

Communication Update

To: Mayor and Members of City Council

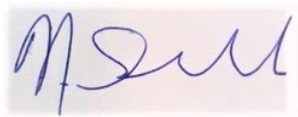
Committee Date: May 20, 2026

Subject/Report No.: Quarterly Update (January - March 2026): Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority (Wards 1, 2, 4, 7, 13)

Ward(s) Affected: Wards 1, 2, 4, 7, 13

Submitted By: Norm Schleeahn
Acting 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;

- 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 January – March 2026

During the first quarter (January – March of 2026), 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

five grant applications were approved under the Commercial District Revitalization Grant Program in the total amount of \$36,241.13.

The total estimated value of the proposed works under the program are \$72,132.25. The City's grants represent 50.24% 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;

- Concession Street Commercial District; and,
- Main Street West Commercial Corridor.

Of the five approved applications, one was to support the removal of one instance of graffiti with a grant totalling \$200.

- Commercial District Housing Opportunities Loan Program

One loan application was approved under the Commercial District Housing Opportunities Loan Program in the total amount of \$120,000. The total estimated value of the proposed works under the program is \$379,680. Therefore, the City's loan represents 31.61% of the total improvement costs.

The property being improved under the program is located within Ward 4.

- Heritage Revitalization Loan Program

One loan application was approved under the Heritage Revitalization Loan Program in the total amount of \$100,000. The total estimated value of the proposed works under the program is \$124,424.30. Therefore, the City's loan represents 80.37% of the total improvement costs.

The property being improved under the program is located within Ward 13.

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 grant 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 further information respecting the above noted loan programs, please contact Rachel Clemens, Business Analyst, by email at Rachel.clemens@hamilton.ca or at (905) 546-2424 Ext. 7519.

Appendices and Schedules Attached

Appendix A – Economic Development Financial Incentive and Assistance Program Applications Approved under Delegated Authority: January – March 2026