




COMMUNICATION UPDATE

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)								
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)

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
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>			