Process

- City Council Approval – November 16
- Appeal Period following Notice of Decision
- Launch amended programs
- Report back on potential relief from development charges for expanded boundary of DHCIPA
Community Improvement Plans are aimed at rehabilitating and revitalizing land and buildings in targeted areas. Targeted areas for community improvement are designated through municipal by-law (CIPA). Provides a legal framework for programs and initiatives that complement and implement City policies, including financial incentives.

### What is a Community Improvement Plan and Project Area?

- Governed by Provincial legislation - Planning Act, Section 28
- Community Improvement Plans are aimed at rehabilitating and revitalizing land and buildings in targeted areas
- Targeted areas for community improvement designated through municipal by-law (CIPA)
- Provides a legal framework for programs and initiatives that complement and implement City policies, including financial incentives

### Current Situation

- Downtown and Community Renewal Community Improvement Project Area By-law identifies:
  - Downtown Hamilton
  - Community Downtowns of Ancaster, Binbrook, Dundas, Stoney Creek and Waterdown
  - Business Improvement Areas
  - Commercial Corridors
- Downtown and Community Renewal Community Improvement Plan (2007) as amended
  - includes six (6) Community Improvement Programs (financial incentives)
- Different programs are targeted to different areas
Five Year Review of the plan, project areas and programs:

- to update the Plan in view of current Provincial and City policies including the Corporate Strategic Plan and the new Urban Hamilton Official Plan
- to assess project area boundaries
- to increase the use and effectiveness of financial incentive programs

The Review has resulted in:

- an updated Community Improvement Plan;
- an expanded Community Improvement Project Area;
- amendments to the six existing financial incentive programs
- introduction of two new financial incentive programs

Complementary Changes:
- Business Development Consultant devoted to the Commercial and Retail Sector
Corporate Performance Measurements

- Increase the number of residential units in the Downtown by 150 per year
- Increase taxes in the Downtown by $1.45 million per year
- Decrease office vacancy in the Downtown by 25% by 2011
普洛夫丁斯财助项目

- 提供财务援助，用于项目，结果为住宅开发，包括与住宅开发相关的使用。

- 免息贷款

- 需要25%的股权

- 5年偿还期限

- 城市理事会拥有权，根据需要，可以延长贷款期限至15年，从5年为显著历史建筑和金额$5M或以上。

- 在延长期间，将按市5年利率加上1%（利息每5年重新计算）计息。

提议的修正案

- 城市理事会可根据需要，将贷款期限延长至15年，从5年开始，对于显著历史建筑和金额$5M或以上。

- 在延长期间，将按市5年利率加上1%（利息每5年重新计算）计息。
5 year grant based on increase in municipal portion of taxes attributable to redevelopment

Grant 100% of municipal portion of increase in taxes year one declining 20% each year for next 4 years

When an applicant has an appeal filed with MPAC releasing 75% of grant until final settlement

Grant being payable in “first year of assessment” instead of “first full calendar year”
Loan for leasehold improvements to office buildings located in the Downtown; max. $450,000 and 1% below prime

City Council having discretion to provide a grant or forgivable loan rather than a loan for not-for-profit publicly-funded educational establishments that are establishing their presence in the downtown
Commercial Corridor Housing Loan and Grant Program

- All Downtowns, B.I.A.s, Historic Retail Streets
- Loans to create housing, renovate existing
- 0% interest; $10,000/unit; maximum $200,000 per property
- Maximum $5,000 grant for professional fees

Proposed Amendments

Requiring a minimum of 50% of the loan per dwelling unit to be spent on developing/renovating the unit, allowing the remaining 50% to be spent on common elements of the property e.g. roof, furnace, fire-escape
Hamilton's active Business Improvement Areas

Matching grant for façade improvements

Expanding the arts component to all BIAs rather than King William only

Expanding eligible expenses to permanent landscape features
Where applicant owns a contracting company only one estimate required
(Building Inspector to review to ensure competitive)

Increasing maximum amount to $25,000 for corner properties regardless of measurement of frontage

Hamilton Heritage Property Grant Program

- Hamilton Downtown and BIAs
- Grant for the conservation and restoration of heritage features and structural/stability work for designated properties
- Maximum grant $150,000 based on 25% of the cost of redevelopment of the property; $20,000 for heritage assessments/studies/reports

The Right House     The Pigott Building      Carnegie Gallery
Expanding the program to properties and buildings that are:

i) designated under Parts IV or V of the Ontario Heritage Act
ii) located within the lower city between Highway 403 and the Red Hill Valley
iii) used for commercial, institutional or multi-residential purposes

Introducing the Gore Building Improvement Grant Program

➢ 3 year program to support the attractiveness, functionality, viability of properties that front on King Street between James and Catharine Street

➢ Potential for adaptive reuse of upper floors for unique office/residential space

➢ Matching grant to maximum of $50,000 for: façade improvements; roofing; accessibility; signage (75% of cost if new sign replacing a legally non-conforming sign); furnace, air-conditioning
Applicant must provide details of how improvements will improve the marketability, business vitality or utilization of formerly under-utilized upper floors.

Proposed funding in 2012: $525,000 ($400,000 from Main Street Reserve and $125,000 from Downtown Block).
## Introducing the Hamilton Downtown Commercial Façade Property Improvement Grant Program

- 3 year program to improve the physical appearance of commercial properties within the Downtown Hamilton CIPA
- Matching grant to maximum of $10,000
- Matching grant to maximum of $12,500 for corner properties
- Eligible items include: windows, signage, doors, painting, brick pointing
- Proposed funding in 2012: $400,000 ($280,000 from the Main Street Reserve and $120,000 from the Downtown Block)

### Existing Conditions
**King and Main between Victoria and Wentworth**

![Existing Conditions Image](image-url)
Recommendation (a) amends the Community Improvement Project Area By-law

Recommendation (b) amends the Community Improvement Plan

Recommendations (c), (d), (e), (f), (g), (h), (i) and (j) approves the revised terms of the existing financial incentives programs and the terms of the 2 new financial incentive programs
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<th>Summary of Recommendations</th>
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- Recommendation (k) approves an amendment to By-law 10-052 which delegates authority of certain loans and grants to the GM of PED, therefore allowing the GM to approve grants under the new GORE and Downtown Façade Programs.

- Recommendation (l) authorizes the Mayor and City Clerk to execute amended agreements under the Hamilton Downtown Property Improvement Grant Program to allow existing applicants to receive 75% of their annual grant where assessment appeals have been filed.

- Recommendation (m) directs staff to report back on financial implications of extending the Downtown development charge exemption area to the boundary of the expanded Downtown Hamilton Community Improvement Project Area and, to projects involving adaptive re-use of designated properties.

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Thank you – Questions?