




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	January 23, 2026
SUBJECT:	Quarterly Update (October - December 2025): Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority (Wards 2, 3, 4, 12, 15)
WARD(S) AFFECTED:	Wards 2, 3, 4, 12, 15
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;
 - Barton/Kenilworth Revitalization Grant Program;
 - Commercial District Housing Opportunities Program;
 - Commercial District Revitalization 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.

- 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.

On October 29, 2025, Council approved the recommendations found in Report PED25227 which resulted in amendments being made to the City's existing heritage grant and loan financial assistance programs to improve their effectiveness in facilitating the long-term conservation of significant heritage properties, and efficiency in how the programs are administered.

As part of the updates, the Hamilton Heritage Property Grant Program and the Hamilton Heritage Conservation Grant Program were combined and renamed as the Heritage Revitalization Grant Program. The Hamilton Community Heritage Fund Loan Program was renamed the Heritage Revitalization Loan Program.

The key changes to the programs included the following:

- Expanding the geographic eligibility of all grant funding to be City wide;
- Modifying the grant formula calculation for properties that are multi-residential, commercial, industrial, institutional, and mixed-use (note the maximum grant amount of \$150,000 remains unchanged);
- Increasing the maximum grant amount for certain residential properties from \$5,000 to \$10,000, and offering an additional \$1,500 grant for eligible heritage reports and studies;
- Increasing the maximum loan funding from \$50,000 to \$100,000; and,
- Removing the heritage easement requirement from the loan program.

With the adoption of the recommendations found in this report, Council also approved an amendment to Delegated Authority By-law No. 21-165 to implement the approved changes to the heritage programs. The amendments include extending the authority granted to the General Manager of Planning and Economic Development for the loan and grant approval to the Director of the Economic Development Division and the Manager of Commercial Districts and Small Business for their permitted maximums.

On November 19, 2025, Council approved the recommendations found in Report PED25249 which resulted in amendments being made to the terms of the Commercial District Revitalization Grant Program. As a result, permanent standalone waste/recycling enclosures are now listed as an eligible expense under the 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 October – December 2025

During the fourth quarter (October – December 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

12 grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$83,560.50.

The total estimated value of the proposed works under the program are \$188,371.01. The City's grants represent 44.36% 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;
- Ancaster Commercial District;
- Ottawa Street Commercial District; and,
- Barton Village Commercial District.

Of the 12 approved applications, six were to support the removal of 19 instances of graffiti with grants totalling \$3,800.

- Barton Kenilworth Revitalization Grant Program

Three grant applications were approved under the Barton Kenilworth Revitalization Grant Program in the total amount of \$107,324.75.

The total estimated value of the proposed works under the program is \$1,961,459.50. Therefore, the City's grant represents 5.47% of the total improvement costs.

The properties being improved are located within the following Community Improvement Project Area:

- Barton Village Commercial District.
- Hamilton Heritage Revitalization Grant Program

Three grant applications were approved under the Hamilton Heritage Revitalization Grant Program in the total amount of \$78,077.36. The total estimated value of the proposed works under the program is \$156,154.70. Therefore, the City's grant represents 50% of the total improvement costs.

The properties being improved under the program are located within Wards 3, 12 and 15.

- Hamilton Heritage Revitalization Loan Program

One loan application was approved under the Hamilton Heritage Revitalization Loan Program in the total amount of \$60,891.81. The total estimated value of the proposed works under the program is \$60,891.81. Therefore, the City's loan represents 100% of the total improvement costs.

The property being improved under the program is located within Ward 15.

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.

APPENDICES AND SCHEDULES ATTACHED

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

Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority: October - December 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 47/25	Applicant/Owner: 1000754350 Ontario Inc. (Brian Hogben)	57 John Street South, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	1-Oct-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRGG 46/25	Applicant/Owner: Cheng Lai Business: Discount Max	170 King Street East, Hamilton	Removal of three instances of graffiti	N/A	\$600.00	6-Oct-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
ANC 02/24	Applicant/Owner: Shane Homes & Development (Wilson Street) Inc. (Shane Van Barneveld)	280 Wilson Street East, Ancaster	Installation of new windows on front façade of building; and, refurbish front façade of building including painting existing wood cladding and trim	\$ 24,521.00	\$12,260.50	16-Oct-25	12	Ancaster Commercial District (Ancaster Business Improvement Area)
MF 06/25	Applicant/Owner: Seven Eight Vine Inc. (Adam Persi)	78 Vine Street, Hamilton	Fabrication and installation of new exterior windows	\$ 36,160.00	\$12,500.00	24-Oct-25	2	Downtown Hamilton Commercial District
OTT 01/25	Applicant/Owner: 1518251 Ontario Limited (Dan Salaman and Betty Salaman)	350 Ottawa Street North, Hamilton	Enlarge openings in exterior walls for installation of new exterior windows	\$ 62,150.00	\$25,000.00	3-Nov-25	4	Ottawa Street Commercial District (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 48/25	Applicant/Owner: Michael and Paula Oosthoek	205 King Street East, Hamilton	Removal of one instance of graffiti	N/A	\$200.00	12-Nov-25	2	Downtown Hamilton Commercial District (International Village Business Improvement Area)
CDRGG 49/25	Applicant/Owner: Core Urban Prime Inc.	79 King Street East, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	12-Nov-25	2	Downtown Hamilton Commercial District (Downtown Hamilton Business Improvement Area)
CDRGG 51/25	Applicant/Owner: Victoria Cam	351 Barton Street East, Hamilton	Removal of two instances of graffiti	N/A	\$400.00	12-Nov-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
CDRGG 52/25	Applicant/Tenant: Justin Scholman Owner: Julia Veenstra	303 Ottawa Street North, Hamilton	Removal of five instances of graffiti	N/A	\$1,000.00	8-Dec-25	3	Ottawa Street Commercial District (Ottawa Street Business Improvement Area)
BAR 05/23	Applicant/Owner: Barton Street Lofts Limited (Naomi Blicher and Evan Karasick) Business: J. Waldron Butchers	305 Barton Street East, Hamilton	Installation of new storefront	\$ 21,846.67	\$10,000.00	17-Dec-25	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
BAR 06/23	Applicant/Owner: Barton Street Lofts Limited (Naomi Blicher and Evan Karasick)	307 Barton Street East, Hamilton	Installation of new storefront	\$ 21,846.67	\$ 10,000.00	17-Dec-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BAR 07/23	Applicant/Owner: Barton Street Lofts Limited (Naomi Blicher and Evan Karasick)	309 Barton Street East, Hamilton	Installation of new storefront	\$ 21,846.67	\$10,000.00	17-Dec-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$188,371.01</u>	<u>\$83,560.50</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 05/22	Applicant/Owner: 1000193008 Ontario Inc.	588 Barton Street East, Hamilton	Conversion of Vacant Office Building into twenty-two residential rental units	\$1,841,900.00	\$50,000.00	1-Oct-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
BKRG 25/04	Applicant/Owner: Victoria Cam	349-351 Barton Street East, Hamilton	Waterproofing of building foundation	\$14,469.50	\$7,324.75	15-Oct-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)

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 09/23	Applicant/Owner: Barton Street Lofts Limited (Naomi Blicher and Evan Karasick)	305-309 Barton Street East, Hamilton	Renovations to commercial units including upgrade to electrical system; creation of new commercial units; structural repairs to roofing; and cleanup and painting of rear exit/fire escapes.	\$ 105,090.00	\$50,000.00	18-Dec-25	3	Barton Village Commercial District (Barton Village Business Improvement Area)
Total				<u>\$1,961,459.50</u>	<u>\$107,324.75</u>			

Hamilton Heritage Revitalization Grant Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF Manager	WARD	APPLICABLE CIPA
HHCG25/06	Erica Roebbelen and Gajendran Raveendranathan	121 St. Clair Avenue, Hamilton	Removal of existing siding and replace with the installation of new siding in a composite shake material.	\$ 5,522.31	\$ 2,761.16	14-Nov-25	3	N/A
HHCG25/05	James Mansfield and Fay Mansfield	24 Griffin Street, Waterdown	1. Removal of existing front entrance door and side lites with custom fabricated wood door as per requirements found in Heritage Permit HP2025-019; 2. Refurbish existing transom; and 3. Add new sash on interior of transom.	\$ 17,910.50	\$ 8,955.25	14-Nov-25	15	N/A
HHPG 25/03	Owner/Applicant: Ancaster Carriage Works Ltd. (Robert J. Wilkins)	241 Wilson Street East, Ancaster	Install new cedar shake roof; and Refinish copper/metal flashing.	\$132,721.89	\$ 66,360.95	18-Nov-25	12	Ancaster Commrcial District (Ancaster Village Business Improvement Area)
Total				<u>\$156,154.70</u>	<u>\$78,077.36</u>			

Hamilton Heritage Revitalization Loan Program

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	LOAN AMOUNT	DATE OF MANAGER APPROVAL	WARD	APPLICABLE CIPA
HCHFL 01/25	Stephen Dorrell and Michael Gagne	8 Margaret Street, Flamborough	Reapproval of Council approved Item 8.7 of GIC Report No. 25-011 to replace exterior wood siding on original part of the house.	\$ 60,891.81	\$ 60,891.81	13-Nov-25	15	N/A
Total				<u>\$60,891.81</u>	<u>\$60,891.81</u>			