




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	March 11, 2025
SUBJECT:	Quarterly Updates (April - December 2024) Loans/Grants Approved by the General Manager of Planning and Economic Development (Wards 1, 2, 3, 7, 11, 12, 13 and 15)
WARD(S) AFFECTED:	Wards 1, 2, 3, 7, 11, 12, 13 and 15
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.

Loans/Grants Approved by the General Manager of Planning and Economic Development

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

1. April – June 2024

During the months of April – June 2024, the General Manager approved the following:

Commercial District Revitalization Grant Program

Nine grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$23,200.

The total estimated value of the proposed works under the Commercial District Revitalization Grant Program is \$40,151.16. Note that this total does not include the cost of graffiti removal as applicants are not required to provide it as part of their application. Therefore, the city's grant represents 49.8% 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;
- Locke Street Commercial District Community Improvement Project Area;
- Concession Street Community Improvement Project Area;
- Barton Street East Commercial Corridor Community Improvement Project Area;
- Barton Village Commercial District Community Improvement Project Area; and,
- Ancaster Commercial District Community Improvement Project Area.

There was one applicant reported instance of what they viewed as hate related content in the seven applications that dealt with the removal of graffiti.

Please refer to Appendix "A" attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

2. July – September 2024

During the months of July – September 2024, the General Manager approved the following:

Commercial District Revitalization Grant Program

Six grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$1,800. All these grant applications were for graffiti removal.

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;
- Main Street East Commercial Corridor Community Improvement Project Area; and,
- Downtown Dundas Commercial District Community Improvement Project Area.

Commercial District Housing Opportunities Program

One loan application was approved under the Commercial District Housing Opportunities Program in the total amount of \$120,000.

The total estimated value of the proposed works under the Program is \$215,740. Therefore, the city's loan represents 55.62% of the total improvement costs.

The property being improved under the Program is located within Downtown Hamilton Commercial District Community Improvement Project Area.

Environmental Remediation and Site Enhancement Affordable Housing Grant Program

One grant application was approved under the Environmental Remediation and Site Enhancement Affordable Housing Grant Program in the total amount of \$200,000. The grant was used to support remediation costs of the site and a successful filing of a Record of Site Condition.

The total estimated value of the proposed works under the Program is \$69,120,000. Therefore, the city's grant represents 0.29% of the total improvement costs.

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The property being improved under the Program is located within Downtown Hamilton Commercial District Community Improvement Project Area.

Please refer to Appendix “B” attached to this Communication Update, for a more detailed description of each property and the proposed improvements.

3. October – December 2024

During the months of October – December 2024, the General Manager approved the following:

Commercial District Revitalization Grant Program

Twelve grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$130,653.88.

The total estimated value of the proposed works under the Commercial District Revitalization Grant Program is \$329,804.94. Therefore, the City’s grant represents 39.62% 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;
- Binbrook Commercial District Community Improvement Project Area;
- Concession Street Commercial District Community Improvement Project Area;
- Barton Village Commercial District Community Improvement Project Area; and,
- Ancaster Commercial District Community Improvement Project Area.

Hamilton Heritage Property Grant Program

Two grant applications were approved under the Hamilton Heritage Property Grant Program in the total amount of \$28,509.40.

The total estimated value of the proposed works under the Hamilton Heritage Property Grant Program is \$59,618.80. Therefore, the City’s grant represents 47.82% of the total improvement costs.

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The properties that are being improved under the Program are located within the following Community Improvement Project Areas:

- Ancaster Commercial District Community Improvement Project Area; and,
- Downtown Hamilton Commercial District Community Improvement Project Area.

Commercial Vacancy Assistance Program

One grant application was approved under the Commercial Vacancy Assistance Grant Program in the total amount of \$10,000.

The total estimated value of the proposed works under the Commercial Vacancy Assistance Grant Program is \$22,340.67. Therefore, the City's grant represents 44.76% of the total improvement costs. The property that is being improved under the Program is located within the following Community Improvement Project Area:

- Downtown Hamilton Commercial District Community Improvement Project Area.

Hamilton Heritage Conservation Grant Program

Four grant applications were approved under the Hamilton Heritage Conservation Grant Program in the total amount of \$20,000.

The total estimated value of the proposed works under the Hamilton Heritage Conservation Grant Program is \$96,848.91. Therefore, the City's grant represents 20.65% of the total improvement costs.

The properties that are being improved under the Program are located within Wards 2, 3 and 15.

Barton Kenilworth Revitalization Grant Program

One grant application was approved under the Barton Kenilworth Revitalization Grant Program in the total amount of \$49,945.44.

The total estimated value of the proposed works under the Barton Kenilworth Revitalization Grant Program is \$99,890.87. Therefore, the City's grant represents 50% of the total improvement costs. The property that is being improved under the Program is located within the following Community Improvement Project Area:

- Barton Village Commercial District Community Improvement Project Area.

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Please refer to Appendix “C” 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. For inquiries respecting the Commercial District Housing Opportunities Program, please contact Johnpaul Loiacono, Senior Planner, at Johnpaul.loiacono@hamilton.ca. 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.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” - Loans / Grants approved by General Manager (April – June 2024)

Appendix “B” - Loans / Grants approved by General Manager (July – September 2024)

Appendix “C” - Loans / Grants approved by General Manager (October – December 2024)

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Loans and Grants Approved by General Manager (April - June, 2024)								
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
CDRG-G 08/24	Applicant/Property Owners: Jun Wu and Lie Liu Business: Liu Liu Hot Pot	11 Walnut Street South, Hamilton	Removal of two instance of graffiti	N/A	\$ 400.00	22-Apr-24	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
CDRG-G 07/24	Applicant: The Jewellery Judge (Steven A. Knight) Property Owner: 1219788 Ontario Inc. (Lucino Mandarin) Business: The Jewellery Judge	1-163 Locke Street South, Hamilton	Removal of two instance of graffiti	N/A	\$ 400.00	22-Apr-24	1	Locke Street Commercial District (Locke Street Business Improvement Area)
CDRG-G 05/24*	Applicant: Brett Liersch Property Owner: Sealink Properties Ltd. (Kartik Ganatra) Businesses: Town Hall, Revel Realty, The Parlour	581 Concession Street, Hamilton	Removal of two instances of graffiti	N/A	\$ 400.00	30-Apr-24	7	Concession Street Commercial District (Concession Street Business Improvement Area)
CDRG-G 05/24	Applicant: Brett Liersch Property Owner: Searock Investments Ltd. (Kartik Ganatra) Business: Dirty South	590 Concession Street, Hamilton	Removal of one instance of graffiti	N/A	\$ 200.00	7-May-24	7	Concession Street Commercial District (Concession Street Business Improvement Area)
	*GM approved grant of \$200 on April 30, 2024. Manager of Commercial Districts and Small Business approved additional grant of \$200 on June 10, 2024 as part of same application.							

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
CDRG-G 13/24	Applicant: Office Mortgage Investments Inc. Business: Hamilton Endoscopy Centre	40 James Street South, Hamilton	Removal of two instances of graffiti	N/A	\$ 400.00	7-May-24	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRG-G 16/24	Applicant: 2017061 Ontario Inc. c/o Markland Property Management (David Blanchard)	96 John Street South, Hamilton	Removal of one instance of graffiti	N/A	\$ 200.00	22-May-24	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
ANC 03/23	Applicant/Owner: Tajmahal Spices & Cheese Inc. (Arnold Hoffmann and Milap Bedi) Business: Café on Wilson	286 Wilson Street East, Ancaster	Construction of new front stairs; supply/install new front door with accessible controls; construction of accessible ramp; and, installation of accessible washroom door kit.	\$ 40,151.16	\$ 20,000.00	22-May-24	12	Ancaster Commercial District (Ancaster Business Improvement Area)
CDRG-G 14/24	Applicant/Owner: Louie Joseph Gilles LeBlanc and Reena Rampersad	747 Barton Street East, Hamilton	Removal of three instances of graffiti	N/A	\$ 600.00	22-May-24	3	Barton Street East Strategic Commercial Corridor
CDRG-G 19/24	Applicant/Property Owner: Rafkiel Holdings Corp. (Rafal Kieliszek) Business: National Mattress Outlet Plus+	440 Barton Street East, Hamilton	Removal of three instances of graffiti	N/A	\$ 600.00	30-May-24	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$40,151.16</u>	<u>\$23,200.00</u>			

Loans and Grants Approved by General Manager (July - September, 2024)								
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 22/24	Applicant/Owner: R. Denninger Limited Business: Denninger's	284 King Street East, Hamilton	Removal of two instances of graffiti	N/A	\$ 400.00	22-Jul-24	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
CDRGG 24/24	Applicant/Owner: Nick Steve Rallis Business: Steve's Open Kitchen	149 James Street South, Hamilton	Removal of two instances of graffiti	N/A	\$ 400.00	26-Jul-24	2	Downtown Hamilton Commercial District
CDRGG 23/24	Applicant: Thikra Naki Business: Gage Market, Auto Key Pro	961 Main Street East, Hamilton	Removal of two instances of graffiti	N/A	\$ 400.00	26-Jul-24	3	Main Street East Commercial Corridor
CDRG-G 30/24	Applicant/Owner: Hughson Business Space Corporation c/o Markland Property Management (Stephanie Waller)	4 Hughson Street South, Hamilton	Removal of one instance of graffiti	N/A	\$ 200.00	24-Sep-24	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRG-G 26/24	Applicant/Owner: Office Mortgage Investments Inc. c/o Markland Property Management (Stephanie Waller)	40 James Street South, Hamilton	Removal of one instance of graffiti	N/A	\$ 200.00	24-Sep-24	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRG-G 20/24	Applicant/Property Owner: Allaso Holdings Inc. (Pauline Boulos) Business: Health Connection, Revelry Beauty Bar	112 King Street West, Dundas	Removal of one instance of graffiti	N/A	\$ 200.00	24-Sep-24	13	Downtown Dundas Commercial District (Dundas Business Improvement Area)
Total					<u>\$1,800.00</u>			

Commercial District Housing Opportunities Program								
FILE NO.	OWNER/APPLICANT	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	LOAN AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
CC23/3	Riverstone Investment Ltd./Kevin Lu	252 James Street South, Hamilton	Interior renovations to construct six (6) new rental residential dwelling units. (Of the six (6) units, four (4) are located in the basement consisting of a bachelor, a one-bedroom, and two, two-bedroom units. A two-bedroom unit, is located on the second floor, and a bachelor unit on the third floor).	\$ 215,740.00	\$ 120,000.00	18-Sep-24	2	Downtown Hamilton Commercial District
Total				<u>\$215,740.00</u>	<u>\$120,000.00</u>			
ERASE Affordable Housing Grant Program								
FILE NO.	OWNER/APPLICANT	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	LOAN AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA
EAHG-24-01	Wellington Hamilton Non-Profit Housing Inc. (The Hi-Rise Group Inc.)	186 Hunter Street East, Hamilton	14-storey residential building with 241 units. Of note is that no less than 25% of the units in the new development will be Affordable Units (as defined in the UHOP resulting in rent set at 30% of household income for the 60th percentile of incomes in the area) for not less than 20 years.	\$ 69,120,000.00	\$ 200,000.00	29-Aug-24	2	Downtown Hamilton Commercial District
Total				<u>\$69,120,000.00</u>	<u>\$200,000.00</u>			

Loans and Grants Approved Through General Manager's Delegated Authority: October - December, 2024 Appendix "C"
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Loans and Grants Approved by General Manager (October - December, 2024)								
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 16/21	Applicant: A.M. Restaurant Group Inc. Owner: Keir McColl Business: A. M	195 Rebecca Street, Hamilton	Installation of Mural	\$ 20,000.00	\$ 10,000.00	1-Oct-24	2	Downtown Hamilton Commercial District
MF 05/24	Applicant: 1000700882 Ontario Inc. (Nirali Patel and Bhavik Patel) Owner: 2852221 Ontario Inc. (Eun-Young Chor, Frances Choi, Tae-Hon Kim) Business: Binbrook Food Market	3021 Regional Road 56, Binbrook	Installation of new signage on front façade of building including new LED lighting	\$ 10,706.75	\$5,353.38	7-Oct-24	11	Binbrook Commercial District
CON 01/24	Applicant: Delight Corner Inc. (Jinay Shah) Owner: 2378359 Ontario Inc. (Christina Magliocco) Business: Delight Corner	600 Concession Street, Hamilton	Installation of new signage and painting around windows and door trim	\$ 27,713.25	\$12,000.00	7-Oct-24	7	Concession Street Commercial District (Concession Street Business Improvement Area)
CDRG-G 33/24	Applicant/Owner: Nicole Albuquerque Business: Mountain Wellness Centre	437 Concession Street, Hamilton	Removal of one instances of graffiti	N/A	\$ 200.00	8-Oct-24	7	Concession Street Commercial District (Concession Street Business Improvement Area)
CON 03/24	Applicant/Owner: Diner on Concession Inc. (Rajinder Singh Banwair, Kamalpreet Kaur Banwait, Tajinder Singh Banwait), Business: Diner on Concession	612 Concession Street, Hamilton	Installation of new signage; installation of mural on west building façade; and installation of new kitchen hood/ductwork	\$ 115,526.04	\$35,000.00	24-Oct-24	7	Concession Street Commercial District (Concession Street Business Improvement Area)

BAR 02/24	Applicant/Owner: Urban Fields Inc. (Brian Fields, Steve Arruda) Business: Nanny and Bulls Bar/Café	627 Barton Street East, Hamilton	Installation of new storefront windows	\$ 20,792.00	\$10,200.00	14-Nov-24	3	Barton Village Commercial District (Barton 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 35/24	Applicant:THCR Inc. (Wei Chong Koh) Property Owner: 1971254 Ontario Corporation (Pam Haines) Business: Omnes	191 King Street East, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	14-Nov-24	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
CDRG-G 32/24	Applicant/Property Owners: Jun Wu and Lie Liu Business: Liu Liu Hot Pot	11 Walnut Street South, Hamilton	Removal of two instance of graffiti	N/A	\$400	14-Nov-24	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
MF 19/23	Applicant/Owner: Walter Demetrius Inc. Business: Architect Hair Design	324 James Street North, Hamilton	Installaiton of new signage; and installation of new CCTV cameras	\$ 16,523.99	\$8,262.00	14-Nov-24	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
BAR 01/24	Applicant/Owner: Norbert Melo	554 Barton Street East, Hamilton	Painting of mural on east building façade	\$ 40,000.00	\$17,500.00	14-Nov-24	3	Barton Village Commercial District (Barton Village Business Improvement Area)
MF 06/24	Applicant/Owner: Nick Rallis Business: Steve's Open Kitchen	149 James Street South, Hamilton	Replace glass on ground floor window; repairs to exterior and vestibule doors; install new closer on exterior door	\$ 3,076.99	\$1,538.50	26-Nov-24	2	Downtown Hamilton Commercial District

Loans and Grants Approved Through General Manager's Delegated Authority: October - December, 2024 **Appendix "C"**
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ANC 03/24	Applicant/Owner: Daniel Dean Faulkner and Rita Janette Faulkner Business: Creations Art Gallery	436 Wilson Street East, Ancaster	Installation of new glazing in storefront windows; refurbish existing pylon sign; recover existing awnings; and install sculpture	\$ 75,465.92	\$30,000.00	11-Dec-24	12	Ancaster Commercial District (Ancaster Village Business Improvement Area)
Total				<u>\$329,804.94</u>	<u>\$130,653.88</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 01/24	Owner: Panabaker Property Ltd. (Andrew Kershaw) Applicant: 1000526820 Ontario Inc.(Andrew Kershaw) Business: Brewer's Blackbird Restaurant	375 Wilson Street East, Ancaster	Painting of windows, doors, soffit, fascia and trim	\$14,418.80	\$ 7,209.40	14-Nov-24	12	Ancaster Commercial District (Ancaster Village Business Improvement Area)
HPGP 02/24	Owner: Brown's Wharf Development Corp. (Steve Pocrnic and Darko Vranich)	54 Hess Street South, Hamilton	Repairs to slate roof; Repair to wood roof deck; Repair of wood soffit and fascia; Repair to chimney; Repair framing structure behind fascia and soffit; and Repointing of stone masonry	\$45,200.00	\$21,300.00	26-Nov-24	2	Downtown Hamilton Commercial District
Total				<u>\$59,618.80</u>	<u>\$28,509.40</u>			
Commercial Vacancy Assistance Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	Applicable CIPA

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CVA 04/23	Applicant: ArchHD Corp. (Peter Mokrycke) Owner: Walter Demetrius Inc. (Peter Mokrycke)Business: Patsy's Ringside	324 James Street North, Hamilton	Construction of new AODA compliant washroom	\$ 22,340.67	\$10,000.00	14-Nov-24	2	Downtown Hamilton Commercial District
Total				<u>\$22,340.67</u>	<u>\$10,000.00</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
HCPG 24/02	Donald Andrew Pierce and Sharon Gallant	224 St. Clair Boulevard, Hamilton	Exterior stucco remediation; remove/replace window sills; and exterior priming and painting	\$ 25,990.00	\$ 5,000.00	26-Nov-24	3	N/A
HCPG 24/06	Grace Ross and Deborah Shantz	24 Union Street, Waterdown	Removal of old and installation of new exterior board and batten siding	\$ 44,286.96	\$ 5,000.00	26-Nov-24	15	N/A
HCPG 24/03	Sarah Steadman	124 MacNab Street South, Hamilton	Refurbishment of two original windows; and Installation of two new wood storm windows	\$ 13,859.45	\$ 5,000.00	11-Dec-24	2	N/A
HCPG 23/03	Jeffery Edward Carson and Cynthia Marie Carson	40-42 Mill Street South, Waterdown	Remove and replace mortar from basement stone foundation and repointing of exterior stone masonry	\$ 12,712.50	\$ 5,000.00	17-Dec-24	15	N/A
Total				<u>\$96,848.91</u>	<u>\$20,000.00</u>	20.65%		
Barton Kenilworth Revitalization Grant Program								
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BKRG 02/24	Applicant/Owner: Urban Fields Inc. (Brian Fields, Steve Arruda) Business: Nanny and Bulls Bar/Café	627 Barton Street East, Hamilton	Installation of new HVAC system; Installation of new plumbing system; Installation of new electrical system; and Upgrade to water service	\$ 99,890.87	\$49,945.44	26-Nov-24	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$99,890.87</u>	<u>\$49,945.44</u>			