




Hamilton

INFORMATION UPDATE

TO:	Mayor and Members City Council
DATE:	October 16, 2019
SUBJECT:	Quarterly Update (July - September 2019) Loans / Grants Approved by the General Manager of the Planning and Economic Development Department (Wards 2, 3, 4, 7 and 12)
WARD(S) AFFECTED:	Wards 2, 3, 4, 7 and 12
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

City Council, at its meeting held January 27, 2010, authorized the General Manager of the Planning and Economic Development Department to approve loans and grants to a maximum of \$200 K under the Business Improvement Area Commercial Property Improvement Grant Program, the Commercial Corridor Housing Loan and Grant Program and the Hamilton Heritage Property Grant Program. Staff was directed to report back on a quarterly basis on details of the loans / grants that the General Manager approves. By-law 10-052, enacted by City Council at its meeting held March 10, 2010, delegates the aforementioned authority.

City Council, at its meeting held November 16, 2011, enacted By-law 11-274, that amends By-law 10-052, authorizing the General Manager of the Planning and Economic Development Department to also approve loans and grants under the Gore Building Improvement Grant Program and the Commercial Façade Property Improvement Grant Program.

City Council at its meeting held April 9, 2014, enacted By-law 14-085, that amends By-law 10-052, authorizing the General Manager of the Planning and Economic Development Department to also approve grants under the Hamilton Heritage Conservation Grant Program.

City Council at its meeting held May 11, 2016, enacted By-law 16-127, that amends By-law 10-052, authorizing the General Manager of the Planning and Economic

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Development Department to also approve grants under the Barton / Kenilworth Commercial Corridor Building Improvement Grant Program.

City Council at its meeting held July 14, 2017, enacted By-law 17-142, that amends By-law 10-052, authorizing the General Manager of the Planning and Economic Development Department to also approve grants under the Barton / Kenilworth Planning and Building Fee Rebate Program.

During the months of July – September 2019, the General Manager approved the following:

- Ten grant applications under the Business Improvement Area Commercial Property Improvement Grant Program in the total amount of \$100,078.75;
- Four grant applications under the Commercial Property Improvement Grant Program in the total amount of \$32,429.50;
- Two grant applications under the Hamilton Heritage Conservation Grant Program in the amount of \$10 K;
- One grant application under the Hamilton Heritage Property Grant Program in the amount of \$28,362.50;
- Three grant applications under the Barton Kenilworth Commercial Corridor Building Improvement Grant Program in the amount of 105,650; and,
- One grant application under the Commercial Corridor Housing Loan and Grant Program in the amount of \$5 K and one loan application under the same program in the amount of \$80 K.

The total estimated value of the proposed work under the Business Improvement Area Commercial Property Improvement Grant Program is \$515,023.17. Therefore, the City's grant represents 19.4% of the total improvement costs. The properties that are being improved under the Program are located within the Ancaster, Downtown Hamilton, Ottawa Street, Concession Street and Barton Village Business Improvement Areas.

The total estimated value of the proposed work under the Commercial Property Improvement Grant Program is \$125,260.50. Therefore, the City's grant represents 25.9% of the total improvement costs. The properties that are being improved under the Program are located within the Downtown Hamilton Community Improvement Project Area and the Main Street East Commercial Corridor.

The total estimated value of the proposed work under the Hamilton Heritage Conservation Grant Program is \$35,771.56. Therefore, the City's grant represents 27.9% of the total restoration costs. The properties that are being restored are designated under the *Ontario Heritage Act* and are located within Ward 3.

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The total estimated value of the proposed work under the Hamilton Heritage Property Grant Program is \$73,450. Therefore, the City's grant represents 38.6% of the total restoration costs. The property that is being restored is designated under the *Ontario Heritage Act* and are located within Ward 2.

The total estimated value of the proposed work under the Barton Kenilworth Commercial Corridor Building Improvement Grant Program is \$265,829.85. Therefore, the City's grant represents 39.7% of the total restoration costs. The properties that are being improved under the Program are located within the Barton Village Business Improvement Area.

The total estimated value of the proposed work under the Commercial Corridor Housing Loan and Grant Program is \$173 K. Therefore, the City's grant represents 3% and the loan represents 46% of the total restoration costs. The property that is being improved under the Program is located within the Downtown Hamilton Community Improvement Project Area.

Please refer to Appendix "A", attached to this Information Update, for a more detailed description of each property and the proposed improvements.

If you require any further information on the above matter, please contact Carlo Gorni, Co-ordinator, Urban Renewal Incentives by e-mail at carlo.gorni@hamilton.ca or at (905) 546-2424 Ext. 2755.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" – Loans / Grants approved by General Manager (July - September 2019)

CG:dt

Loans and Grants Approved by General Manager (July - September, 2019)									
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GIM APPROVAL	WARD	BIA/CIPA	
ANC 01/19	Applicant/Owner: 1992787 Ontario Inc. (Jean-Pierre Verbunt) Business: Ancaster Jewellers	442 Wilson Street East, Ancaster	Remove existing siding. Replace with new stucco and stonework. Install new iron railing.	\$ 49,115.00	\$ 20,000.00	July 9 2019	12	Ancaster BIA	
DT 12/18	SAAKS Holdings Corp. (Directors: Steve Kulakowsky, Thomas David Sauve, Maureen Sauve) Businesses on the property: Popeye's Chicken	11 King Street East, Hamilton	New aluminum curtain wall storefront system; 1 pair of new aluminum doors	\$ 18,984.00	\$ 9,492.00	July 31 2019	2	Downtown Hamilton	
OTT 01/19	Applicant/Owner: 2500332 Ontario Inc. (Domenic Mattina)	249 Ottawa Street North, Hamilton	1. Remove and replace residential windows with new commercial windows and doors on lower and upper levels of front façade. 2. Remove and repair masonry parapet wall and relocate existing hydro utility 3. Redlad all exposed brick and replace with architectural/commercial grade cladding	\$ 48,025.00	\$ 10,000.00	August 9 2019	3	Ottawa Street	
CON 01/19	Applicant: Jesse Davidson Owner: Searock Holdings Ltd. (Kartik Ganatra) Business: Heal	584 Concession Street	Remove existing brick façade and replace with glazed window storefront	\$ 30,736.00	\$ 10,000.00	August 13 2019	7	Concession Street	
BAR 01/19	Applicant/Owner: 2621465 Ontario Inc. (Jeremy Greenspan) Business: Vacant	486 Barton Street East, Hamilton	New storefront; New windows (2nd Floor front façade)	\$ 22,905.67	\$ 10,000.00	August 22 2019	3	Barton Village	

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
OTT 02/19	Applicant/Owner: Mile Marijan Business: Premier Time & Jewellery	280 Ottawa Street North, Hamilton	Install new windows and door; Retrofit existing signage with LED lighting	\$ 12,373.50	\$ 6,186.75	September 11 2019	4	Ottawa Street
DT 02/19	Applicant/Owner: Core Urban Inc. (Steve Kulakowsky) Business: The French	39 King William Street, Hamilton	Mural	\$ 8,800.00	\$ 4,400.00	September 17 2019	2	Downtown Hamilton
DT 11/18	Applicant/Owner: 103 King Street East Ltd. (Malcolm Silver)	103 King Street East, Hamilton	Remove existing storefront; Supply and install new glass work; Supply and install new steel/wood/glass stairs	\$ 237,300.00	\$ 10,000.00	September 19 2019	2	Downtown Hamilton
BAR 10/17	Applicant: Malleum Real Estate Partners III (Tyler Pearson/Greg Clewer)	301 Barton Street East	Remove existing curtain wall; install new windows and door; install new lighting and signage; paint exterior of building.	\$ 43,392.00	\$ 10,000.00	September 20 2019	3	Barton Village
BAR 11/17	Applicant: Malleum Real Estate Partners III (Tyler Pearson/Greg Clewer)	303 Barton Street East	Remove existing curtain wall; install new windows and door; install new lighting and signage; paint exterior of building.	\$ 43,392.00	\$ 10,000.00	September 20 2019	3	Barton Village
Total				\$ 515,023.17	\$ 100,078.75			
Commercial Property Improvement Grant Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
MF 47/18	Applicant: Martello Restaurant Inc. (Gabrielle Gwyn-Neumann) Owner: 2191003 Ontario Inc.	298-300 James Street North	Removal and reinstallation of ground floor windows and door.	\$ 28,815.00	\$ 10,000.00	August 9 2019	2	Downtown Hamilton CIPA

FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
MF 52/18	Applicant: 2652615 Ontario Inc. (Sebastian Sanchez) Owner: Sealink Properties Ltd. (Kaftik Ganatra) Business: James Street Market	245 James Street North, Hamilton	Removal of the existing storefront aluminum with single glazed glass and entrance way door.	\$36,442.50	\$ 10,000.00	August 13 2019	2	Downtown Hamilton CIPA
MF 08/19	Applicant/Owner: 1161031 Ontario Ltd., Operating as Connaught Fish and Chips (Michael Veenstra)	976 Main Street East, Hamilton	Mural	\$ 4,859.00	\$ 2,429.50	August 23 2019	3	Main Street East Commercial Corridor
MF 09/19	Applicant/Owner: Roni Gilyana (Areacor Inc.)	15 Cannon Street West, Hamilton	Installation of new windows on front façade of new residential building	\$ 55,144.00	\$ 10,000.00	September 5 2019	2	Downtown Hamilton CIPA
Total				\$125,260.50	\$32,429.50			
Hamilton Heritage Conservation Grant Program								
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
HCPG 19/01	Peter McMillan and David Badgley	124 St. Clair Avenue, Hamilton	Painting of House, Garage and Windows	\$ 16,731.06	5000.00	August 16 2019	3	N/A
HCPG 18/07	Lorraine Cote and Brian Mundell	121 St. Clair Avenue	Rebuild and Repair North and South Chimneys	\$ 19,040.50	\$ 5,000.00	August 28 2019	3	N/A
Total				\$35,771.56	\$10,000.00			

Hamilton Heritage Property Grant Program									
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA	
HPGP 07/18	Applicant/Owner: The Trustees of St. Paul's Presbyterian Church, Hamilton, Ontario	64 James Street South Hamilton	Restoration of South Porfco	\$73,450.00	\$ 28,362.50	July 9 2019	2	Downtown Hamilton BIA	
Total				\$73,450.00	\$28,362.50				
Barton Kenilworth Commercial Corridor Building Improvement Grant Program									
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA	
BKCCBIGP 01/19	Applicant/Owner: 2621465 Ontario Inc. (Jeremy Greenspan) Business: Barton Furniture	468 Barton Street East, Hamilton	The application is for the installation of new electrical components and new HVAC along with costs associated with insulation, drywall and framing all of which are interior to the building.	\$ 119,920.00	50000.00	August 21 2019	3	Barton Village BIA	
BKCCBIGP 06/19	Applicant/Owner: Urban Fields Inc. (Brian Fields) Business: Vacant	353 Barton Street East, Hamilton	New Framing/Drywall/Insulation; New HVAC/plumbing/electrical systems; New flooring; New main floor washroom	\$ 134,609.85	50000.00	September 5 2019	3	Barton Village BIA	
BKCCBIGP 08/18	Applicant/Owner: St. Matthews House (Renee Wetse/laar)	412 Barton Street East, Hamilton	Installation of new roof	\$ 11,300.00	5650.00	September 5 2019	3	Barton Village BIA	
Total				\$265,829.85	\$105,650.00				

Commercial Corridor Housing Loan and Grant Program									
FILE NO.	APPLICANT / BUSINESS	ADDRESS	PROPOSED IMPROVEMENTS	TOTAL VALUE OF PROPOSED WORK	TOTAL LOAN AMOUNT	GRANT AMOUNT	DATE OF GM APPROVAL	WARD	BIA/CIPA
CC 12/17	2571793 Ontario Inc. (Directors: Michael Clarke, Louis Grilli)	302 James Street North, 4-6 Barton Street East, Hamilton	Redevelopment of the property to contain a total of 4 residential units	\$ 173,000.00	\$ 80,000.00	\$ 5,000.00	September 13 2019	2	Downtown Hamilton CIPA
Total				<u>\$173,000.00</u>	<u>\$80,000.00</u>	<u>\$5,000.00</u>			