

| Program | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Environmental Remediation and Site Enhancement Tax Assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Environmental Remediation and Site Enhancement Affordable Housing Grant | n/a | | | | | | | | | 2 |

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT STUDY GRANT PROGRAM

The Environmental Remediation and Site Enhancement Study Grant Program was created in 2001 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 Environmental Remediation and Site Enhancement Study Grant Program is available to eligible properties located within the City’s Historically Developed Area.

The Environmental Remediation and Site Enhancement Study Grant Program provides a matching grant of 50% of the cost of an eligible environmental study up to a maximum of \$20,000 per site. A maximum of two applications per site may be submitted with the combined value of both Grants not to exceed \$35,000.

Environmental Remediation and Site Enhancement Study Grant Program Year-End Status

In 2023, staff received a total of nine applications to the program, eight of which were approved and one subject to ongoing due diligence by staff. The combined actual and estimated value of financial assistance for which applications were approved in 2023 is \$104,280.20. Approved applications will result in an additional 2.73 hectares of land and associated buildings being studied through environmental studies including Phase 2 Environmental Site Assessments, Designated Substances and Hazardous Materials Surveys and/or Risk Assessments.

Environmental Remediation and Site Enhancement Study Grant Program Summary

| | 2023 | 2001-2023 |
|---|-------------------------------|-----------------------------------|
| Number of applications received | 9 | 279 |
| Number of applications approved* | 8 | 249 |
| Total actual and estimated grant value of approved* applications | \$104,280.20 | \$2,654,188.83 |
| Average grant per approved* application | \$13,035.03 | \$10,970.69 |
| Total land area studied through approved* applications | 2.73 hectares (6.75 acres) | 235.90 hectares (582.93 acres) |

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

Environmental Remediation and Site Enhancement Redevelopment Grant Program

The Environmental Remediation and Site Enhancement Redevelopment Grant Program was created in 2001 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.

The Environmental Remediation and Site Enhancement Redevelopment Grant Program is available to eligible properties located within the City’s Historically Developed Area.

Grants are provided annually equal to 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. Projects which address additional community priorities respecting housing affordability and environmental sustainability, in accordance with the Council approved Program terms, may be considered an enhanced project and be eligible to receive additional financial assistance with grants being provided equal to 100% of the increase in municipal property taxes and provided for a potentially longer period of up to 13 years.

Grant payments commence after remediation and redevelopment are completed, the project has been reassessed by the Municipal Property Assessment Corporation 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, Environmental Remediation and Site Enhancement Redevelopment Grant approved applicants may also

have the option to defer the payment of Development Charges at 0% interest under an Environmental Remediation and Site Enhancement specific Development Charge deferral until such time as Environmental Remediation and Site Enhancement Redevelopment Grant payments commence at which time payments are directed to fulfilling the applicants outstanding Development Charges obligation on their behalf, instead of being received directly by the applicant.

Environmental Remediation and Site Enhancement Redevelopment Grant Program Year End Status

In 2023, staff received a total of six applications to the Environmental Remediation and Site Enhancement Redevelopment Grant Program of which one (13-25 King Street East, Stoney Creek (PED23228) was brought forward for Council consideration and approved.

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.

Environmental Remediation and Site Enhancement Redevelopment Grant Program Summary

| | |
|---|--------------|
| Applications received in 2023 | 6 |
| Applications approved by Council in 2023 | 1 |
| Total maximum potential grants approved in 2023 | \$ 3,912,000 |
| Total applications approved by Council (2001-2023) | 60* |

** Includes one application cancelled after approval and eight applications with lapsed approvals*

In 2023, there were a total of 13 projects which had met the threshold required for initial or continued annual grant payments totaling \$1,794,444.90. Of this, \$828,377.78 was paid directly to applicants while \$966,067.12 was paid on behalf of applicants towards outstanding Environmental Remediation and Site Enhancement Development Charge deferrals.

In accordance with the Council approved program structure and terms, \$378,512.20 (representing 20% of the municipal tax uplift for projects receiving annual grant payments in 2023) was directed to the City’s Brownfield Pilot Project Account. This account is the source of funding for the Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program and Environmental Remediation and Site Enhancement Affordable Housing Grant Program. The Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program enables the City to acquire strategic brownfield sites, remediate and redevelop property it already owns, or participate in public/private partnerships to redevelop brownfield properties. The Environmental Remediation and Site Enhancement Affordable Housing Grant Program provides grants to non-profit housing providers to assist with remediation costs on sites being developed for affordable housing.

**Environmental Remediation and Site Enhancement Redevelopment Grant Program
Payments for 2023**

| Address (File Number) | 2023 Grant Payment (80% of Tax Increment) | Recipient | Cumulative Grant Paid To-date (Maximum Approved Grant) | Directed to Brownfield Pilot Project Account (20% of Tax Increment) | Year of Grant Payment |
|--|--|---------------------------|---|--|--------------------------------------|
| 420 Glover Road, Stoney Creek (ERG-11-02) | \$30,162.90 | Applicant | \$901,964.80 (\$901,964.80) | \$6,032.58 | 10 of 10 |
| 186 Ferguson Ave North,190-200 Barton Street East (ERG-09-01) | \$11,614.00 | Applicant | \$92,912.00 (\$1,908,381.04) | \$2,903.50 | 8 of 10 |
| 1589-1599 Upper James Street (ERG-14-02) | \$146,323.11 | Applicant/ DC Deferral | \$799,848.81 (\$1,372,725.00) | \$36,580.78 | 7 of 10 |
| 20 Rebecca Street (ERG-15-04) | \$207,973.34 | Applicant | \$1,039,866.72 (\$2,029,752.00) | \$51,993.34 | 5 of 10 |
| 120-144 King Street East, Stoney Creek (ERG-10-01) | \$118,972.38 | DC Deferral | \$475,889.50 (\$913,028.60) | \$29,743.09 | 4 of 10 |
| 112 King Street West, Dundas (ERG-15-01) | \$16,841.17 | Applicant | \$50,523.50 (\$203,000.00) | \$4,210.29 | 3 of 10 |
| 99-103 Locke Street South (ERG-15-02) | \$342,964.94 | DC Deferral | \$1,028,894.81 (\$1,375,017.87) | \$85,741.23 | 3 of 10 |
| 7-11 Brock Street (ERG-15-06) | \$7,382.40 | Applicant | \$22,147.20 (\$146,500.00) | \$1,845.60 | 3 of 10 |
| 118 Hatt Street, Dundas (ERG-16-01) | \$15,093.31 | Applicant/ DC Deferral | \$45,279.92 (\$262,678.56) | \$3,773.33 | 3 of 10 |
| 1165-1167 Cannon Street East (ERG-17-01) | \$2,942.79 | Applicant | \$8,828.36 (\$38,063.10) | \$735.70 | 3 of 10 |
| 107 MacNab Street North (ERG-18-02) | \$181,104.20 | Applicant/ DC Deferral | \$543,312.58 (\$736,235.47) | \$45,276.05 | 3 of 10 |
| 455-479 Charlton Avenue East (ERG-15-03) | \$438,706.85 | DC Deferral | \$877,413.71 (\$3,441,154.00) | \$109,676.71 | 2 of 10 |
| 575 Woodward Avenue (ERG-19-03) | \$274,363.51 | Applicant | \$274,363.51 (\$362,545.00) | \$68,590.88 | 1 of 10 |

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT COMMERCIAL DISTRICTS REMEDIATION LOAN PROGRAM

The Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program was created in 2010 to provide low-interest loans, intended to overcome barriers owners may face in obtaining traditional financing for costs required to remediate historical environmental contamination on brownfield sites to support their redevelopment/reuse.

The program is available within Sub-Area 2 – Strategic Commercial Districts and Corridors of the Historically Developed Area generally consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale commercial districts, the Mount Hope/Airport Gateway, the Barton Street and Kenilworth Avenue North commercial corridors, and other strategic commercial corridors located throughout the city.

The program provides financial assistance through a low interest loan equal to 80% of the eligible remediation costs to a maximum of \$400,000 per site. Loans are provided as a ‘bridge’ until such time as the applicant receives their Environmental Remediation and Site Enhancement Redevelopment Grant or Revitalizing Hamilton Tax Increment Grant payments with such payments applied directly to any outstanding loan balance.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Year End Status

In 2023, staff did not receive any applications to the Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program. From 2010 until the end of 2023, remediation loans totaling \$733,520.00 have been issued with a remaining balance of \$14,432.46 outstanding.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Summary

| | |
|---|-----------------|
| Applications received (2023) | 0 |
| Total applications approved by Council/General Manager (2010-2023) | 3 |
| Value of Council approved loan commitments (2010-2023) | \$ 1,133,520.00 |
| Approved loan commitments not acted upon and since expired (2010-2023) | \$ 400,000.00 |
| Total value of loans issued (2010-2023) | \$ 733,520.00 |
| Total value of outstanding loans (2010-2023) | \$ 14,432.46 |

Outstanding Loans as of Year End 2023

| Address | Approved Loan Amount | Loan Amount Issued | Loan Status | Outstanding Balance |
|------------------------|-----------------------------|---------------------------|---------------------|----------------------------|
| 275 James Street North | \$333,520.00 | \$333,520.00 | Year 9 of repayment | \$14,432.46 |

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT TAX ASSISTANCE PROGRAM

The Environmental Remediation and Site Enhancement Tax Assistance Program was created in 2001 to reduce the tax increase resulting from the remediation and redevelopment of a brownfield site in order to mitigate costs required to remediate historical environmental contamination on brownfield sites and to support their redevelopment/reuse. Applications to this program are conditional on the Applicant also receiving approval from the Minister of Finance for an application under the Province of Ontario’s Brownfield Financial Tax Incentive Program respecting the cancellation of the education portion of property taxes.

Under the program, 80% of the increase in the municipal portion of property taxes that results from remediation and redevelopment of a site is cancelled annually until the expiration of the earlier of the following:

- Six years for business development (commercial and industrial) or 10 years for residential development (including mixed-use residential); or,
- The cancelled property taxes equal the maximum program eligible remediation costs.

Environmental Remediation and Site Enhancement Tax Assistance Program Year End Status

In 2023, staff did not receive any applications to the program and no tax cancellations provided.

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT AFFORDABLE HOUSING GRANT PROGRAM

The Environmental Remediation and Site Enhancement Affordable Housing Grant Program was created in 2023 to provide grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse for affordable housing by not-for-profit housing providers not otherwise able to participate in the Environmental Remediation and Site Enhancement Redevelopment Grant Program.

The program is available to eligible properties located within the City’s Historically Developed Area.

The maximum grant provided under this program is equal to 100% of actual program eligible remediation costs incurred to a maximum of \$200,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Year End Status**

In 2023, staff received two applications to the program both of which were approved by the General Manager of Planning and Economic Development for the program maximum of \$200,000 each, for a total grant commitment of \$400,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Summary**

| | |
|---|---------------|
| Applications received in 2023 | 2 |
| Applications approved by General Manager in 2023 | 2* |
| Total maximum potential grants approved in 2023 | \$ 400,000.00 |

* Includes one conditional approval

HAMILTON ‘LEED’ING THE WAY COMMUNITY IMPROVEMENT PLAN

Leadership in Energy and Environmental Design (LEED) Grant Program

The purpose of the Leadership in Energy and Environmental Design Grant Program is to provide an economic catalyst for the construction and redevelopment of sustainable industrial, commercial, mixed-use, and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council.

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 Leadership in Energy and Environmental Design Grant Program include a percentage of incremental building construction costs required to achieve Leadership in Energy and Environmental Design certification with the maximum percentage being determined by the Leadership in Energy and Environmental Design 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 Municipal Property Assessment Corporation and one full calendar year of municipal taxes have been paid at the newly assessed rate.

**Historic 10 Year Summary of Leadership in Energy and Environmental Design
Program Applications Received (2014-2023)**

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|------|------|------|------|------|------|------|------|------|------|
| Leadership in Energy and Environmental Design Grant Program | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |

In 2023, staff did not receive any applications to the program and there were no annual program grant payments issued.