Public Meeting re. Amendments to the Downtown and Community Renewal Community Improvement Plan and Project Area

Report PED13025

Planning Committee
Tuesday, February 5, 2013
Community Improvement Plan provides the legal framework for financial incentive programs

PED13025 recommendations implement Council direction to:
- amend the Community Improvement Plan
- amend the Community Improvement Project Area By-law
- revise the Program Description and Terms of financial incentive programs
- as per Report PED11118(a) approved by Council, November 28

Process includes a statutory public meeting as per the Planning Act
Community Improvement
Project Area By-law Amendment
Potential expansion of the Downtown Hamilton Community Improvement Project Area
Plan and Program Amendments
Hamilton Downtown Property Improvement Grant Program

- Currently available only in Downtown Hamilton

**CHANGES:**
Will also be available in:
- all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown
- all Business Improvement Areas (BIAs)
- commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA

New name: *Hamilton Tax Increment Grant Program*
Office Tenancy Assistance Program
• Currently available only in Downtown Hamilton

CHANGES:
Will also be available in:
• all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown
• all Business Improvement Areas (BIAs)
• commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA

Revised Terms: minimum eligibility requirement reduced from 2,000 sq. ft. to 1,000 sq. ft.
Community Improvement Plan Amendment

**Hamilton Heritage Property Grant Program**

- Currently available to designated heritage properties
  - in the lower city between Hwy 403 and the Red Hill Valley Pkwy, including Downtown Hamilton, and
  - in all Business Improvement Areas (BIAs)

**CHANGES:**
Will also be available in designated heritage properties in all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown

Grant currently based on 25% of eligible costs up to $150,000 per project; Revised calculation to increase the grant available to smaller projects:

- Projects $40,000 or less: 50% of eligible cost, to a maximum of $20,000
- Projects >$40,000: $20,000 (i.e. 50% of $40,000) plus 25% of the eligible cost over $40,000, to a maximum grant of $150,000 (i.e. $20,000 + $130,000)
Commercial Corridor Housing Loan and Grant Program

- Currently available in all Community Improvement Project Areas

**CHANGES:**

Maximum loan increased from:

- $10,000 per dwelling unit to a maximum of $200,000 per property

   to:

- $15,000 per dwelling unit to a maximum of $600,000 per property

No change to the maximum grant of $5,000 for professional fees paid
Community Improvement Plan Amendment

BIA Commercial Property Improvement Grant Program
• Currently available in all active Business Improvement Areas (BIAs)

CHANGES:
Revised Terms: surveillance cameras added as an eligible expense

Commercial Façade Property Improvement Grant Program
• Currently available in Downtown Hamilton (non-BIA properties)

CHANGES:
Will also be available in:
• all Downtowns: Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown (non-BIA properties)
• commercial corridors along Kenilworth Avenue North and Barton Street east of the Barton Village BIA
QUESTIONS?