

Detailed Application and Financial Statistics (ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT and LEED Programs)

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT (ERASE) COMMUNITY IMPROVEMENT PLAN PROGRAMS

Financial assistance programs provided under the Environmental Remediation and Site Enhancement Community Improvement Plan, including cost-sharing grants for environmental investigations and tax-increment based grants, tax cancellation and/or low-interest loans to support the remediation and redevelopment of brownfields, are provided by the City, and many other southern Ontario municipalities to mitigate added costs, time and risks associated with brownfield redevelopment. The following programs support City efforts to level the playing field such that contaminated properties can be considered by property owners and developers for redevelopment on an equal footing, financial and otherwise, as non-contaminated properties.

Historic 10 Year Summary of Environmental Remediation and Site Enhancement Applications Received (2015-2024)

Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
ERASE Study Grant	12	21	23	18	26	23	12	10	9	3
ERASE Redevelopment Grant	7	2	4	8	7	9	5	3	6	3
ERASE Commercial Districts Remediation Loan	0	0	0	0	0	0	0	2	0	1
ERASE Tax Assistance	0	0	0	0	0	0	0	0	0	0
ERASE Affordable Housing Grant	n/a								2	1

ERASE 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 2024, staff received a total of three applications to the program, two of which were approved and one which was placed on hold at the request of the applicant as they continued their due diligence on the potential purchase of the property. The combined actual and estimated value of financial assistance for which applications were approved in 2024 is \$62,042.50. Approved applications will result in an additional 0.06 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/or Risk Assessments (RA).

Environmental Remediation and Site Enhancement Study Grant Program Summary

	2024	2001-2024
Number of applications received	3	282
Number of applications approved*	2	236**
Total actual and estimated grant value of approved* applications	\$ 62,042.50	\$ 2,497,848.83**
Average grant per approved* application	\$ 31,021.25	\$ 10,692.98
Total land area studied through approved* applications	0.06ha. (0.15 ac.)	215.67 ha.** (532.95 ac.)**

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

*** Total approvals have reduced from the 2023 amounts due to the removal of approved grants that had lapsed.*

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 2024, staff received a total of three applications to the Environmental Remediation and Site Enhancement Redevelopment Grant Program of which one (575 Wilson Street (PED24164)) 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 2024	3
Applications approved by Council in 2024	1
Total maximum potential grants approved in 2024	\$ 539,000
Total applications approved by Council (2001-2024)	61*

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

In 2024, there were a total of 18 projects which had met the threshold required for initial or continued annual grant payments totaling \$3,567,334.30. Of this, \$2,124,491.24 was paid directly to applicants while \$1,442,843.06 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, \$782,578.49 (representing 20% of the municipal tax uplift for projects receiving annual grant payments in 2024) 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 2024**

Address (File Number)	2024 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
186 Ferguson Ave. N., 190-200 Barton St. E. (ERG-09-01)	\$11,614.00	Applicant	\$104,526 (\$1,908,381.04)	\$2,903.50	9 of 10
1589-1599 Upper James St. (ERG-14-02)	\$146,323.11	Applicant/ DC Deferral	\$946,171.92 (\$1,519,048.11)	\$36,580.78	8 of 10
20 Rebecca St. (ERG-15-04)	\$207,973.34	Applicant	\$1,247,840.06 (\$2,029,752.00)	\$51,993.34	6 of 10

Address (File Number)	2024 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
120-144 King St. E., Stoney Creek (ERG-10-01)	\$118,972.38	DC Deferral	\$594,861.88 (\$913,028.60)	\$29,743.09	5 of 10
112 King St. W., Dundas (ERG-15-01)	\$16,841.17	Applicant	\$67,364.67 (\$203,000.00)	\$4,210.29	4 of 10
99-103 Locke St. S. (ERG-15-02)	\$305,891.84	DC Deferral	\$1,334,786.65 (\$1,375,017.87)	\$85,741.23	4 of 10
7-11 Brock St. (ERG-15-06)	\$7,382.40	Applicant	\$29,529.60 (\$146,500.00)	\$1,845.60	4 of 10
118 Hatt St., Dundas (ERG-16-01)	\$15,093.31	Applicant/ DC Deferral	\$60,373.23 (\$262,678.56)	\$3,773.33	4 of 10
1165-1167 Cannon St. E. (ERG-17-01)	\$2,942.79	Applicant	\$11,771.15 (\$38,063.10)	\$735.70	4 of 10
107 MacNab St. N. (ERG-18-02)	\$181,104.19	Applicant/ DC Deferral	\$724,416.77 (\$736,235.47)	\$45,276.05	4 of 10
43-61 Gibson Ave. (ERG-17-02)	\$24,868.59	Applicant/ DC Deferral	\$74,605.77* (\$142,481.53)	\$18,651.45	3 of 10
455-479 Charlton Ave. E. (ERG-15-03)	\$438,706.85	DC Deferral	\$1,316,120.56 (\$3,441,154.00)	\$109,676.71	3 of 10
575 Woodward Ave. (ERG-19-03)	\$88,181.49	Applicant	\$362,545 (\$362,545.00)	\$68,590.88	2 of 10
555 Sanatorium Rd. (ERG-18-05)	\$643,575.66	Applicant	\$643,575.66 (\$5,043,587)	\$160,893.92	1 of 10
12 Blanchard St. (ERG-16-02)	\$83,874.44	DC Deferral	\$83,874.44 (\$768,832.00)	\$20,968.61	1 of 10
1160 Main St. E. (ERG-19-01)	\$113,168.63	Applicant	\$113,168.63 (\$681,236.90)	\$28,292.16	1 of 10
30 & 40 Hamilton St. (ERG-13-03)	\$401,749.04	DC Deferral	\$401,749.04 (\$401,749.04)	\$80,400	1 of 10
212 King William St. (ERG-17-04)	\$720,083.47	Applicant	\$720,083.47 (\$4,143,834.40)	\$180,062.00	1 of 10

*First payment in 2024 and included 2022 and 2023 accruals

ERASE COMMERCIAL DISTRICTS REMEDIATION LOAN (ECDRL) 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 2024, staff received one application to the Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program for 925 Main Street West / 150 Longwood Road South. From 2010 until the end of 2024, issued remediation loan totals remained at \$733,520.00 with \$0 outstanding.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Summary

Applications received (2024)	1
Total applications approved by Council/GM (2010-2024)	3
Value of Council approved loan commitments (2010-2024)	\$ 1,133,520.00
Approved loan commitments not acted upon and since expired (2010-2024)	\$ 400,000.00
Total value of loans issued (2010-2024)	\$ 733,520.00
Total value of outstanding loans (2010-2024)	\$ 0

Outstanding Loans as of Year End 2024

Address	Approved Loan Amount	Loan Amount Issued	Loan Status	Outstanding Balance
275 James St. N.	\$333,520.00	\$333,520.00	Year 10 of repayment	\$ 0

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 2024, 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 2024, staff received one application to the program which was approved by the General Manager of Planning and Economic Development for the program maximum of \$200,000.

Environmental Remediation and Site Enhancement Affordable Housing Grant Program Summary

Applications received in 2024	1
Applications approved by GM in 2024	1
Total maximum potential grants approved in 2023	\$ 200,000.00

HAMILTON 'LEED'ING THE WAY COMMUNITY IMPROVEMENT PLAN

Leadership in Energy and Environmental Design 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 (2015-2024)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LEED Grant Program	0	0	1	0	0	0	0	1	0	1

In 2024, staff received one application to the program for 212 Glover Road. Another application at 60 Caledon Avenue, which was submitted in 2022, received Council approval for an estimated grant of \$1,530,566.

No annual program grant payments were issued.