



COMMUNICATION UPDATE

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| TO: | Mayor and Members City Council |
| DATE: | March 6, 2024 |
| SUBJECT: | Quarterly Update (October - December 2023) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3, 4, 12 and 13) |
| WARD(S) AFFECTED: | Wards 1, 2, 3, 4, 12 and 13 |
| SUBMITTED BY: | Jason Thorne General Manager Planning and Economic Development Department |
| SIGNATURE: |  |

The purpose of this Communication Update is to inform City Council of the details of those grants and loans which were approved by the General Manager during the months of October – December 2023. These updates are provided on a quarterly basis.

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 (General Manager) 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;

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.

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- Gore Building Improvement Grant Program;
- Hamilton Heritage Conservation Grant Program; and,
- Hamilton Heritage Property Grant Program.

As of June 7, 2023, the General Manager was also provided delegated authority under By-law 23-108 to approve grants/loans to a maximum of \$200,000 under the following Environmental Remediation and Site Enhancement Community Improvement Plan (2023) Programs respecting environmentally contaminated properties:

- Environmental Remediation and Site Enhancement Affordable Housing Grant Program; and,
- Environmental Remediation and Site Enhancement Commercial District Remediation Loan Program.

Commercial District Revitalization Grant Program

12 grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$45,934.25.

The total estimated value of the proposed works under the Commercial District Revitalization Grant Program is \$219,960.30. Therefore, the city's grant represents 20.88% of the total improvement costs. The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Dundas Commercial District Community Improvement Project Area;
- Downtown Hamilton Commercial District Community Improvement Project Area;
- King Street East Commercial Corridor Community Improvement Project Area;
- Kenilworth Avenue North Commercial District Community Improvement Project Area;
- King Street West Commercial Corridor Community Improvement Project Area;
- Ancaster Village Commercial District Community Improvement Project Area; and,
- Barton Village Commercial District Community Improvement Project Area.

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Commercial Vacancy Assistance Grant Program

Two grant applications were approved under the Commercial Vacancy Assistance Program in the total amount of \$20,000.

The total estimated value of the proposed works under the Commercial Vacancy Assistance Grant Program is \$142,380. Therefore, the city's grant represents 14.05% of the total improvement costs. The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Kenilworth Avenue North Commercial District Community Improvement Project Area; and,
- Barton Village Commercial District Community Improvement Project Area.

Barton Kenilworth Revitalization Grant Program

Two grant applications were approved under the Barton Kenilworth Revitalization Grant Program in the total amount of \$36,722.18.

The total estimated value of the proposed works under the Barton Kenilworth Revitalization Grant Program is \$73,444.35. Therefore, the city's grant represents 50% of the total improvement costs. The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Kenilworth Avenue North Commercial District Community Improvement Project Area; and,
- Barton Village Commercial District Community Improvement Project Area.

Hamilton Heritage Conservation Grant Program

One grant application was approved under the Hamilton Heritage Conservation Grant Program in the total amount of \$5,000.

The total estimated value of the proposed works under the Hamilton Heritage Conservation Grant Program is \$51,980. Therefore, the city's grant represents 9.62% of the total improvement costs. The property that is being improved under the Program is designated under Part IV of the *Ontario Heritage Act* (By-law 4213-95).

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Hamilton Heritage Property Grant Program

One grant application was approved under the Hamilton Heritage Property Grant Program in the total amount of \$41,781.48.

The total estimated value of the proposed works under the Hamilton Heritage Property Grant Program is \$127,125.93. Therefore, the city's grant represents 32.87% of the total improvement costs. The property that is being improved under the Program is located within the Dundas Commercial District Community Improvement Project Area and is designated under Part IV of the *Ontario Heritage Act* (By-law 23-142).

Barton/Kenilworth Planning and Building Fees Rebate Program

One grant application was approved under the Barton/Kenilworth Planning and Building Fees Rebate Program in the total amount of \$3,579.00.

Environmental Remediation and Site Enhancement Affordable Housing Grant Program

Two grant applications were approved under the Environmental Remediation and Site Enhancement Affordable Housing Grant Program totalling \$400,000.

The total estimated value of the proposed remediation works is \$1,453,990. The city's grant equals 100% of the program eligible remediation costs to a maximum of \$200,000 per site. The properties approved for financial assistance are located within the Environmental Remediation and Site Enhancement Community Improvement Project Area (Historically Development Area).

Please refer to Appendix "A," 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 or at (905) 546-2424 Ext. 2755. For inquiries respecting the Environmental Remediation and Site Enhancement Affordable Housing Grant Program specifically, please contact Phil Caldwell, Senior Project Manager – Urban Renewal by e-mail at Phil.Caldwell@hamilton.ca or at (905) 546-2424 Ext. 2359.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" – Loans / Grants approved by General Manager (October – December 2023)

| Loans and Grants Approved by General Manager (October - December, 2023) | | | | | | | | |
|---|---|---------------------------------------|--|------------------------------|--------------|---------------------|------|--|
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| Commercial District Revitalization Grant Program | | | | | | | | |
| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
| MF 01/23 | Applicant: Chalice Valeriano Professional Dental Corporation Owner: Jonbren Limited Business: Chalice Valeriano Professional Dental Corporation | 6 Sydenham Street, Dundas | Enlarge door opening for barrier free entrance; Install new front doors with automatic openers and window; install barrier free washroom; and install new electrical and lighting on front façade of building. | \$ 63,726.50 | \$ 10,000.00 | 19-Oct-23 | 13 | Dundas Commercial District Community Improvement Project Area |
| CDRG-G 01/23 | Applicant/Owner: Theatre Aquarius Inc. (Kelly Straughan) | 190 King William Street, Hamilton | Removal of two instances of graffiti | N/A | \$ 400.00 | 23-Oct-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area) |
| MF 10/23 | Applicant: The Narra Clinic LTD. (Margarita Martinez) Owner: The 1000 King Street East Limited Partnership (Matthew Pieszchala) Business: The Narra Clinic LTD. | 1002 King Street East, Hamilton | Installation of new signage | \$ 7,797.00 | \$ 3,898.50 | 30-Oct-23 | 3 | King Street East Commercial Corridor Community Improvement Project Area |
| MF 07/23 | Applicant/Owner: Diana's Pizza & Grill & Salad LTD. (Rosa Talia) Business: Diana's Pizza & Grill & Salad | 260 Kenilworth Avenue North, Hamilton | Installaiton of new signage; and installation of 13 foot hood vent with makeup air unit | \$ 60,398.50 | \$ 6,384.25 | 02-Nov-23 | 4 | Kenilworth Avenue North Commercial District Community Improvement Project Area |
| CDRG-G 05/23 | Applicant/Property Owner: 2228023 Ontario Inc. (Dan Gubekjian) Business: Hertz Car Rental | 188-190 Main Street East, Hamilton | Removal of two instance of graffiti | N/A | \$ 400.00 | 12-Nov-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area) |

Loans and Grants Approved Through General Manager's Delegated Authority: October - December, 2023 **Appendix "A"**
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| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
|-----------------|---|----------------------------------|---------------------------------------|------------------------------|--------------|---------------------|------|--|
| CDRG-G 04/23 | Applicant/Owner: 2395477 Ontario Inc. | 150 Main Street East, Hamilton | Removal of two instances of graffiti | N/A | \$ 400.00 | 20-Nov-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area) |
| MF 15/23 | Applicant: Botelho Chen Dentistry Professional Corporation (Rachel Botelho, Pearl Chen), Owner: Botelho Chen Inc. (Rachel Botelho, Pearl Chen) Business: King Street Dental | 870 King Street West, Hamilton | Installation of new signage | \$ 5,989.00 | \$ 2,994.50 | 23-Nov-23 | 1 | King Street West Commercial Corridor Community Improvement Project Area |
| CDRG-G 06/23 | Applicant/Owner: Michael Oosthoek and Paula Oosthoek Business: Studio 205 | 205 King Street East, Hamilton | Removal of one instance of graffiti | N/A | \$ 200.00 | 28-Nov-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area) |
| CDRG-G 02/23 | Applicant: The Hub Owner: Philpott Memorial Church | 78 Vine Street, Hamilton | Removal of five instances of graffiti | N/A | \$ 1,000.00 | 18-Dec-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area |
| CDRG-G 07/23 | Applicant/Owner: Jun Wu Business: Liu Liu Hot Pot | 11 Walnut Street South, Hamilton | Removal of one instance of graffiti | N/A | \$ 200.00 | 18-Dec-23 | 2 | Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area) |

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|--------------|--|----------------------------------|--|------------------------------|---------------------------|---------------------|------|--|
| ANC 02/23 | Applicant/Owner: Arie Holdings Inc. (Arlene Outlaw) | 311 Wilson Street, Ancaster | Remove and replace front door; and remove and replace two side doors and rear door visible from street | \$20,114.00 | \$10,057.00 | 18-Dec-23 | 12 | Ancaster Village Commercial District Community Improvement Project Area (Ancaster Business Improvement Area) |
| BAR 03/22 | Applicant: TNRG Cultured Corp. (Ted Paraskakis, Nelson Yeung) Owner: Malleum General Partner 1 Ltd. & Malleum Real Estate Partners 1 (Greg Clewer, Tyler Pearson) Business: Hotties Smashburgers | 657 Barton Street East, Hamilton | Repair and replace brick on front of building; paint exterior front wall; install exterior CCTV cameras; install electrical for new signage; and install new kitchen exhaust | \$ 61,935.30 | \$10,000.00 | 20-Dec-23 | 3 | Barton Village Commercial District Community Improvement Project Area (Barton Village Business Improvement Area) |
| Total | | | | <u>\$219,960.30</u> | <u>\$45,934.25</u> | | | |

Commercial Vacancy Assistance Grant Program

| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
|--------------|---|---------------------------------------|---|------------------------------|---------------------------|---------------------|------|--|
| CVA 02/23 | Applicant/Owner: Diana's Pizza & Grill & Salad LTD. (Rosa Talia) Business: Diana's Pizza & Grill & Salad | 260 Kenilworth Avenue North, Hamilton | Installation of new flooring and painting of interior walls and ceiling on main level of building | \$ 22,600.00 | \$ 10,000.00 | 07-Nov-23 | 4 | Kenilworth Avenue North Commercial District Community Improvement Project Area |
| CVA 02/23 | Applicant: TNRG Cultured Corp. (Ted Paraskakis, Nelson Yeung) Owner: Malleum General Partner 1 Ltd. & Malleum Real Estate Partners 1 Business: Hotties Smashburgers | 657 Barton Street East, Hamilton | Installation of new flooring, counters, ceiling and finishes; and installation of new plumbing | \$ 119,780.00 | \$ 10,000.00 | 09-Nov-23 | 3 | Barton Village Commercial District Community Improvement Project Area (Barton Village Business Improvement Area) |
| Total | | | | <u>\$142,380.00</u> | <u>\$20,000.00</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 | Applicable CIPA |
| BKRG 06/23 | Applicant: Trocadero Restaurant (Hamilton) Limited Owner: Lois Pantalone | 525 Barton Street East, Hamilton | Supply and stain east side of building, back of building on 2nd Floor and west side on 2nd floor | \$5,644.35 | \$2,822.18 | 07-Nov-23 | 3 | Barton Village Commercial District Community Improvement Project Area (Barton Village Business Improvement Area) |
| BKRG 04/23 | Applicant/Owner: Diana's Pizza & Grill & Salad LTD. (Rosa Talia) Business: Diana's Pizza & Grill & Salad | 260 Kenilworth Avenue North, Hamilton | a. Installation of new HVAC system; b. Installation of new AODA washroom; c. Carrying out of upgrades to electrical system; and d. Interior construction including rearrangement of staircase and closing of back door | \$67,800.00 | \$33,900.00 | 07-Nov-23 | 4 | Kenilworth Avenue North Commercial District Community Improvement Project Area |
| Total | | | | <u>\$73,444.35</u> | <u>\$36,722.18</u> | | | |
| Hamilton Heritage Conservation Grant Program | | | | | | | | |
| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
| HCGP 2305 | Scott Barnim | 15 Park Street East, Dundas | Construction of new full-length one-storey front porch | \$ 51,980.00 | \$ 5,000.00 | 11-Dec-23 | 13 | N/A |
| Total | | | | <u>\$51,980.00</u> | <u>\$5,000.00</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 | Applicable CIPA |
| HPGP 03/23 | Applicant/Owner: Big Coffee Inc. (Roger Abbiss) Business: Currently Vacant | 3 Main Street, Dundas | Replacement of 19 existing windows with heritage replica windows; and one door to be removed and replaced by one heritage replica window | \$127,125.93 | \$ 41,781.48 | 19-Dec-23 | 13 | Dundas Commercial District Community Improvement Project Area |
| Total | | | | <u>\$127,125.93</u> | <u>\$41,781.48</u> | | | |

| Barton Kenilworth Planning and Building Fees Rebate Program | | | | | | | | |
|--|---|--|--|-------------------------------------|----------------------------|----------------------------------|-------------|---|
| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
| PKPB 22/01 | Applicant/Owner: 11822667 Canada Inc. (Abdull Ewais) | 719 Barton Street East, Hamilton | Building Permit Fee; and Application for Minor Variance | N/A | \$ 3,579.00 | 31-Oct-23 | 3 | Barton Street East Commercial Corridor Community Improvement Project Area |
| Total | | | | <u>\$0.00</u> | <u>\$3,579.00</u> | | | |
| ERASE Affordable Housing Grant Program | | | | | | | | |
| FILE NO. | APPLICANT / BUSINESS | ADDRESS | PROPOSED IMPROVEMENTS | TOTAL VALUE OF PROPOSED WORK | GRANT AMOUNT | DATE OF GM APPROVAL | WARD | Applicable CIPA |
| EAHG-23-01 | Applicant/Owner: The Hamilton Young Women's Christian Association (YWCA Hamilton) | 1057 and 1063 Barton Street East, Hamilton | Program eligible environmental remediation costs and filing of a Record of Site Condition to facilitate development of a seven storey residential building with 90 units of transitional housing | \$437,595.00 | \$ 200,000.00 | 13-Dec-23 (conditional approval) | 3 | ERASE Community Improvement Project Area (Historically Developed Area) |
| EAHG-23-02 | Applicant/Owner: The Good Shepherd Centre Hamilton | 121 and 135 Mary Street, Hamilton | Program eligible environmental remediation costs and filing of a Record of Site Condition to facilitate development of a 10 storey mixed use building with 156 units of supportive affordable housing and additional social services | \$1,016,395.00 | \$ 200,000.00 | 07-Nov-23 | 2 | ERASE Community Improvement Project Area (Historically Developed Area) |
| Total | | | | <u>\$1,453,990.00</u> | <u>\$400,000.00</u> | | | |