

DETAILED APPLICATION AND FINANCIAL STATISTICS (REVITALIZING HAMILTON COMMERCIAL DISTRICT COMMUNITY IMPROVEMENT PLAN AND HERITAGE PROGRAMS)

Financial Incentive Programs Administered by Commercial District and Small Business Section

The Commercial Districts and Small Business Section administers various financial incentives. The chart below identifies the number of applications received from 2013-2024:

Financial Incentive Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial District Revitalization Grant (Graffiti Grant)	116	59	75	74	86	48	44	36	30	35 (7)	20 (39)
Commercial District Housing Opportunities Program (pre-application)	22	18	21	17	21	23	5	5	4	5	2
Commercial District Housing Opportunities Program (final application)	6	3	5	5	7	3	5	1	2	1	0
Downtown & Barton/ Kenilworth Housing Opportunities Program	1	3	0	2	1	1	0	1	2	1	2
Revitalizing Hamilton Tax Increment Grant Program	10	9	4	4	10	11	4	5	5	4	5
Barton/ Kenilworth Tax Increment Grant Program			3	4	4	6	2	1	3	1	0

Financial Incentive Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Barton/ Kenilworth Revitalization Grant Program			4	13	9	13	5	4	5	10	5
Barton/ Kenilworth Planning and Building Fee Rebates			1	4	3	1	1	1	3	1	1
Start-Up and Office Tenant Attraction Program	2	5	1	5	3	0	1	1	0	3	0
GORE Building Improvement Grant Program	15	0	0	0	0	0	5	0	0	0	0
Hamilton Community Heritage Fund Loan Program	1	1	1	1	2	0	0	0	0	1	0
Hamilton Heritage Conservation Grant Program	18	7	9	9	7	7	5	3	5	6	6
Hamilton Heritage Property Improvement Grant Program	4	8	2	13	9	3	12	5	4	4	5
ERASE Study Grant Program	17	12	21	23	18	26	23	12	10	9	3
ERASE Redevelopment Grant Program	4	7	2	4	8	7	8	5	3	6	3
ERASE Affordable Housing Grant Program										2	1
LEED Grant Program									1	0	1
Hamilton Downtown/ West Harbourfront Remediation Loan Program	1	0	0	0	0	0	0	0	2	0	0

Financial Incentive Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial Vacancy Assistance Program (came into effect October 22, 2021)									2	4	0
TOTALS	217	132	149	178	188	149	120	80	81	100	93

In addition to increasing the assessment and resulting property taxes of the specific property that directly receives funding, the redeveloped properties also help increase the value and desirability of surrounding properties that are no longer next to a vacant, derelict or contaminated property. Surrounding properties might also benefit from new residents, employees, and customers in nearby redevelopment properties.

Although the Commercial District Revitalization Grant Program and the Hamilton Heritage Conservation Grant Program are 50/50 matching grants, the true value of the work leveraged by the City grant is more than 50%. Funds under the Programs are advanced only when the work has been completed. The charts below provide an overview of the grants.

Where established in a Program Description, policies established by Council which address tenant displacement were followed. In 2024, there were 2 (two) applications to a program where tenants were residing at that location. No tenant displacement was identified as resulting from the proposed work prior to the applications being approved.

Commercial District Revitalization Grant

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Project Area Plan and Bylaws in 2021, the Business Improvement Area Commercial Property Improvement Grant Program and the Commercial Property Improvement Program were merged into a single program called the Commercial District Revitalization Grant Program. No changes were made to the dollar value of the maximum grant for properties that are within a Business Improvement Area or the maximum grant for eligible properties that are not within a Business Improvement Area. With the approval of Report PED21035(a), the program was amended to further support environmental sustainability by adding de-paving of hard surfaces, tree plantings, rain gardens, green walls, installation of exterior electric charging stations, solar panels, etc. to the list of eligible expenses. To support a post-COVID-19 Economic Recovery, amendments were also made to increase the flexibility regarding the eligibility of new permanent outdoor patios and decks.

With the approval of Report PED24163, the amendments which had allowed for the removal of graffiti to be an eligible expense under the Program were made permanent.

The “Total Commercial District Revitalization Grant Program” in the chart below is the summation of the data pertaining to the projects that were associated with the former (Business Improvement Area Commercial Property Improvement Grant Program and the projects associated with the former (Commercial Property Improvement Grant Program.

The Commercial District Revitalization Grant Program is intended to provide grants that will support long-lasting and predominantly exterior physical improvements to the appearance, accessibility and environmental sustainability of commercial or mixed-use commercial properties located within strategic commercial districts, including Business Improvement Areas, whose visibility and long-term success contributes to Hamilton’s image for both residents and visitors. Activities supported by this program include:

- Exterior building façade improvements;
- Exterior/interior improvements that achieve Accessibility for Ontarians with Disabilities Act standards;
- Exterior building/property improvements which improve appearance or functionality including those that enhance environmental sustainability of the building/property; and
- Limited interior mechanical/ventilation improvements for restaurant uses.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

Commercial District Revitalization Grant Program 2002 - December 31, 2024				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2024	5	\$127,495.13	\$56,156.44	44%
2024 (Graffiti)	17	N/A	\$5,400.00	N/A
2002-2024	714	\$20,001,354.86	\$7,320,709.31	37%
Within Business Improvement Areas				
2024	3	\$69,182.25	\$36,476.14	53%
2024 (Graffiti)	16	N/A	\$5,000.00	N/A
2002-2024	575	\$16,389,249.49	\$6,070,889.63	37%
Within eligible Community Improvement Project Areas Outside of Business Improvement Areas				
2024	2	\$44,360.60	\$19,680.30	44%
2024 (Graffiti)	1	N/A	\$400.00	N/A
2002-2023	139	\$3,598,153.09	\$1,249,819.68	35%



311 Wilson Street East, Ancaster (Source: CDSB Staff)



870 King Street West, Hamilton (Source: King Street Dental)



3021

Regional Road 56, Binbrook (Source: 1000700882 Ontario Inc. (Applicant))

Commercial District Housing Opportunities Program

The Commercial District Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan and Grant to promote the improvement or development of dwelling units that will create new/improved housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- Converting existing non-residential spaces into dwelling units where permitted in accordance with the applicable City zoning by-law;
- Undertaking renovations to existing dwelling units;
- Creation of new dwelling units, including accessory Dwelling Units, via building additions or new detached accessory buildings, including laneway housing; and/or,
- Creation of new dwelling units through development of vacant land, surface parking lots or redevelopment of existing building.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Strategic Commercial Corridor Community Improvement Project Areas and those properties within the municipal boundary designated under Part IV or Part V of the *Ontario Heritage Act* as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

The loan is calculated on the basis of \$20 K per dwelling unit, to a maximum of \$600 K per property. The grant provides up to a \$5 K grant per property for professional fees and some City of Hamilton fees paid.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Project Area in 2021, the eligibility for loans was expanded to include the creation of new residential accessory units outside the principal building such as laneway housing (where permitted).

Commercial District Housing Opportunity Program Inception 2007 - December 31, 2024				
Time Period	Number of Projects Approved	Loan Amount Advanced	Loans Repaid	Grant Paid Out
2024	1	\$0	\$7,200	\$0
2007-2024	13	\$1,058,250	\$1,011,450	\$47,931

GORE Building Improvement Grant Program

The GORE Building Improvement Grant Program (the Program) offered a matching grant for building improvements to a maximum of \$50 K per application for properties fronting on King Street between James Street and Catharine Street. It was offered for a three-year period with applications being accepted until December 31, 2014.

The Program ceased at the end of 2014 save for properties which had been granted an extension to utilize the program by City Council past this date. Currently, the only properties subject to this extension are those municipally known as 18-28 King Street East, Hamilton.

Gore Building Improvement Grant Program				
2012 - December 31, 2024				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2024	0	0	0	0
2012-2024	19	\$2,438,229	\$804,511	33%

With the collapse and subsequent demolition of these buildings in November 2024, the program ceases to be available to these properties and can be reallocated. At its meeting on March 26, 2025, Council approved the recommendations found in Report PED24163(a) which would see this funding put towards the implementation of the proposed Pilot Downtown Hamilton Office Conversion Grant Program.

Hamilton Heritage Conservation Grant Program

The Hamilton Heritage Conservation Grant Program is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* that are not eligible for the Hamilton Heritage Property Grant Program. The maximum matching grant is \$5 K for the conservation/preservation of heritage features.

Hamilton Heritage Conservation Grant Program					
Since Inception 2014 – December 31, 2024					
Time Period	Number of Projects Approved	Value of Total Approved Grants	Grants Paid	Construction Value of Projects	Grant as a Percentage of Construction Cost
2024	7	\$33,842.00	\$10,000.00	\$147,642.76	23%
2014-2024	71	\$314,100.00	\$240,881.00	\$1,231,228.76	26%



21 Stone Church Road West, Hamilton (Source: Google Street View)



256 MacNab Street North, Hamilton (Source: S. DePauw (Applicant))

Hamilton Heritage Property Grant Program

The Hamilton Heritage Property Grant Program (HHPGP) is offered to owners/authorized tenants of properties designated under Parts IV or V of the *Ontario Heritage Act* and located within Downtown Hamilton, a Community Downtown, an active Business Improvement Area, or, located within the lower City between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional or multi-residential purposes. The Program offers grants to a maximum of \$150 K (50% for the first \$40 K of work and 25% of costs over and above the \$40 K) for conservation or structural/stability work plus an additional \$20 K grant for heritage assessments/reports.

Hamilton Heritage Property Grant Program		
Since Inception 2008 – December 31, 2024		
	2024	2008-2024
Number of Grant Commitments	3	70
Total Grant Commitments	\$117,002.03	\$3,260,696.34
Grants Advanced	\$40,256.57	\$2,723,261.90
Grants Approved to be Advanced	\$117,002.03	\$703,138.38
Conservation Value of Projects	\$373,589.30	\$17,014,227.68
Grants as a Percentage of Construction	31%	19%



3 Main Street, Dundas (Source: Big Coffee Inc. (Applicant))

Start-Up & Office Tenant Attraction Program

The Start-up and Office Tenant Attraction Program (the Program) is intended to provide low-interest Loans or Forgivable Loans that will facilitate the undertaking of eligible leasehold improvements to office space by property owners or authorized tenants in order to support the creation of new office space and improve the marketability and attractiveness of existing office space. This Program will serve as a tool to reduce office vacancy rates in Downtown Hamilton and other eligible commercial areas and serve as a means of attracting new and expanding office uses and businesses to Hamilton.

In addition to supporting general office tenancy, this Program will also serve as a means of attracting both start-up/business incubators and individual start-up businesses who are emerging from regional, national and international start-up/business incubators seeking to establish their first permanent office location.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

Start-Up and Office Tenant Attraction Program	
2024	
Applications received in 2024	0
Applications approved in 2024	0
Loan repayments in 2024	\$82,252

Start-Up and Office Tenant Attraction Program	
Since Inception 2010–December 31, 2024	
Number of Loans Advanced	10
Total Value of Loans Advanced	\$1,489,982
Square Feet of New/Expanded Office Space	99,329
Loan Amount Paid Back or Forgiven	\$1,408,161
Loan Amount Forgiven	\$488,505
Loans to be Advanced	\$0
Construction Value of Approved Projects	\$7,778,244

Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund offers a zero percent interest loan to a maximum of \$50 K for work that conserves or restores the heritage attributes of a property designated under Part IV or Part V of the *Ontario Heritage Act* within the City of Hamilton.

Hamilton Community Heritage Fund Loan Program	
2024	
Applications Received in 2024	0
Applications Approved in 2024	\$0
Additional Loan Commitment in 2024	\$0
Loan Repayments in 2024	\$12,438
Interest Paid in 2024	\$4,602

Hamilton Community Heritage Fund Loan Program	
Since Inception 2009 – December 31, 2024	
Number of Loans Advanced	18
Total Loans Advanced	\$594,075
Loans Paid Back	\$527,308
Loans Outstanding	\$66,767
Loans to be Advanced	\$0
Interest Paid	\$65,504

Barton/Kenilworth Revitalization Grant Program

The Barton / Kenilworth Revitalization Grant Program is intended to support the development of properties as well as the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed-use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street and Kenilworth Avenue North Strategic

Commercial Corridor Community Improvement Project Area and properties within the Downtown Hamilton Commercial District Community Improvement Project Area which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

Barton/Kenilworth Revitalization Grant Program		
June 2016 – December 31, 2024		
	2024	2016-2024
Number of Grant Commitments (Approved to be Advanced) and Grants Paid	1	34
Total Actual Payments and Grant Commitments	\$52,822.18	\$1,260,381.88
Grants Paid	\$2,822.18	\$1,064,964.35
Grants Approved to be Advanced	\$50,000.00	\$195,417.53
Construction Value of Projects Committed and Paid Out	\$123,154.52	\$3,156,040.43
Grants as a Percentage of Construction for Projects Committed and Paid Out	43%	40%



627 Barton Street East, Hamilton (Source: CDSB Staff)

Barton/Kenilworth Tax Increment Grant Program

The Barton/Kenilworth Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners located along the Barton Street East and Kenilworth Avenue North commercial corridors to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of these districts as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement or development undertaken on a property.

Grants are provided over a maximum term of nine annual payments and subject to City Council approval. The grant is at 100% of the Municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

Barton/Kenilworth Tax Increment Grant Program Inception 2016 - December 31, 2024		
	2024	2016-2024
Number of Approved Grants	1	7
Total Estimated Value of Approved Grants	\$79,156.00	\$1,276,188.00
Total Construction Value of Approved Grants	\$1,840,900.00	\$13,310,900.00
Total Approved Grants as a Percentage of Total Construction Value	4%	10%



588 Barton Street East (Source: CDSB Staff)

Barton/Kenilworth Planning and Building Fees Rebate Program

The Barton/Kenilworth Planning and Building Fees Rebate Program is intended to provide grants that will serve as a rebate of specific Planning and Building application fees for approved development-related applications which will support the redevelopment of under-utilized properties as well as further facilitate the undertaking of works that will improve the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas and properties within the Downtown Hamilton Commercial District Community Improvement Project Areas which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

Barton/Kenilworth Planning and Building Fees Rebate Program 2016 - December 31, 2024				
Time Period	Number of Projects Paid	Cost of the Fees Incurred	Grant Paid	Grant as a percentage of Fees Paid
2024	0	\$0.00	\$0.00	N/A
2016-2024	7	\$26,151.00	\$26,151.00	100%

Commercial Vacancy Assistance Program

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, this program was created to help mitigate the potential for street-facing commercial vacancies arising from the pandemic. It came into effect on October 22, 2021.

This Program provides a grant to new permanent or ‘pop- up’ commercial tenants of a presently vacant at, or below grade, commercial space so as to make permanent interior improvements for the purposes of improving the attractiveness and usability of the space for the intended commercial use.

To be eligible, the intended commercial use must be accessible to the public/customers and may include, but not be limited to, retail uses, artists studios/galleries containing a

retail component, personal services businesses, microbreweries, commercial entertainment uses, commercial recreation uses and/or dine-in or take-out restaurants.

This Program applies to commercial uses within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

This program provides grants of \$5 K for leases between three to six months and \$10 K for leases of six months or longer.

Commercial Vacancy Assistance Grant Program September 2021 – December 31, 2024		
	2024	2021-2024
Number of Grants Approved (Approved to be Advanced)	1	4
Value of Grants Approved	\$10,000.00	\$40,000.00
Grant Paid	\$20,000.00	\$20,000.00
Grants Approved to be Advanced and Not Paid	\$10,000.00	\$10,000.00
Construction Value of Projects Approved	\$26,860.67	\$224,305.57
Approved Grants as a Percentage of Construction for Projects Approved	37.23%	17.83%



260 Kenilworth Avenue North (Source: Diana’s Pizza & Grill & Salad Inc.)

Downtown & Barton/Kenilworth Housing Opportunities Program

The Downtown and Barton/Kenilworth Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan to promote the development of multiple dwelling units that will create new housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- The creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, surface parking areas or the redevelopment of existing buildings;
- A building addition containing at least 10 new dwelling units; and/or,
- The conversion of existing non-residential space into housing consisting of at least 10 new dwelling units.

This Program will apply within the Barton Village and Downtown Hamilton Commercial District Community Improvement Project Areas, the Barton Street East Strategic Commercial Corridor Community Improvement Project Area (east of the Barton Village Commercial District Community Improvement Project Area) and the Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area as collectively defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law.

The City has loaned, as at December 31, 2024, approximately \$44 M under the Program supporting the creation/renovation of 1,505 dwelling units at an interest cost to the City of approximately \$4.4 M (\$2,900/dwelling unit). The public cost of the Program has levered approximately \$263 M of private construction value at a percentage of 2%. As of December 31, 2024, there were 20 loans that had been repaid in full and one loan had been written-off.

Appendix “D” to Report PED24082 identifies the location of the 22 projects within the Downtown Hamilton Commercial District Community Improvement Project Area that have received funding (or has funding approved) under the Program.

Downtown & Barton/Kenilworth Housing Opportunities Program	
2024	
Applications Approved in 2024	1
Additional Loan Commitment in 2024	\$357,000.00
Payments in 2024	0
Interest Paid in 2024	0

Downtown & Barton/Kenilworth Housing Opportunities Program	
Inception to 2024	
Units Built/Under Construction	1,505
Number of Projects	22
Construction Value	\$263,131,648
Loans Advanced	\$43,996,189
Loans Paid Back	\$42,894,982
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$0
Interest Paid	\$4,365,156
Percentage of Interest Paid to Construction Value	2%
Cost (Interest Plus Default)	\$5,466,363
Percentage of Cost to Construction Value	2%

As of December 31, 2024, no loans were outstanding.



252 Catharine Street North/98 Barton Street East (Source: CDSB Staff)

Revitalizing Hamilton Tax Increment Grant Program

The Revitalizing Hamilton Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners within strategic commercial districts to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of

the commercial district as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of four annual payments and subject to City Council approval.

Grants under the Program may be provided through one of two streams depending on how the project addresses specific City priorities. Projects will be identified as either a Revitalization Project or an Enhanced Revitalization Project. Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes while Enhanced Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes and which meet one or more of the following requirements in support of City objectives:

- The improvement/development will receive certification for the achievement of environmental sustainability standards from an eligible organization/program and/or will be connected to (or be designed to allow for future connection to) a district energy system. Eligible environmental sustainability certifications as well as building standards required to be provided for future district energy connections shall be in accordance with Section B, paragraph seven and eight; and/or,
- The improvement/development has been approved for financial assistance under a Canada Mortgage and Housing Corporation (CMHC), federal, provincial or City program for the purposes of creating residential rental housing that address housing affordability within the city.

The maximum Grant amount prescribed for Revitalization Projects and Enhanced Revitalization Projects are identified in the following table:

Year of Grant	Maximum annual Grant amount as a percentage of actual municipal tax increment generated from an improvement or development	
	Revitalization Projects	Enhanced Revitalization Projects
1	100%	100%
2	75%	100%
3	50%	100%
4	25%	100%

2024 Year End Status of Reassessed Projects

Grants Due in 2024 (to 26 Projects)	\$7,005,640
Grants Issued 2004-2024 (to 57 Projects)	\$10,328,419
Estimated Total Grants (for all 57 prior and future payments)	\$19,870,854
Construction Value	\$461,991,195
Ratio of Total Grants to Construction Value	1:23

The Map, attached as Appendix “E” to Report PED25133, identifies the location of 47 properties within the Downtown Hamilton Community Improvement Project Area that have received or are currently eligible to receive grants under the Revitalizing Hamilton Tax Increment Grant Program. Note that the map does not include eight projects; one located in Ancaster, one in Westdale Village, three in Stoney Creek, and three in Waterdown that have received or are eligible to receive grants.



18 Augusta Street, Hamilton (Source: CDSB Staff)



165 James Street South/26 Augusta Street, Hamilton (Source: CDSB Staff)

Increase in Municipal Taxes

The following chart lists projects in the Downtown Hamilton Commercial District Community Improvement Project Area and in the Ancaster, Mount Hope/Airport Gateway, Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas that have been approved for loans/grants under the Downtown & Barton / Kenilworth Housing Opportunities Program and/or the Revitalizing Hamilton Tax Increment Grant Program and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development municipal taxes to their post-development municipal taxes. The increase in total municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$15.1 M. This increase will be realized annually. Note that the figures with an asterisk (*) are estimates of the increase in Municipal taxes as the projects have been completed but not reassessed by the Municipal Property Assessment Corporation (MPAC), are under construction, or construction has not commenced to date.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, amendments were made to the Revitalizing Hamilton Tax Increment Grant Program to better incentivize developers to incorporate housing affordability and environmental sustainability measures into their projects by classifying projects as either a “Revitalization Project” or an “Enhanced Revitalization Project” and varying the level of the grant available in accordance with that classification.

Revitalization Projects are those that will undertake improvements/developments that will generate an increase in municipal taxes. Enhanced Revitalization Projects will not only undertake improvements/developments that will generate an increase in municipal taxes, but also will incorporate housing affordability and/or environmental sustainability measures (enhancements), and therefore would receive a larger grant relative to those developments that will not be incorporating such measures.

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
135 James Street South	2003	\$424,400	✓		
11 Rebecca Street	2004	\$66,800	✓	✓	
155 James Street South	2003	\$100,100	✓		
118 Market Street	2003	\$188,000	✓	✓	
91 Wellington Street North	2003	\$15,800	✓		
4, 8, 12 Forest Avenue	2005	\$35,100	✓	✓	
47 Caroline Street North	2007	\$164,900	✓	✓	

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
80 King William Street	2003	\$108,800	✓		
267/271 King Street East	2007	\$7,900	✓		
260-280 King Street East	2005	\$105,400	✓	✓	
170-176 Jackson Street West	2007	\$7,400	✓	✓	
289 Hunter Street East	2007	\$1,600	✓		
68 George Street	2010	\$238,400	✓	✓	
275 King Street West	2011	\$101,100	✓	✓	
40 Bay Street South	2012	\$323,400	✓	✓	
150 Main Street West	2013	\$497,100	✓	✓	
137-149 Main Street West	2013	\$118,100	✓	✓	
33 Main Street East	2002	\$18,400		✓	
135 Hunter Street	2002	\$67,300		✓	
100-110 James Street South	2004	\$24,000		✓	
1 Main Street West	2004	\$67,900		✓	
66 Bay Street South	2004	\$223,200		✓	
1 Hunter Street East	2006	\$63,300		✓	
210 Main Street East	2007	\$57,400		✓	
87-89 King Street East	2006	\$15,600		✓	
232 Cannon Street East	2009	\$47,700		✓	
52 Cannon Street West	2008	\$24,100		✓	
193-197 James Street North	2009	\$9,800		✓	
130-134 Wellington Street North	2011	\$9,700		✓	
162 Ferguson Avenue North	2012	\$16,300		✓	
121-123 James Street North	2012	\$91,100		✓	
69 Hughson Street North	2013	\$19,400		✓	
50 Murray Street	2012	\$105,700		✓	
147-159 Walnut Street South	2013	\$18,800		✓	
180-188 Wilson Street	2014	\$17,700		✓	
179-191 James Street North	2017	\$362,413	✓	✓	
125 Wellington Street North	2014	\$59,200		*✓	
140 Main Street West	2014	\$317,700		✓	
290 Barton Street West	2015	\$115,300		✓	

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
112 King Street East	2015	\$512,100		✓	
245 James Street North	2015	\$8,300		✓	
193 King Street East	2015	\$17,800		✓	
31-39 King William Street	2015	\$72,200		✓	
220 Cannon Street East	2015	\$186,500	✓	✓	
127 Market Street	2016	\$4,200		✓	
232 Cannon Street East	2016	\$8,200		✓	
20-22 George Street	2017	\$926,555		✓	
73 King Street East	2017	\$2,000		✓	
27 Bold Street	2018	\$51,100		✓	
121-125 King Street East	2019	\$91,800		*✓	
15 Queen Street South	2019	\$872,160		✓	
144 Wellington Street North	2018	\$11,500		*✓	
1 Jarvis Street	2020	\$1,192,500		*✓	
29 Severn Street	2020	\$18,600		*✓	
81 King Street East	2017	\$17,463		✓	
154 Main Street East	2019	\$610,745		✓	
155-165 Wellington Street North	2019	\$9,706		✓	
233-237 King Street East	2019	\$17,100		✓	
540 King Street East	2019	\$56,600		✓	
118 King Street East (Phase 2)	2015	\$362,636		✓	
189 King Street East	2014	\$5,500		✓	
191 King Street East	2014	\$4,500		✓	
60 King William, 43-51 King East	2019	\$1,524,200		*✓	
16 West Avenue South	2021	\$42,200		✓	
9-11 Robert Street	2021	\$62,300		*✓	
129 Wellington Street North	2021	\$44,300		*✓	
41 Wilson Street, Hamilton	2022	\$2,393,700		*✓	
179-181 Catharine Street North	2023	\$103,200		*✓	
235 Main Street West	2023	\$847,000		*✓	

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
165 James Street South/26 Augusta Street	2024	\$306,800		*✓	
18 Augusta Street	2024	\$112,700		✓	
Ancaster Commercial District CIPA					
407 Wilson Street East	2013	\$6,800		✓	
Mount Hope/Airport Gateway CIPA					
8533 Airport Road West	2020	\$16,600		*✓	
Westdale Commercial District CIPA					
1005 King Street West	2016	\$11,300		✓	
Stoney Creek Commercial District CIPA					
22 Jones Street	2014	\$6,700		✓	
40 King Street East	2020	\$6,800		✓	
7 King Street East	2014	\$5,900		✓	
Waterdown Commercial District CIPA					
244 Dundas Street East	2018	\$2,600		✓	
493 Dundas Street East	2018	\$26,400		✓	
34 Main Street North	2020	\$3,700		✓	
Dundas Commercial District CIPA					
33 King Street West	2017	\$9,200		*✓	
Barton/Kenilworth Tax Increment Grant Program					
657-659 Barton Street East	2017	\$7,400			✓
431-435 Barton Street East	2017	\$3,800			✓
286 Sanford Avenue North	2018	\$181,700			✓
301-303 Barton Street East	2018	\$3,700			✓
486 Barton Street East	2019	\$4,200			✓
110 Barton Street East	2020	\$760			✓
588 Barton Street East	2024	\$11,300			*✓

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
252 Catharine Street North	2024	\$24,300	✓		*✓
Total		\$15,085,362			

Summary of Tax Programs

Property Reassessment Status	Difference Between Base Year Taxes and Post Development Taxes			
	Downtown & Barton / Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton Kenilworth Tax Increment Grant Program	Total
Reassessed	\$658,600	\$8,254,302	\$201,560	\$9,114,462
Not Yet Reassessed		\$6,593,900	\$35,600	\$6,629,500
Total	\$658,600	\$14,848,202	\$237,160	\$15,085,362