




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 12, 2025
SUBJECT:	Quarterly Update (January - March 2025) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3 and 4)
WARD(S) AFFECTED:	Wards 1, 2, 3 and 4
SUBMITTED BY:	Steve Robichaud Acting General Manager Planning and Economic Development Department
SIGNATURE:	

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

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

During the months of January – March 2025, the General Manager approved the following program applications:

Commercial District Revitalization Grant Program

Twelve grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$69,959.62.

The total estimated value of the proposed works under the Commercial District Revitalization Grant Program is \$244,907.92. Therefore, the City's grant represents 28.57% of the total improvement costs. The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Downtown Hamilton Commercial District Community Improvement Project Area;
- Barton Village Commercial District Community Improvement Project Area;
- Main Street East Commercial Corridor Community Improvement Project Area;
- York Boulevard Commercial Corridor Community Improvement Project Area; and,
- Ottawa Street 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 \$61,229.38.

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The total estimated value of the proposed works under the Barton Kenilworth Revitalization Grant Program is \$128,633.55. Therefore, the City's grant represents 47.60% of the total improvement costs. The properties that are being improved under the Program are located within the Barton Village Commercial District Community Improvement Project Area.

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 \$1,459. The property improved under the Program is located within the Barton Village Commercial District Community Improvement Project 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.

APPENDICES AND SCHEDULES ATTACHED

Appendix A – Loans / Grants Approved Through General Manager's Delegated Authority: January – March 2025

Loans and Grants Approved by General Manager (January - March, 2025)								
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
CDRGG 01/25	Applicant: 1297707 Ontario Inc. O/A Williams Jewellery Owner: Brian Miller Business: H. Williams Jewellery	136 James Street North, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	25-Jan-25	2	Downtown Hamilton Commercial District
CDRGG 21/24	Applicant/Owner: 1407887 Ontario Ltd. (Darrin DeRoches) Business: Circle Studios Yoga, Spencer Krueger Registered Massage Therapist	12 Ferguson Avenue North, Hamilton	Removal of four instances of graffiti	N/A	\$800.00	12-Feb-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
BAR 03/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	589 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BAR 04/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	591 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BAR 05/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	593 Barton Street East, Hamilton	Installation of new storefront	\$ 19,775.00	\$9,887.50	20-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
INT 01/24	Applicant: Creative Guild Property Owner: 197 King William Street Ltd. (The Simkins 2019 Family Trust, Tiffany Simkins) Business: Creative Guild	197 King William Street, Hamilton	Installation of 20 new windows	\$ 30,000.00	\$15,000.00	5-Mar-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)

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
CDRGG 04/25	Applicant/Owner: Office Mortgage Investments c/o Markland Property Management	40 James Street South, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	5-Mar-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRGG 03/25	Applicant/Owner: 1555828 Ontario Inc. Business: Daleo Motors	1553 Main Street East, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	10-Mar-25	4	Main Street East Commercial Corridor
CDRGG 02/25	Applicant/Owner: 1555828 Ontario Inc. Business: Daleo Motors	1583 Main Street East, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	10-Mar-25	4	Main Street East Commercial Corridor
CDRG-G 05/25	Applicant/Owner: Hughson Business Space Corporation c/o Markland Property Management (Gozde Roth)	4 Hughson Street South, Hamilton	Removal of three instances of graffiti	N/A	\$600	14-Mar-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
MF 02/25	Applicant/Owner: York Locke Inc.	435 York Blvd, Hamilton	Supply/install elevator and supply/install new door system with automatic door opener	\$ 137,069.00	\$ 12,500.00	14-Mar-25	1	York Boulevard Commercial Corridor
OTT 01/23	Applicant/Owner: John Gut and Alicia Gut Business: Argyle Bar & Golf	304-306 Ottawa Street North, Hamilton	Installation of new mdf cladding on front façade; Installation of new electrical and lighting on front façade; Masonry repair where required; power washing of masonry to prepare for painting; prime and paint existing masonry and extra cladding; and professional fees (architect)	\$ 18,513.92	\$10,197.12	28-Mar-25	4	Ottawa Street Commercial District (Ottawa Street Business Improvement Area)
Total				<u>\$244,907.92</u>	<u>\$69,959.62</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 05/24	Applicant/Owner: One Stop Appliances Inc. (Ali Waleed)	589-593 Barton Street East, Hamilton	Installation of new roof	\$106,174.80	\$ 50,000.00	7-Feb-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BKRG 01/25	Applicant: Trocadero Restaurant (Hamilton) Limited Owner: Lois Pantalone	525 Barton Street East, Hamilton	Prepare second floor exterior party wall for work, install corrugated metal and new cap flashing to repair deteriorating brick wall	\$22,458.75	\$11,229.38	5-Mar-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$128,633.55</u>	<u>\$61,229.38</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
BKPB 24/01	Applicant/Owner: Urban Fields Inc. (Brian Fields, Steve Arruda) Business: Nanny & Bull's	627 Barton Street East, Hamilton	Pre-Consultation fee; Building Engineering and Zoning Review Fee; and Building Permit Fees;	N/A	\$1,459.00	10-Mar-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$0.00</u>	<u>\$1,459.00</u>			