Community Improvement Initiatives
Report PED11188(a)

General Issues Committee
Wednesday, November 21, 2012
Community Improvement Project Areas
Expanded Programs
Proposed Expanded Financial Incentives

Programs Currently Offered within the DHCIPPA:

- Hamilton Downtown Property Improvement Grant Program
  - The City collects the taxes and provides grants based on the increase in the municipal portion of the taxes

- Hamilton Downtown Office Tenancy Assistance Program
  - Sufficient monies available in Urban Renewal account to fund anticipated interest costs in 2013
Proposed Expanded Financial Incentives

Programs Currently Offered Within the DHCIPA and BIAs:

• Hamilton Downtown Commercial Property Façade Improvement Grant Program
  • Anticipated cost of the program in 2013 in the amount of $250,000 to be referred to the Capital Budget process

• Hamilton Heritage Property Grant Program
  • The anticipated cost of the program in 2013 in the amount of $200,000 be referred to the Capital Budget process (*included for consideration as part of the 2013 Downtown Block*)
Other Initiatives
Currently offered within all CIPAs

- Maximum loan per dwelling unit is $10,000 to maximum of $200,000 per property with a $5,000 grant for professional fees paid.

- Increase the maximum loan to $15,000 per dwelling unit to a maximum of $600,000 per property (no increase to the grant portion).

  - Anticipated funds required to pay interest and grants in 2013 in the amount of $15,000 to be referred to the 2013 Operating Budget process.
Other Initiatives

- CPIG Revisions - Surveillance Cameras Eligible Expense

- Heritage Program Revisions – increase grant from 25% to 50% when expenditures are $40,000 and under

- Continue meeting with representatives

- Comprehensive Review of City Development Charges and their impact on intensification and redevelopment will consider Community Downtowns
Awareness Campaign and Marketing Support

- Brochures targeted at specific areas (rather than City-wide)

- Co-op marketing student to meet with each business/property owner

- Pilot for Co-ordinator of Financial Incentives to spend ½ day every 2 weeks in a community service centre

- Educate customer service staff in Building Services and Business Licensing on programs
Community Improvement Project Areas
Downtown Hamilton CIPA Expansion

Potential expansion of the Downtown Hamilton Community Improvement Project Area
1. East side of Victoria Avenue North, from Barton to Birge

- Continuation of the CIPA expansion north to the railway
- Was removed from draft boundary with the Hospital
- Mixed Use Medium Density designation
- Opportunity on public and private parking lots, buildings of historical interest
2. Balance of the former Royal Oak Dairy lands

- Royal Oak redevelopment site split by the public alley:
  - west of the alley currently in the CIPA
  - east is out
2. Balance of the former Royal Oak Dairy lands

• Alley prevents otherwise abutting property (east side) from merging into the redevelopment of an eligible CIPA property (west side)

• CIPA expansion would include both sides without requiring alley closure

• Vacant/underutilized industrial land and buildings awaiting transition to more appropriate and permitted multiple residential dwellings
Piers 5, 6, 7 and 8

- Defer a decision regarding a CIPA at the piers

- Await outcomes of ongoing studies at the waterfront:
  - determining if the development envisioned for the waterfront is technically and economically feasible
  - identifying what gaps may exist between development cost and marketability

- The results will:
  - help to establish the specific needs for community improvement initiatives at Piers 5, 6, 7 and 8
  - enable staff to develop new or adapt existing programs to address the gaps
Mount Hope/Airport Gateway CIP Study

• Mount Hope commercial area discussed with Glanbrook Chamber of Commerce

• Council approved Official Plan policy:
  - the City shall investigate the designation of the Mount Hope commercial area as a CIPA

• Study to be incorporated into 2013 work plan:
  - Homestead Drive/Airport Road West
  - Assessment of the area’s needs and potential improvements/community improvement initiatives
  - In consultation with local business and residents
Next Steps

• Prepare amendments to the:
  • Community Improvement Project Area By-law
  • Community Improvement Plan
  • various Program Description and Terms
    (Plan appendices)

• Staff report to a Public Meeting at Planning Committee
  (Q1, 2013)

• Review completed waterfront studies (Q2, 2013)

• Work plan for the Mount Hope/Airport Gateway Study
QUESTIONS?