

Detailed Application and Financial Statistics (ERASE and LEED Programs)

**ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT (ERASE)
PROGRAMS**

ERASE Applications Received 2013-2022

ERASE Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ERASE Study Grant	15	17	12	21	23	18	26	23	12	10
ERASE Redevelopment Grant	3	4	7	2	4	8	7	9	5	3
Hamilton Downtown/West Harbourfront Remediation Loan Program (RLP)	0	1	0	0	0	0	0	0	0	2

ERASE Study Grant (ESG) Program

The ESG Program is intended to support the undertaking of environmental studies on known or suspected brownfield sites to confirm and describe potential on-site contamination or develop a plan to remove, treat, or otherwise manage the contamination in support of site redevelopment/reuse.

The ESG program provides a matching grant of 50% of the cost of an eligible environmental study 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 \$35,000.

2022 ESG YEAR END STATUS

In 2022, staff received a total of 10 applications to the ESG program, nine of which were approved, and one application was withdrawn/cancelled. The combined actual and estimated value of financial assistance for which applications were approved in 2022 is \$96,607.83. 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 and Hazardous Materials Surveys (DSHM) and Risk Assessments (RA).

ESG Applications	2022	2001-2022
Number of grant applications received	10	260
Number of grant applications approved*	9	241

Total actual and estimated grant value of approved* applications	\$ 96,607.83	\$ 2,538,920.49
Average grant per approved* application	\$ 12,259.46	\$ 10,878.66
Total land area studied through approved* applications	4.63 ha. (11.43 ac.)	232.87 ha. (575.43 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 ERG Program is intended to provide tax increment-based grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. By providing grants to mitigate these financial impediments, the Program enables brownfield sites to be viable candidates for redevelopment relative to non-contaminated sites, supports the intensification/infill of existing vacant and underutilized sites, reduces the need for greenfield lands to accommodate future population and employment growth, and generates new municipal property tax revenue through increased property assessments.

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 after one full calendar year of municipal taxes have been paid at the newly assessed rate.

To help mitigate the impacts on project feasibility and cash flow, ERG approved applicants may also have the option to defer the payment of DCs at 0% interest under an ERASE specific DC deferral until such time as ERG payments commence. At this time, ERG program grant payments are directed to fulfilling the property owner/ developers outstanding DC obligation on their behalf, instead of being provided directly to the applicant.

2022 ERG YEAR END STATUS

In 2022, staff received a total of three applications to the ERG program. Staff also made recommendations to Council for the following applications:

- 870 Queenston Road (PED22077);
- 50 Green Mountain Road West (PED22078);
- 405 James Street North (Jamesville) (PED22107-FCS22035);
- 415 Main Street West (PED22136);
- 4 Vickers Road (PED22148); and,

- 488-500 Upper Wellington Street (PED22169).

Note: Projects must have received, at minimum, conditional Site Plan approval before a recommendation report will be brought for Council consideration. As such, applications received in a given year may have been submitted in advance of this approval having been obtained. As such approved applications in 2022 may not necessarily have been received in 2022.

ERG applications received in 2022	3
ERG applications approved by Council in 2022	6
Maximum potential Grants approved in 2022	\$ 16,505,077
Total ERG applications approved by Council (2001-2022)	59 (of which one has been cancelled and eight have lapsed approvals)

In 2022, there were a total of 12 projects which had met the threshold required for grant payment issuance totalling \$1,166,190.34. Total cumulative grant payments issued for these projects to-date have totalled \$4,258,917.57.

Projects Receiving Grant Payments for 2022

Address	Base Tax Year/ Reassessed Tax Year	2022 Grant Payment (80% of Tax Increment)	Cumulative Annual Grant Payments (incl. 2022)	ERASE DC Deferral Payment	Maximum Eligible Grant	Year of Grant Payment
685 Queenston Rd.	2011/2013	\$86,035.54	\$789,676.41	\$172,573.59	\$962,250.00	10 of 10
420 Glover Rd.	2011/2014	\$97,008.10	\$871,801.90	\$378,164.31	\$1,280,129.11	9 of 10
275 James St. N.	2012/2014	\$12,925.89	\$115,763.32	n/a	\$416,900.00	9 of 10
186 Ferguson Ave. N.; 190-200 Barton St. E.	2008/2016	\$11,614.00	\$81,298.00	n/a	\$1,908,381.04	7 of 10
1587 & 1599 Upper James St.	2014/2017	\$116,798.79	\$683,050.02	\$265,718.88	\$1,372,725.00	6 of 10
20 Rebecca St.	2016/2018	\$207,973.34	\$831,893.37	n/a	\$2,029,752.00	4 of 10

118 Hatt St., Dundas	2017/2021	\$15,093.31	\$30,186.61	\$38,312.94	\$262,678.56	2 of 10
7-11 Brock St.	2016/2021	\$7,382.40	\$14,764.80	n/a	\$160,500.00	2 of 10
112 King St. W., Dundas	2015/2021	\$16,841.17	\$33,682.33	n/a	\$203,000.00	2 of 10
107 MacNab St N.	2018/2021	\$152,868.16	\$362,208.39	\$141,180.19	\$736,235.47	2 of 10
1165-1167 Cannon St. E.	2017/2021	\$2,942.79	\$5,885.57	n/a	\$38,063.10	2 of 10
455/467/479 Charlton Ave. E.	2015/2022	\$438,706.85	\$438,706.85	n/a	\$3,441,154.00	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 eligible remediation costs to a maximum of \$400,000 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.

2022 RLP YEAR END STATUS

In 2022, staff received two applications under the RLP program. At the end of 2022 remediation loans totalling \$733,520.00 for two projects had been issued with a balance of \$26,644.54 outstanding.

RLP applications received (2022)	2
Total RLP applications approved by Council (2010-2022)	3
Value of Council approved loan commitments (2010-2022)	\$ 1,133,520.00
Council approved loan commitments not acted upon and since expired (2010-2022)	\$ 400,000.00
Total value of loans issued (2010-2022)	\$ 733,520.00

Total value of outstanding loans (2010-2022)	\$ 26,644.54
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Outstanding Loans in 2022 Issued under the Remediation Loan Program

Address	Approved Loan Amount	Loan Amount Issued To-date	Loan Status (to end of 2022)	Outstanding Balance (to end of 2021)
275 James St. N.	\$333,520.00	\$333,520.00	Year 8 of repayment	\$26,644.54
179-191 James St. N.	\$400,000.00 (maximum)	\$400,000.00	Repaid via RHTIG	\$0.00

LEED GRANT PROGRAM (LGP)

The purpose of the LGP is to provide an economic catalyst for the construction and or redevelopment of sustainable industrial, commercial, mixed-use and multi-unit residential buildings certified under the LEED rating system by the Canadian Green Building Council (CaGBC).

Grants are provided annually at a rate of 75% of the increase in the municipal portion of property taxes for up to five years or until the maximum eligible reimbursable costs are achieved, whichever comes first. Reimbursable costs under the LGP program include a percentage of incremental building construction costs required to achieve LEED certification the with maximum percentage being determined by LEED certification level achieved as well as 50% of eligible soft costs such as energy modelling, consultant costs and certification fees. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the MPAC and one full calendar year of municipal taxes have been paid at the newly assessed rate.

LEED Grant Program Applications Received 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LEED Grant Program	0	0	0	0	1	0	0	0	0	1

In 2022, staff received one application to the RLP and no LGP recommendation reports were brought for Council consideration.

There were no annual LGP payments issued in 2022.