

**Authority:** Item 8.4, Planning Committee Minutes 25-007 (PED24163(b))  
CM: May 28, 2025 Ward: City Wide  
Written approval for this by-law was given by Mayoral Decision MDE-2025-08  
Dated May 7, 2025

**Bill No. 115**

## **CITY OF HAMILTON**

### **BY-LAW NO. 25-115**

#### **Amendment No.1 to By-law 21-164 to Adopt the Revitalizing Hamilton's Commercial Districts Community Improvement Plan**

**WHEREAS** the Council of the City of Hamilton passed By-law 21-164 to Adopt the Revitalizing Hamilton's Commercial Districts Community Improvement Plan;

**WHEREAS** By-law No. 25-114 passed on the 28<sup>th</sup> day of May, 2025 introduced a new Sub-Area 1: Central Business District in the Downtown Hamilton Commercial District of the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law 21-163;

**WHEREAS** Section 28(4) of the *Planning Act* states that where a by-law has been passed to designate a community improvement project area, the Council may provide for the preparation of a plan suitable for adoption as a community improvement plan for the community improvement project area;

**WHEREAS** under Section 28(1) of the *Planning Act* "community improvement" means "the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary"

**WHEREAS** Chapter F, Section 1.15 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan contains provisions relating to community improvement;

**WHEREAS** Council, by its Planning Committee, held a public meeting on May 23, 2025 to discuss and receive public input regarding the adoption of an amending By-law to the Revitalizing Hamilton's Commercial Districts Community Improvement Plan By-law 21-164 to introduce a new Downtown Hamilton Office Conversion Grant Program to Schedule A, and has taken other steps, prior to the enactment of this By-law, required to adopt an amendment to the community improvement plan for the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area, as amended, and as required by the *Planning Act* and Chapter F – Implementation, Section 1.17 of the Urban Hamilton Official Plan and Rural Hamilton Official Plan; and,

**NOW THEREFORE** the Council of the City of Hamilton amends By-law 21-164 as follows:

1. That Schedule A, Section 8.0: Incentive Programs and Other Initiatives be amended to insert a new subsection as follows:

“8.12.1 Downtown Hamilton Office Conversion Grant Program

The Downtown Hamilton Office Conversion Grant (DHO CG) Program is intended to provide financial incentives to support the creation of new housing and/or hotel accommodations within all or a portion of existing purpose-built office buildings located within the Central Business District of Downtown Hamilton.

The program will provide Grants to improve the financial viability of such conversions and support important goals respecting Downtown revitalization efforts including reducing the City’s surplus office supply and corresponding vacancy rate, increasing housing supply, supporting the tourism and hospitality industry and event attraction and increasing Downtown’s resident population to support added activity, vibrancy and demand for commercial services and amenities.

A maximum of two applications are permitted per site under this program of which:

- 1) no more than one application shall be for funding in respect of feasibility studies required by the City as part of a Site Plan application for Eligible Units on a Site; and
- 2) no more than one application for funding supporting the construction of Eligible Units.

This program applies to sites wholly located within Sub Area 1: Central Business District of the Downtown Hamilton Community Improvement Project Area as defined through the Revitalizing Hamilton’s Commercial Districts Community Improvement Project Area By-law, as amended.

This program’s description, including but not limited to: program terms, eligibility criteria, ability to assign the grant, grant calculation and administrative procedures, as adopted by City Council resolution, are contained in Appendix F.

2. That Schedule A, Section 11.0: Appendices be amended by adding the following:

“Appendix L Downtown Hamilton Office Conversion Grant Program Description”

**PASSED** this 28<sup>th</sup> day of May, 2025

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A. Horwath  
Mayor

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M. Trennum  
City Clerk