

HAMILTON ECONOMIC DEVELOPMENT FINANCIAL INCENTIVE PROGRAMS



The City of Hamilton offers financial incentive programs in the form of grants and loans that may help to offset various costs associated with project development. See the programs below for an overview of all incentives offered within Hamilton's commercial corridors or Community Improvement Project Areas.

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Programs are subject to the availability of funding. Applications are reviewed in accordance with the applicable Community Improvement Plan and City Council approved program terms. Scan the QR code for more details on the available programs.





COMMERCIAL DISTRICT REVITALIZATION GRANT PROGRAM

Goals: Exterior Physical Improvements to Appearance, Functionality; Accessibility and Environmental Sustainability

Location: All strategic commercial districts, including any Business Improvement Area located therein

This program is intended to provide grants that will support long-lasting and predominantly exterior physical improvements to the appearance, accessibility and environmental sustainability of commercial or mixed use commercial properties located within strategic commercial districts. Supported activities include:

Exterior building façade improvements

Exterior/interior improvements that achieve Accessibility for Ontarians with Disabilities Act (AODA) standards

Exterior building/property improvements which improve appearance or functionality including those that enhance environmental sustainability of the building/property

Limited interior mechanical/ventilation improvements for restaurant uses

Value: Grants under this Program are paid on a matching basis (50%-50%) for eligible works to a maximum of \$25,000.

COMMERCIAL VACANCY ASSISTANCE PROGRAM

Goals: Modern and Updated Commercial Spaces, Commercial Area Vibrancy

Location: Properties zoned to permit commercial uses which are located within the following Community Improvement Project Areas: Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts; the Mount Hope/Airport Gateway; and all Strategic Commercial Corridors.

This two-year pilot program ending October 2023 is intended to provide financial assistance in the form of a Grant to new permanent or 'pop-up' commercial tenants of a presently vacant at, or below grade, commercial space. The aim is to make permanent interior improvements for the attractiveness and usability of the space for the intended commercial use.

Value: The maximum grant amount is paid on a matching basis (50%-50%) for eligible work to a maximum of:

a. \$5,000 where the Applicant has entered into a lease term of between no less than three months and no longer than six months less a day; or

b. \$10,000 where the Applicant has entered into a lease term of six months or longer



COMMERCIAL DISTRICT HOUSING OPPORTUNITIES PROGRAM

Goals: New Housing, Renovations to Existing Residential Units, Population Growth

Location: This program applies within the following Community Improvement Project Areas: Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts; all Strategic Commercial Corridors; and Properties and buildings designated under Parts IV or V of the Ontario Heritage Act located within the Hamilton Municipal Boundary.

This program is intended to provide financial assistance in the form of a low-interest loan and grant to promote the improvement or development of dwelling units that will create new/improved housing opportunities including:

- Converting existing non-residential spaces into dwelling units where permitted in accordance with the applicable City zoning by-law

- Undertaking renovations to existing dwelling units

- Creation of new dwelling units, including accessory dwelling units, via building additions or new detached accessory buildings, including laneway housing; and

- Creation of new dwelling units through development of vacant land, surface parking lots or redevelopment of existing buildings

Value: The maximum loan amount is \$20,000 per dwelling unit to a maximum of \$600,000 per property. The maximum grant amount available for professional fees and City of Hamilton fees only is \$5,000.



DOWNTOWN & BARTON/KENILWORTH HOUSING OPPORTUNITIES PROGRAM

Goals: New Housing, Population Growth

Location: This program applies within the following Community Improvement Project Areas: the Barton Village Commercial District; Downtown Hamilton Commercial District; and the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridors.

This program is intended to provide financial assistance to promote the development of multiple dwelling units that will create new housing opportunities. Activities supported by this Program include:

The creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, surface parking areas or the redevelopment of existing buildings

A building addition containing at least 10 new dwelling units

The conversion of existing non-residential space into housing consisting of at least 10 new dwelling units.

Value: The maximum Loan is the lesser of \$4,000,000 or 25% of the Cost to Construct Budget for the residential development

REVITALIZING HAMILTON TAX INCREMENT GRANT PROGRAM

Goals: Development, Redevelopment, Improvement, Heritage, Affordable Housing, Environmental Sustainability

Location: To be eligible, properties must be located within the following Community Improvement Project Areas: Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts; and the Mount Hope/Airport Gateway; or Properties and buildings designated under Part IV or Part V of the Ontario Heritage Act located within the Hamilton Municipal Boundary.

The program is intended to provide a Grant to incentivize property owners within strategic commercial districts to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of the commercial district as well as generate new municipal property tax revenue through increased property assessments.

Value: As a tax increment-based Program, Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of four annual payments and subject to City Council approval.



START-UP & OFFICE TENANT ATTRACTION PROGRAM

Goals: Leasehold Improvements, Office Tenancy; Start-up Business and Office Tenant Attraction

Location: This Program applies within the following Community Improvement Project Areas: Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts; The Mount Hope/Airport Gateway; and the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridors

This Program is intended to facilitate the undertaking of eligible leasehold improvements to office space by property owners or authorized tenants in order to support the creation of new office space and improve the marketability and attractiveness of existing office space. Individual start-up businesses who are emerging from regional, national and international start-up/business incubators seeking to establish their first permanent office location may also be eligible.

Value: 0% interest Loans up to \$450,000, a portion of which may be forgiven for eligible Start-up Businesses and Start-up Incubators.



BARTON / KENILWORTH PLANNING AND BUILDING FEES REBATE PROGRAM

Goals: Maintenance, Accessibility, Functionality, Viability, Aesthetics

Location: Barton Village Commercial District; the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridors; and Properties within the Downtown Hamilton Commercial District which front on Barton Street East between James Street North and Victoria Avenue North

This program is intended to provide grants that will serve as a rebate of specific planning and building application fees to support the redevelopment of under-utilized properties and encourage business and property owners to undertake works that will improve the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings in the project area.

Value: Rebate to a maximum of \$25,000 for eligible planning applications and a maximum of \$25,000 for eligible building applications for a total maximum grant of \$50,000

BARTON / KENILWORTH REVITALIZATION GRANT PROGRAM

Goals: Maintenance, Functionality, Viability, Accessibility, and Aesthetics

Location: Barton Village Commercial District; The Barton Street East and Kenilworth Avenue North Strategic Commercial Corridors; and Properties within the Downtown Hamilton Commercial District which front on Barton Street East between James Street North and Victoria Avenue North.

This program is intended to support the development of properties as well as the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings.

Value: Grants under this Program are paid on a matching basis (50%-50%) for eligible works to a maximum of \$50,000 per deeded property.



BARTON / KENILWORTH TAX INCREMENT GRANT PROGRAM

Goals: Development, Redevelopment, Property Improvement, Heritage

Location: Barton Village Commercial District; the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridors; and Properties within the Downtown Hamilton Commercial District which front on Barton Street East between James Street North and Victoria Avenue North.

This program is intended to provide a grant to incentivize property owners in the project area to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of these districts as well as generate new municipal property tax revenue through increased property assessments.

Value: Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of nine annual payments and subject to City Council approval.



HAMILTON HERITAGE PROPERTY GRANT PROGRAM

Goals: Restoration, Conservation

Location: Eligible properties must be located within: The following Revitalizing Hamilton's Commercial Districts Community Improvement Project Areas: Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts; All Strategic Commercial Corridors; and the Mount Hope/Airport Gateway; or The lower city between Highway 403 and the Red Hill Valley Parkway and be designated under Parts IV or V of the Ontario Heritage Act.

This Program is intended to provide financial assistance in the form of a grant for structural / stability work required to conserve and restore heritage features of properties used for commercial, institutional, industrial or multi-residential purposes; the conservation and restoration of heritage features of properties; and for heritage studies/reports/assessments for properties that are designated under Parts IV or V of the Ontario Heritage Act.

Value: Grants will be based on municipal addresses, identifying multiple and separate units with ground floor street frontages and entranceways and will be up to a maximum of \$150,000 plus up to an additional \$20,000 for heritage reports / studies / assessments per municipal address for eligible work.

TO IDENTIFY A PROPERTY'S HERITAGE STATUS, PLEASE SCAN THE QR CODE.





THE HAMILTON COMMUNITY HERITAGE FUND LOAN PROGRAM

Goals: Restoration, Conservation

Location: Properties and buildings designated under Part IV or V of the Ontario Heritage Act located within the Hamilton Municipal Boundary.

This Program offered to owners of properties within the City of Hamilton that are designated under Parts IV or V of the Ontario Heritage Act for the restoration and conservation of designated heritage features.

Value: 0% interest loan to a maximum of \$50,000

HAMILTON HERITAGE CONSERVATION GRANT PROGRAM

Goals: Restoration, Conservation

Location: Properties and buildings designated under Part IV or V of the Ontario Heritage Act located within the Hamilton Municipal Boundary.

This program is intended to provide financial assistance for the conservation and restoration of cultural heritage resources. The objective of the Hamilton Heritage Conservation Grant Program is to assist in the on-going conservation of heritage properties designated under the *Ontario Heritage Act* that are not eligible for the Hamilton Heritage Property Grant Program.

Value: Matching grants (50%-50%) between \$1,000 to \$5,000

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LEED GRANT PROGRAM

Goals: Development, Environmental Sustainability,

Redevelopment Location: Available to most urban area properties

The ~~Hamilton~~ Hamilton of the LEED Grant program is to provide an economic catalyst for sustainable building and sustainable land development practices located within the LEEDING the Way Community Improvement Project Area.

The purpose of the grant program is for the City to share the incremental construction cost, consultation, energy modeling and certification fees with the applicant to achieve LEED certification. Grants are calculated on the basis of the rating of official certification under the LEED rating system by the Canadian Green Building Council (CaGBC).

The program authorizes for each approved grant application a five year grant, the amount of which is subject to Council approval, in an amount not exceeding the increase in municipal realty taxes as a direct result of the development/redevelopment of land and/or building. The grant which may be approved by Council shall be an amount which does not exceed 75% of the municipal realty tax increase during the term of the grant. For purposes of determining the eligible amount of the increase in municipal realty taxes, special charges shall be excluded from the calculation. The grant would reduce the effect of an increase in municipal (City portion only) realty taxes attributable to the differential between the pre-development assessment and the post-development assessment. The approved grant is assignable. The grant program may be applied for with other incentive programs that the City of Hamilton offers except for other Tax Incremental Financing programs.

Contact Details:

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ERASE REDEVLEOPMENT GRANT PROGRAM

Goals: Environmental Sustainability,

Redevelopment Location: Historically developed

The ERG Program is intended to provide tax increment-based grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. As a tax increment-based program, grants are provided equal to 80% of the actual increase in municipal property taxes generated as a result of a site being remediated and redeveloped. Grants are provided annually for up to 10 years or until eligible remediation costs have been recovered, whichever comes first.

ERASE TAX ASSISTANCE PROGRAM

Goals: Environmental Sustainability,

Redevelopment Location: Historically developed

The ETA Program is intended to reduce 80% of the municipal tax increase that results from the remediation and redevelopment of a brownfield site for up to three years. The cancellation of the municipal tax increment is intended to mitigate costs required to remediate historical environmental contamination in support of the site's redevelopment/reuse. Program eligibility is conditional on the applicant receiving approval from the Minister of Finance for an application under the Province of Ontario's Brownfield Financial Tax Incentive Program (BFTIP) respecting the cancellation of the education portion of property taxes.

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ERASE COMMERCIAL DISTRICTS REMEDIATION LOAN PROGRAM

Goals: Environmental Sustainability, Redevelopment

Location: Strategic Commercial Districts and Corridors (including Downtown Hamilton, Business Improvement Areas (BIAs) and the Community Downtowns of Ancaster, Binbrook, Dundas, Stoney Creek and Waterdown, among others)

The ECDRL provides low-interest Loans which are intended to overcome barriers owners may face obtaining traditional financing for costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. A loan under this Program is intended to serve as a 'bridge' until such time as grant payments commence under either the ERASE Redevelopment Grant (ERG) or Revitalizing Hamilton Tax Increment Grant (RHTIG) Programs. The maximum loan provided under this Program is 80% of the eligible remediation costs to a maximum of \$400,000.

ERASE STUDY GRANT PROGRAM

Goals: Environmental Sustainability,

Redevelopment Location: Historically developed

The ESG Program is intended to support the undertaking of environmental studies on known or suspected brownfield sites to confirm and describe potential on-site contamination or develop a plan to remove, treat, or otherwise manage the contamination in support of site redevelopment/reuse. Eligible studies include Phase II Environmental Site Assessments, Risk Assessments and Remedial Action Plans.

Additional studies may also be eligible for specific properties/areas to investigate other potential environmental impacts or further facilitate the potential redevelopment/reuse of eligible sites. The maximum grant under this Program, per site, is 50% of the cost of an eligible study (excluding HST) to a maximum of \$20,000 for the first study and a combined grant of \$35,000 for two studies.



ERASE AFFORDABLE HOUSING GRANT (EAHG) PROGRAM

Goals: Environmental Sustainability,

Redevelopment Location: Historically Developed

Area The EAHG is intended to provide grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse for affordable housing by not-for-profit housing providers not otherwise able to participate in the ERASE Redevelopment Grant (ERG) Program. The maximum grant under this Program is equal to the cost of eligible remediation works to a maximum of \$200,000 per project.

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