b>	<b><u>\$50,000.00</u></b>
--------------	----------------------------	---------------------------

Loans and Grants Approved by General Manager April - June, 2022

Commercial District Revitalization Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
MW 01/21	Applicant/Owner: 5025018 Ontario Inc. (Raveen Chhetri, Munu Thapa) Business: Dosa Place	354 Main Street West, Hamilton	Installation of new sign box and channel letters; Window repairs and window graphics; and repair stucco and paint building (excluding unpainted masonry)	\$ 31,137.15	\$15,568.58	May 10 2022	1	Main West Esplanade BIA
SC 02/22	Applicant: La Sana Yoga Inc. (Kim LeButler, George Jakymyshyn, Sandra Pizzuti, Ashley Zimmerman) Owner: Barton Holdings Ltd. (Mario Baruzza, Richard Baruzza) Business: La Sana Yoga Inc.	44 King Street East- Unit 6, Stoney Creek	Installation of timer for existing signage; and installation of tinted window film	\$ 904.00	\$452.00	May 18 2022	5	Stoney Creek BIA
OTT 05/21	Applicant/Owner: 7748728 Canada Ltd. (Rahim Thawer) Business: Be Good Tatoo and Bephi Spaces	8 Ottawa Street North, Hamilton	Installation of new storefront; Installation of new door to residential units	\$ 22,430.50	\$11,215.25	May 27 2022	4	Ottawa Street BIA
MF 04/22	Applicant: 2828922 Ontario Ltd. (Judith Sloan, Peter Campagna) Owner: Aaron Gagnon Business: Poke Co.	301 James Street North, Hamilton	Installation of new signage	\$ 2,310.85	\$1,155.43	June 6 2022	2	Revitalizing Hamilton's Commercial Districts CIPA
SC 01/22	Applicant: Dr. Ajit Vargis Dentistry Professional Corporation (Dr. Ajit Vargis) Owner: 8 King Street Realty Inc. (Sandeep Dhillon) Business: Dental office	66 King Street East- Suite 2, Stoney Creek	Installation of new signage	\$ 6,429.70	\$3,214.85	June 28 2022	5	Stoney Creek BIA

# Loans and Grants Approved Through General Manager's Delegated Authority: April - June 2022

MF 17/21	Applicant/Owner: Main Street East Ltd. (Savin Chandaria)	1160 Main Street East, Hamilton	Installation of new storefronts in new mixed use building	\$	117,746.00	\$10,000.00	June 29 2022	3	Main Street East Commercial Corridor CIPA
MF 03/22	Applicant/Owner: S&J Properties Inc. (Jowan Khamis, Safa Shawkat) Business: Dental office, Doctor's Office, Psychotherapy Clinic	183 Hughson Street South, Hamilton	Removal and replacement of existing steps and landing at rear of building	\$	27,685.00	\$12,500.00	June 30 2022	2	Revitalizing Hamilton's Commercial Districts CIPA

<b>Total</b>					<u>\$ 208,643.20</u>	<u>\$54,106.11</u>			
--------------	--	--	--	--	----------------------	--------------------	--	--	--

## Hamilton Heritage Property Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HPGP 01/22	Applicant/Owner: Trustees of the Manse Property of the Presbyterian Congregation of MacNab Street Presbyterian Church and Trustee of the Presbyterian Congregation of MacNab Street Church (Kenneth Post, on behalf of the Church's Board of Trustees)	114-116 MacNab Street South, Hamilton	Stabilization of north wall of Johnston Hall; Exterior will be repointed and new eavestrough installed on west side of building	\$476,995.60	\$ 129,248.90	April 1 2022	2	N/A
HPGP 02/22	Applicant/Owner: Hamilton Christian Fellowship (Keith Tuplin, Treasurer)	137 Strathcona Avenue North, Hamilton	Replace roof shingles on Sunday School building with metal shingles to match roofing at church building on the same property and related structural works	\$60,511.50	\$ 25,127.88	June 17 2022	1	N/A

<b>Total</b>				<u>\$537,507.10</u>	<u>\$154,376.78</u>			
--------------	--	--	--	---------------------	---------------------	--	--	--

**Barton Kenilworth Revitalization Grant Program**

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
BKRG 02/22	Applicant/Owner: Cuc Pham Business: Pebbles Laundromat	1535 Barton Street East, Hamilton	Installation of new roof	\$33,900.00	\$4,020.30	June 6 2022	4	Barton Street East Commercial Corridor CIPA
BKRG 03/22	Applicant/Owner: Adedamola Okunade Business: Vacant	934 Barton Street East, Hamilton	Renovations to ground floor commercial unit; Renovations to 2nd floor residential unit; Renovations to attic space; and installation of exterior fire escape	\$83,586.10	\$41,793.05	June 30 2022	3	Barton Street East Commercial Corridor CIPA
<b>Total</b>				<b><u>\$117,486.10</u></b>	<b><u>\$45,813.35</u></b>			

**Hamilton Heritage Conservation Grant Program**

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HCPG 22/02	Barton Stone – Mount Hope United Church	21 Stone Church Road West, Hamilton	Refurbishment of two sets of original church windows	\$ 16,385.00	\$ 5,000.00	April 12 2022	8	N/A
<b>Total</b>				<b><u>\$16,385.00</u></b>	<b><u>\$5,000.00</u></b>			

## Loans and Grants Approved by General Manager July - September, 2022

## Commercial District Revitalization Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
BAR 02/22	Applicant/Owner: Thuan Van Dang Business: Vacant	668 Barton Street East, Hamilton	Installation of new storefront including new door and windows	\$ 23,730.00	\$10,000.00	July 1 2022	3	Barton Village BIA
OTT 01/22	Applicant/Owner: Ottawa Street Studios Inc. (Rachel Cuthill, Shawn Cuthill, Donghuan Li, Douglas Veenstra, Julia Veenstra, Chao Xue) Business: Currently Vacant	303 Ottawa Street North, Hamilton	Installation of new storefront including creation of new second entrance	\$ 77,631.00	\$ 20,000.00	July 1 2022	3	Ottawa Street BIA
MF 07/22	Applicant/Owner: Dr. Mena Sedrak and Dr. Arsany Kamel Dentistry Professional Corporation (Mena Sedrak, Arsany Kamel)	9210 Airport Road West, Glanbrook	Installation of new signage	\$ 35,905.75	\$10,000.00	July 25 2022	11	Mount Hope Airport Gateway
MF 06/22	Applicant: Pocrnic Realty Advisors Inc. (Steve Pocrnic) Owner: Intrilectual Investments Inc. (Steve Pocrnic)	34 Hess Street South, Hamilton	Removal and replacement of existing external staircase	\$ 20,566.00	\$10,000.00	August 19 2022	2	Downtown Hamilton CIPA
MW 02/22	Applicant: 1919900 Ontario Inc. (Kelly King, Kelly Muir) Owner: 1561241 Ontario Inc. (Ben Hosseinpour) Business: Digestive & Therapeutic Wellness Centre	449 Main Street West, Hamilton	Installation of new signage; Painting of front exterior of their portion of building; Painting of roof shingles on front façade of building	\$ 8,102.10	\$4,051.05	September 9 2022	1	Main West Esplanade BIA
WEST 01/22	Applicant: Zhihua Zhou (Bean Bar Lifestyle Restauant) Owner: 1475602 Ontario Ltd. (Eleni Christophorou, Christina Mouskos)	1012 King Street West, Hamilton	Installation of CCTV cameras; repair/replacement of front doors and windows; repair and paint portion of front wall; installation of new awning	\$ 15,424.50	\$7,712.25	September 9 2022	1	Westdale Village BIA
<b>Total</b>				<b>\$ 181,359.35</b>	<b>\$61,763.30</b>			

## Hamilton Heritage Property Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HPGP 03/22	Applicant: Pocrnic Realty Advisors (Steve Pocrnic) Owner: Intrilectual Investments Inc. (Harry Mancini, Steve Pocrnic) Business: Pocrnic Realty Advisors Inc.	34 Hess Street South, Hamilton	Installation of new copper gutter to cover soffit and repair fascia; Remove existing mortar and replace with lime-based mortar; Repair/replacement of lintels; Fabrication of broken and missing corbel stones and installation; Restoration of dormer; and Scaffolding Costs	\$59,353.25	\$ 24,838.31	September 21 2022	2	Downtown Hamilton CIPA
HPGP 04/22	Applicant: Pocrnic Realty Advisors (Steve Pocrnic) Owner: Intrilectual Investments Inc. (Harry Mancini, Steve Pocrnic) Business: Pocrnic Realty Advisors Inc.	34 Hess Street South, Hamilton	Installation of new copper gutter to cover soffit and repair fascia; Remove existing mortar and replace with lime-based mortar; Repair/replacement of lintels; Fabrication of broken and missing corbel stones and installation; Restoration of dormer; and Scaffolding Costs	\$59,353.25	\$ 24,838.31	September 21 2022	2	Downtown Hamilton CIPA
<b>Total</b>				<b><u>\$118,706.50</u></b>	<b><u>\$49,676.62</u></b>			

**Hamilton Heritage Conservation Grant Program**

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HCPG 22/04	Ken Hill and Gillian Hill	76 Mill Street North, Waterdown	Removal and replacement of shingles on front of house with in-kind materials (cedar shakes)	\$ 11,752.00	\$ 5,000.00	August 25 2022	15	N/A
<b>Total</b>				<b><u>\$11,752.00</u></b>	<b><u>\$5,000.00</u></b>			