SUBJECT: Commercial Property Improvement Grant Program (C.P.I.G.)
280 King Street West – Extension (PED08176) (Ward 2)

RECOMMENDATION:

a) That a ninety (90) day extension to complete works under the previously approved application under the Commercial Property Improvement Grant Program (C.P.I.G.) for 280 King Street West be approved.

b) That staff be authorized and directed to prepare and execute an amended Letter of Understanding for the aforementioned application, with such Letter of Understanding being in a form satisfactory to the City Solicitor.

EXECUTIVE SUMMARY:

Report PED08176 recommends the approval of a ninety (90) day extension to complete works under the Commercial Property Improvement Grant Program (C.P.I.G.) for 280 King Street West previously approved by Council at its meeting held June 14, 2006.

BACKGROUND:

The Commercial Property Improvement Grant Program (C.P.I.G.) application for 280 King Street West was approved by City Council at its meeting held June 14, 2006 in the amount of $7,500 for the following façade improvements: windows, doors, stonework and lighting.
The map attached as Appendix ‘A’ to Report PED08176 identifies the location of the property. The terms of the program dictate that the work must be completed within one year of the date Council approved the grant with the Director of Downtown and Community Renewal having authorization to approve an additional year’s extension.

The owner requested and received a one-year extension to complete the works by June 14, 2008. Subsequently the Downtown and Community Renewal Division received a request from the owner for a further extension due to extensive interior works being undertaken by the contractor prior to the commencement of the exterior works. A Chartered Accountant operates his business from the premises and, because February, March and April are the busiest time of year for his enterprise, having the “disruption” of construction during this period was not an option. The exterior works have started however will not be completed until late into the summer months. Staff fully supports the requested extension based on the circumstances and being sensitive to the economies of running a professional accounting practice.

**ANALYSIS/RATIONALE:**

The property owner has invested a tremendous amount of money into interior renovations and continues to invest in improvements to the exterior of the property. The terms of the program stipulate that the works must be completed within one-year of the date Council approved the grant with the Director of Downtown and Community Renewal having authorization to approve a further year’s extension. Given the circumstances as noted above, staff is recommending that a ninety (90) day extension be approved that would establish a deadline for completion of the works to September 14, 2008.

The intent of C.P.I.G. is to improve the appearance of commercial properties throughout the City of Hamilton’s B.I.A.s recognizing that smaller scale commercial activities contribute greatly to the economic vitality and health of the commercial sector of the City of Hamilton.

**ALTERNATIVES FOR CONSIDERATION:**

Non-acceptance of the recommendations contained within Report PED08176 would result in the inability of the municipality to make financial assistance available under the terms of the program for work that was not completed by June 14, 2008.

There are no alternative options for approval of the extension of the deadline for the completion of the works at this time.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial – Funding for the façade improvements to 280 King Street West in the amount of $7,500 is contained in Project I.D. # 8200603610. Monies will be advanced once the renovations are completed to the satisfaction of a City of Hamilton Building Inspector and paid receipts totalling double the amount of the City’s grant are submitted.
Staffing – Administration of C.P.I.G. can be accommodated within the Planning and Economic Development Department and Corporate Services Department.

Legal – An amended Letter of Understanding between the City of Hamilton and the applicant is to be executed.

**POLICIES AFFECTING PROPOSAL:**

The Planning Act, Section 28, Subsection (7) permits a municipality, in accordance with a Community Improvement Plan, to make loans and grants which would otherwise be prohibited under Section 106, Subsection (2) of The Municipal Act, to the registered owners or assessed owners of lands and buildings within the designated Community Improvement Project Areas. These grants are permitted as they are in accordance with the Downtown and Community Renewal Community Improvement Plan.

**RELEVANT CONSULTATION:**

The Finance and Corporate Services Department was consulted with respect to the financing required for the C.P.I.G. grant.

**CITY STRATEGIC COMMITMENT:**

By evaluating the “Triple Bottom Line”, (community, environment, and economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Partnerships are promoted.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
The initiatives help to improve the quality of life of the residents. The rehabilitation of the building stock and the development of properties in the B.I.A.s make efficient and effective use of City services as well as protect human health and safety.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported. Property owners invest in their properties leading to property assessment increases.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No

Hamilton continues to lead initiatives related to renewal. Such initiatives are professionally rewarding and attract high performing public servants with an interest in improving community life.

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Attachs. (1)