




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	October 14, 2025
SUBJECT:	Quarterly Update (July - September 2025): Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority (Wards 1, 2, 3, 4 and 12)
WARD(S) AFFECTED:	Wards 1, 2, 3, 4 and 12
SUBMITTED BY:	Arvin Prasad General Manager Planning and Economic Development Department
SIGNATURE:	

The purpose of this Communication Update is to provide a quarterly update respecting financial incentive program applications received by the Economic Development Division and which were subsequently approved under City Council's delegated authority to staff.

Background

Commercial District Revitalization and Designated Heritage Building Incentive Programs:

- 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 to approve grants/loans to a maximum of \$200,000 per application for financial incentive programs provided under the Revitalizing Hamilton's Commercial Districts Community Improvement Plan (2021) and the *Ontario Heritage Act*. Currently active programs subject to this delegated authority are:
 - Barton/Kenilworth Planning and Building Fees Rebate Program;

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- Barton/Kenilworth Revitalization Grant Program;
- Commercial District Housing Opportunities Program;
- Commercial District Revitalization Grant Program;
- Commercial Vacancy Assistance Program;
- Hamilton Heritage Conservation Grant Program; and,
- Hamilton Heritage Property Grant Program.

On May 28, 2025, City Council approved an amendment to By-law 21-165, to provide delegated authority for approvals of up to \$200,000 for the newly created Downtown Hamilton Office Conversion Grant Program.

Environmental Remediation and Site Enhancement (ERASE) Programs for Brownfields:

- On June 7, 2023, City Council enacted By-law 23-108, being a by-law to delegate authority to the General Manager of Planning and Economic Development and the Manager of Commercial Districts and Small Business to approve certain grant/loan applications received under the Environmental Remediation and Site Enhancement Community Improvement Plan (2023).

Programs subject to delegated authority approval by the General Manager of Planning and Economic Development to a maximum of \$200,000 are:

- Environmental Remediation and Site Enhancement Affordable Housing Grant Program; and,
- Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program.

The program subject to delegated authority approval by the Manager of Commercial Districts and Small Business to a maximum of \$40,000 is the Environmental Remediation and Site Enhancement Study Grant Program.

Delegated Authority Approvals July – September 2025

During the third quarter (July – September of 2025), the General Manager approved the following program applications (note any program with delegated authority not listed below did not have any applications approved in the quarter):

- Commercial District Revitalization Grant Program
 - Twenty grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$90,576.43;
 - The total estimated value of the proposed works under the program are \$580,876.60. The City's grants represent 15.59% of the total improvement costs. The properties that are being improved under the program are located within the following Community Improvement Project Areas:
 - Barton Street East Commercial Corridor;
 - Ottawa Street Commercial District;
 - Ancaster Village Commercial District;
 - James Street North Commercial Corridor;
 - Downtown Hamilton Commercial District; and,
 - Westdale Village Commercial District.
- 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 program is \$235,040. Therefore, the City's grant represents 4.25% of the total improvement costs; and,
 - The property being improved is located within the Downtown Hamilton Commercial District Community Improvement Project Area.

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- Barton Kenilworth Revitalization Grant Program
 - One grant application was approved under the Barton Kenilworth Revitalization Grant Program in the total amount of \$31,127.55;
 - The total estimated value of the proposed works under the program is \$62,255.09. Therefore, the City's grant represents 50% of the total improvement costs; and,
 - The property being improved is located within the Kenilworth Avenue North Commercial Corridor 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 program is \$10,339.50. Therefore, the City's grant represents 48.36% of the total improvement costs; and,
 - The property being improved under the program is located within Ward 2.

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

For further information respecting the commercial district revitalization or designated heritage building programs, 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 information on the Environmental Remediation and Site Enhancement programs, please contact Johnpaul Loiacono, Senior Project Manager, by email at Johnpaul.loiacono@hamilton.ca or at 905-546-2424 Ext. 5134.

APPENDICES AND SCHEDULES ATTACHED

Appendix A – Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority: July – September 2025

**Economic Development Financial Incentive and Assistance Program Applications Approved under
General Manager's Delegated Authority: July - September 2025**

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 26/25	Owner: 1555916 Ontario Inc. (Ali Hamade) Applicant: Rajnish Patel	1014 Barton Street East, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	2-Jul-25	2	Barton Street East Commercial Corridor
CDRGG 33/25	Applicant/Owner: Halcyon Shores Property Solutions Inc.	131 Ottawa Street North, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	14-Jul-25	3	Ottawa Street Commercial District Community Improvement Project Area (Ottawa Street Business Improvement Area)
ANC 02/24	Applicant/Property Owner: David & Elizabeth DiDonato Business: Medical Clinic	326 Wilson Street East, Ancaster	Construction of new concrete ramp to allow for barrier free access to building	\$ 119,542.00	\$ 25,000.00	14-Jul-25	12	Ancaster Village Commercial District (Ancaster 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
MF 03/25	Applicant: 2360075 Ontario Inc. O/A Mickey's Jamaican Jerk (Michael Lalor) Owner: 2127220 Ontario Inc. (Kyler Jones) Business: Mickey's Jamaican Jerk	486 James Street North, Hamilton	Creation and installation of sign above front entrance; refurbishment of existing awning frame; installation of new awning on existing frame; and creation and application of new graphics on front of awning.	\$4,873.69	\$2,436.85	14-Jul-25	2	James Street North Commercial Corridor
CDRGG 35/25	Applicant/Owner: 118 James St N Inc.	118-124 James Street North, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	15-Jul-25	2	Downtown Hamilton Commercial District Community Improvement Project Area
CDRGG 36/25	Applicant/Owner: Nick Steve Rallis	149 James Street South, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	17-Jul-25	2	Downtown Hamilton Commercial District Community Improvement Project Area
CDRGG 32/25	Applicant: MacTini Bar Inc. Owner: Parete Holdings Inc.	189 Ottawa Street North, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	17-Jul-25	3	Ottawa Street Commercial District Community Improvement Project Area (Ottawa Street 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 30/25	Applicant/Owner: 208 King Suites Inc.	208 King Street East, Hamilton	Removal of two instances of graffiti	N/A	\$400.00	22-Jul-25	2	Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area)
CDRGG 34/25	Applicant/Owner: Corktown Holdings Inc.	175 Young Street, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	22-Jul-25	2	Downtown Hamilton Commercial District Community Improvement Project Area
CDRGG 37/25	Applicant/Owner: Laird Developments Ltd.	22 Cannon Street East, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	5-Aug-25	2	Downtown Hamilton Commercial District Community Improvement Project 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 40/25	Applicant/Owner: R Denninger Ltd.	284 King Street East, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	5-Aug-25	2	Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area)
CDRGG 31/25	Applicant/Owner: Core Urban Prime Inc.	61 King Street East, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	6-Aug-25	2	Downtown Hamilton Commercial District Community Improvement Project Area (Downtown Hamilton Business Improvement Area)
CDRGG 38/25	Applicant/Owner: Office Mortgage Investments c/o Markland Property Management	21 King Street West, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	18-Aug-25	2	Downtown Hamilton Commercial District Community Improvement Project Area (Downtown Hamilton 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 42/25	Applicant/Owner: York MacNab Inc.	56 York Boulevard, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	18-Aug-25	2	Downtown Hamilton Commercial District Community Improvement Project Area
WEST 01/25	Applicant: One4All First Aid and CPR Training Services Inc. (Abbas Pajooman) Owner: PRM Westdale Inc.	1038 King Street West, Hamilton	Fabrication, supply, and installation of front lit illuminated sign at the front entrance of the building.	\$ 7,879.16	\$ 3,939.58	18-Aug-25	1	Westdale Village Commercial Project Improvement Area (Westdale Village Business Improvement Area)
DH 02/25	Applicant/Owner: 389199 Ontario Limited c/o Markland Property Management (David H. Blanchard, Sean Dowell, Linda Barnett)	20 Hughson Street South, Hamilton	Installation of ramp to enhance ease of entry to building and ensure compliance with accessibility standards; and widening of interior doorways for greater accessibility	\$ 367,250.00	\$25,000.00	18-Aug-25	2	Downtown Hamilton Community Improvement Project Area (Downtown Hamilton Business Improvement Area)
CDRGG 22/25	Applicant/Owner: 1080826 Ontario Limited Business: G. Ingrauda Chartered Accountant	280 King Street West, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	8-Sep-25	2	Downtown Hamilton Commercial District Community Improvement Project 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 44/25	Applicant/Owner: 2779342 Ontario Inc. (Chad Chabot)	76 Ottawa Street North, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	8-Sep-25	4	Ottawa Street Commercial District Community Improvement Project Area (Ottawa Street Business Improvement Area)
DH 01/25	Applicant/Tenant: 15931665 Canada Inc. (Hiralben Baldevbhai Patel) Owner: Surinderpal Kaur Kaloe Business: The Market on James North	58-60 James Street North, Hamilton	Installation of barrier-free washrooms and installation of exterior signage.	\$ 81,331.75	\$25,000.00	19-Sep-25	2	Downtown Hamilton Community Improvement Project Area (Downtown Hamilton Business Improvement Area)
CDRGG 45/25	Applicant/Owner: 1407887 Ontario Ltd. (Darrin DeRoches) Business: Circle Studios Yoga, Spencer Krueger Registered Massage Therapist	12 Ferguson Avenue North, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	24-Sep-25	2	Downtown Hamilton Commercial District Community Improvement Project Area (International Village Business Improvement Area)

Total

\$580,876.60

\$90,576.43

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 25/02	Applicant/Tenant: 15931665 Canada Inc. (Hiralben Baldevbhai Patel) Owner: Surinderpal Kaur Kaloe Business: The Market on James North	58-60 James Street North, Hamilton	Interior permanent flooring replacement and drywall and painting; improvements to electrical, ventilation, heating and cooling, and plumbing supply systems; and, installation of interior fire protection systems, fire separations and fire protection devices.	\$ 235,040.00	\$10,000.00	19-Sep-25	2	Downtown Hamilton Community Improvement Project Area (Downtown Hamilton Business Improvement Area)

Total

\$235,040.00

\$10,000.00

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 25/03	MGR Crown Drugs Ltd.	45 Kenilworth Avenue North, Hamilton	Installation of new signage and interior construction including new walls, new electrical and new millwork.	\$62,255.09	\$31,127.55	5-Aug-25	4	Kenilworth Avenue North Commercial Corridor Community Improvement Project Area

Total

\$62,255.09

\$31,127.55

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 25/04	David Morgan and Sonja De Pauw-Morgan	256 MacNab Street North, Hamilton	1. Removal of both center storm windows to sand and paint both the original windows and pair of storm windows; 2. Restoration of single round window in gable. Replacement of current plexiglass with glass glazed with linseed putty. New accoya round storm window primed in oil; 3. Removal of rotten and broken barge board and moldings to make exact replicas. New barge and molding will be made of accoya and primed with oil; 4. Reinstating finial features in gable; and 5. Sanding and painting of center carriageway doors (primed in oil).	\$ 10,339.50	\$ 5,000.00	26-Aug-25	2	N/A
Total				<u>\$10,339.50</u>	<u>\$5,000.00</u>			