



Presentation for: *Realtors Association of Hamilton-Burlington*

May 28, 2019

Presented by:

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AGENDA

1. FAST FACTS & ECONOMIC SNAPSHOT
2. INDUSTRIAL MARKET OVERVIEW
3. URBAN RENEWAL UPDATE & INCENTIVES

FAST FACTS & ECONOMIC SNAPSHOT

FAST FACTS & ECONOMIC SNAPSHOT



The Conference Board
of Canada



Statistics
Canada

BMO



Capital Markets



The Conference Board
of Canada

3rd

Largest Projected GDP Growth
of Large CMAs in Canada (2018)

1st

Lowest Unemployment Rate
in Ontario
(3.9% - April 2019)

3rd

Best Cities to Find a Job
in Canada (Hamilton - 2018)

.95

Economic Structure Diversity
Score (2018)

Highly Diverse = 1
Not diverse = 0

HAMILTON FAST FACTS

FAST FACTS & ECONOMIC SNAPSHOT



6th

Top Cities for Youth to Work in
Canada (2019)



1st

Largest Overnight Express Cargo
Airports in Canada (Hamilton
International Airport – 2018)



1st

Largest Sea Port in Ontario
(Port of Hamilton – 2018)



Statistics
Canada

939

Increase to the Number of
Businesses Operating in Hamilton
Since 2015

HAMILTON FAST FACTS

FAST FACTS & ECONOMIC SNAPSHOT



1st

Busiest of all Canadian Great Lake Ports
(Port of Hamilton – 2018)



1st

Fastest-Growing Restaurant Cities in the US and Canada
(Hamilton – 2018)



1st

Fastest Growing Airports in North America (Hamilton International Airport - 2018)



4th

Largest Number of Startup 50 Companies by City
(Hamilton – 2018)

HAMILTON FAST FACTS

FAST FACTS & ECONOMIC SNAPSHOT



10th LARGEST REGIONAL ECONOMY IN
CANADA

FAST FACTS & ECONOMIC SNAPSHOT

DEMOGRAPHICS

**10th Largest in Canada and
5th in Ontario (by population)**

**Current and Projected Population
(City of Hamilton, not CMA)**

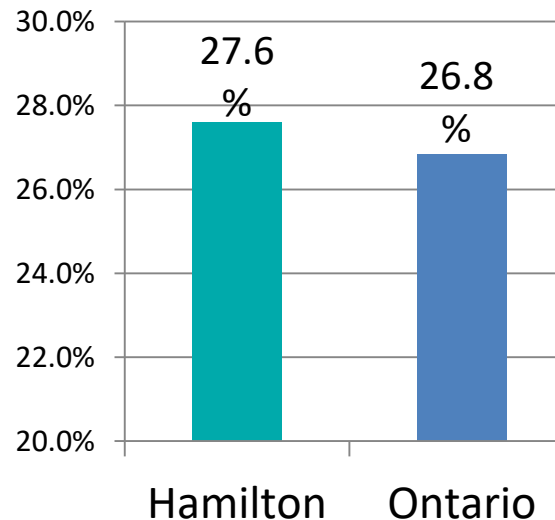


2016 536,917

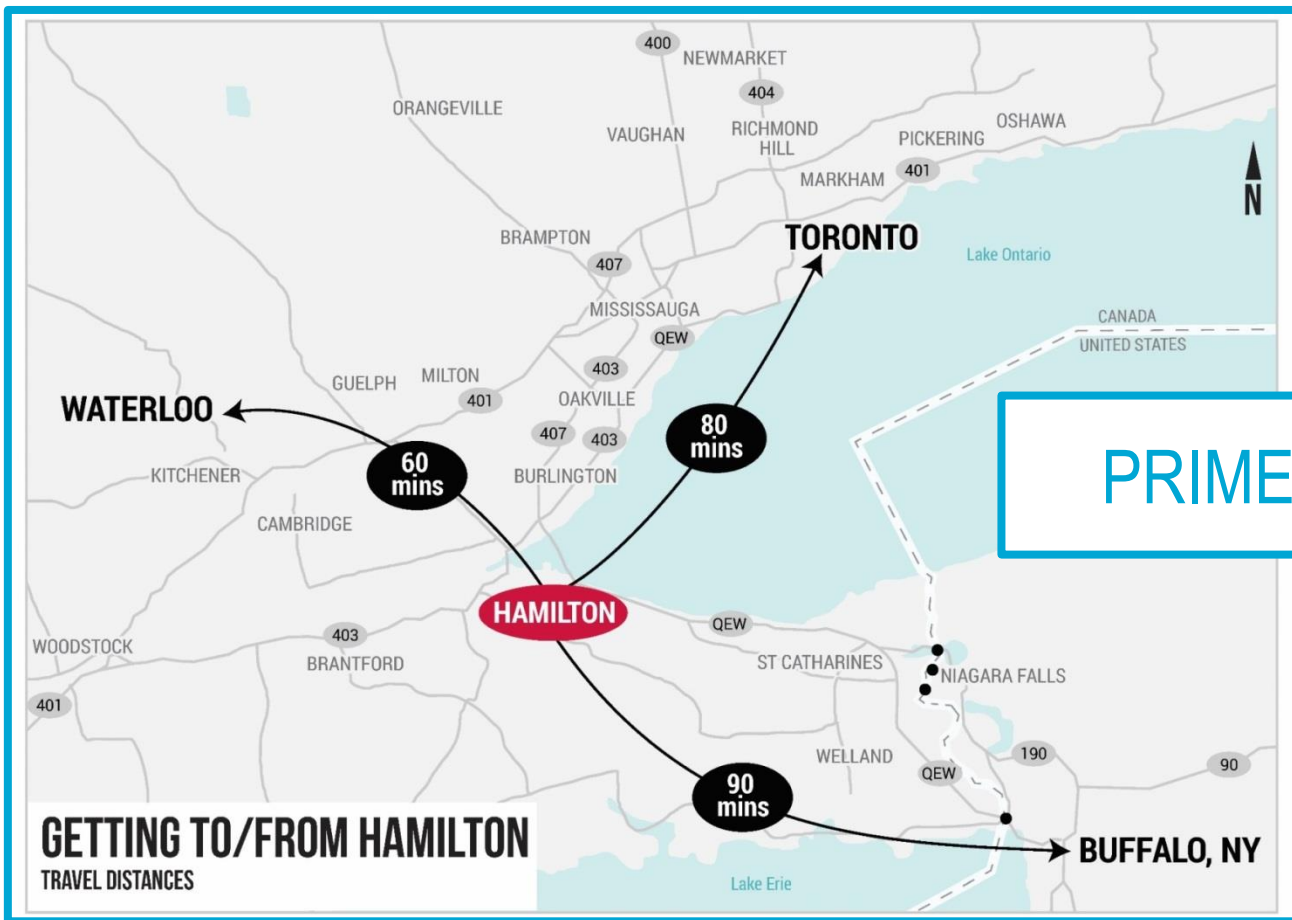
2031 660,000

+22.2%

**Millennials as % of
Total Population**



FAST FACTS & ECONOMIC SNAPSHOT



PRIME LOCATION

FAST FACTS & ECONOMIC SNAPSHOT



A MULTI-MODAL CITY

FAST FACTS & ECONOMIC SNAPSHOT



 **MOHAWK**
COLLEGE

MOHAWK RECOGNIZED AS CANADA'S MOST INDUSTRY
RESEARCH INTENSIVE COLLEGE (RESEARCH INFOSOURCE 2018)

FAST FACTS & ECONOMIC SNAPSHOT

McMaster University



McMASTER RECOGNIZED AS CANADA'S MOST RESEARCH INTENSIVE
UNIVERSITY (RESEARCH INFOSOURCE 2018, 2ND YEAR IN A ROW AS #1)

FAST FACTS & ECONOMIC SNAPSHOT

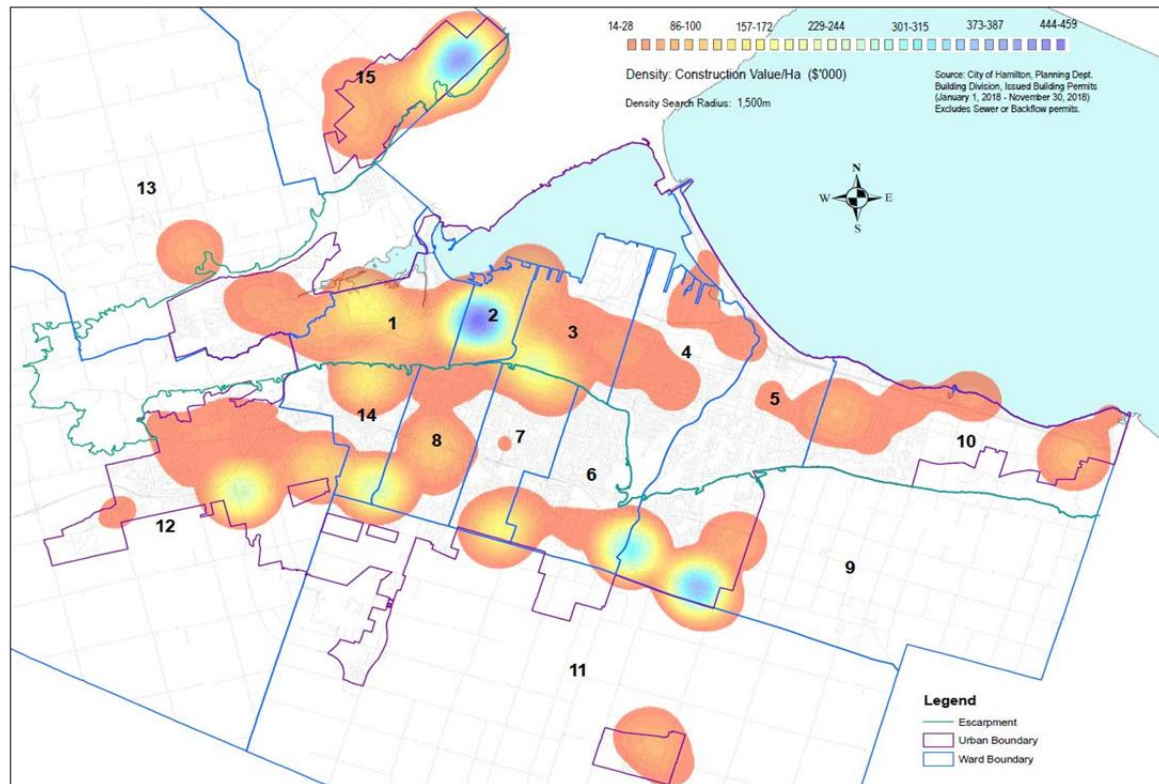


BUILDING BOOM
SURPASSED \$1B IN
BUILDING PERMITS 8 OF
PAST 9 YEARS

FAST FACTS & ECONOMIC SNAPSHOT

Year	Construction Value
2006	\$682,547,814
2007	\$801,719,348
2008	\$818,462,450
2009	\$692,402,386
2010	\$1,096,299,091
2011	\$731,019,287
2012	\$1,499,627,394
2013	\$1,025,785,000
2014	\$1,143,192,846
2015	\$1,108,192,846
2016	\$1,056,237,746
2017	\$1,364,145,418
2018	\$1,264,757,129

HISTORICAL BUILDING PERMIT VALUES



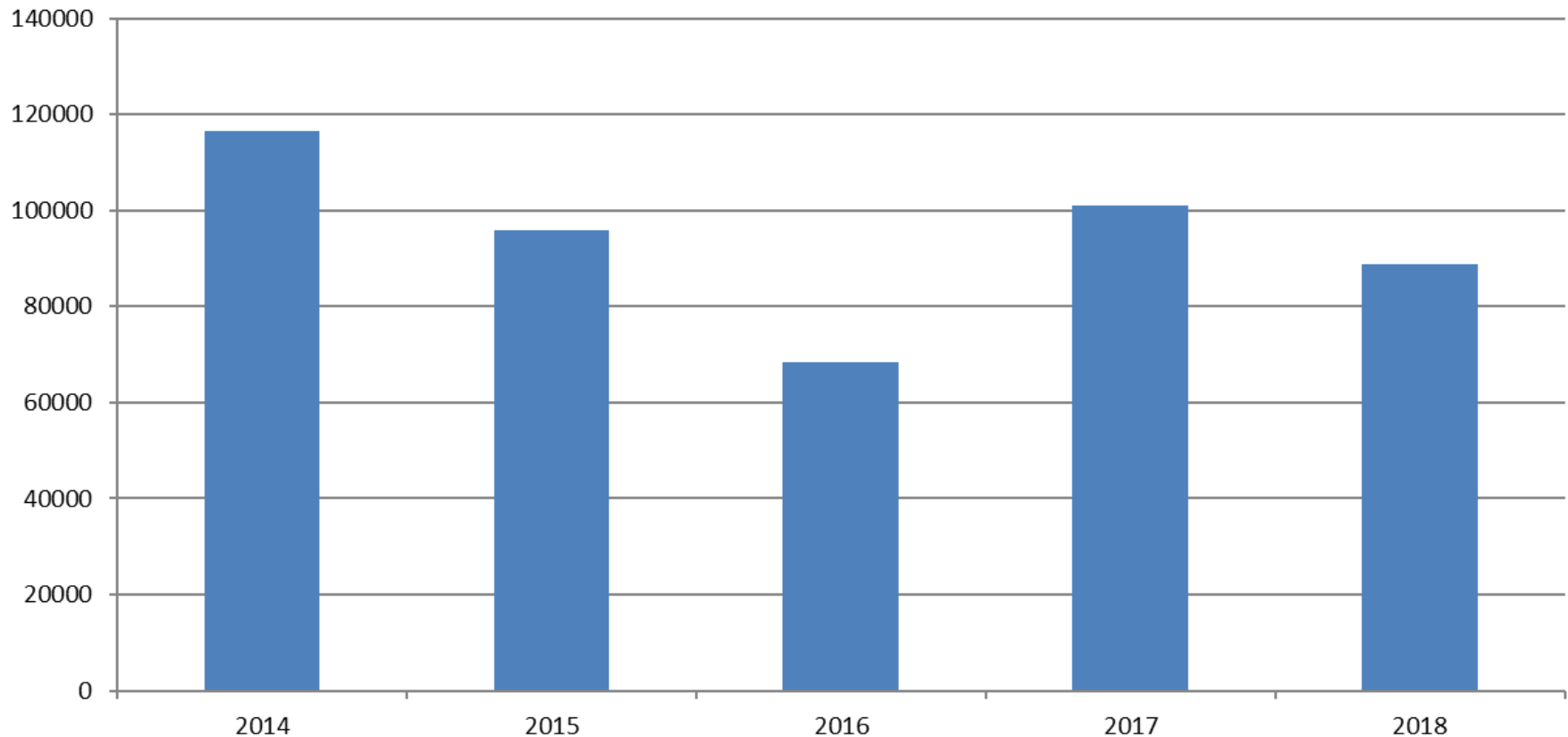
FAST FACTS & ECONOMIC SNAPSHOT



TOP 10th INVESTMENT LOCATION

INDUSTRIAL MARKET OVERVIEW

INDUSTRIAL MARKET OVERVIEW



TOTAL COMMERCIAL & INDUSTRIAL GFA (m²)

INDUSTRIAL MARKET OVERVIEW



2019 DEVELOPMENT
PIPELINE

1.9 MILLION
SQ.FT OF
INDUSTRIAL DEVELOPMENT

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW

LIMITED SUPPLY

1.9 %

**Vacant Industrial Rate
Q1 2019**

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW

INDUSTRIAL MARKET STATISTICS

Land Prices:

\$350,000 - \$550,000/acre

Development Charges: \$12.53/sq.ft.

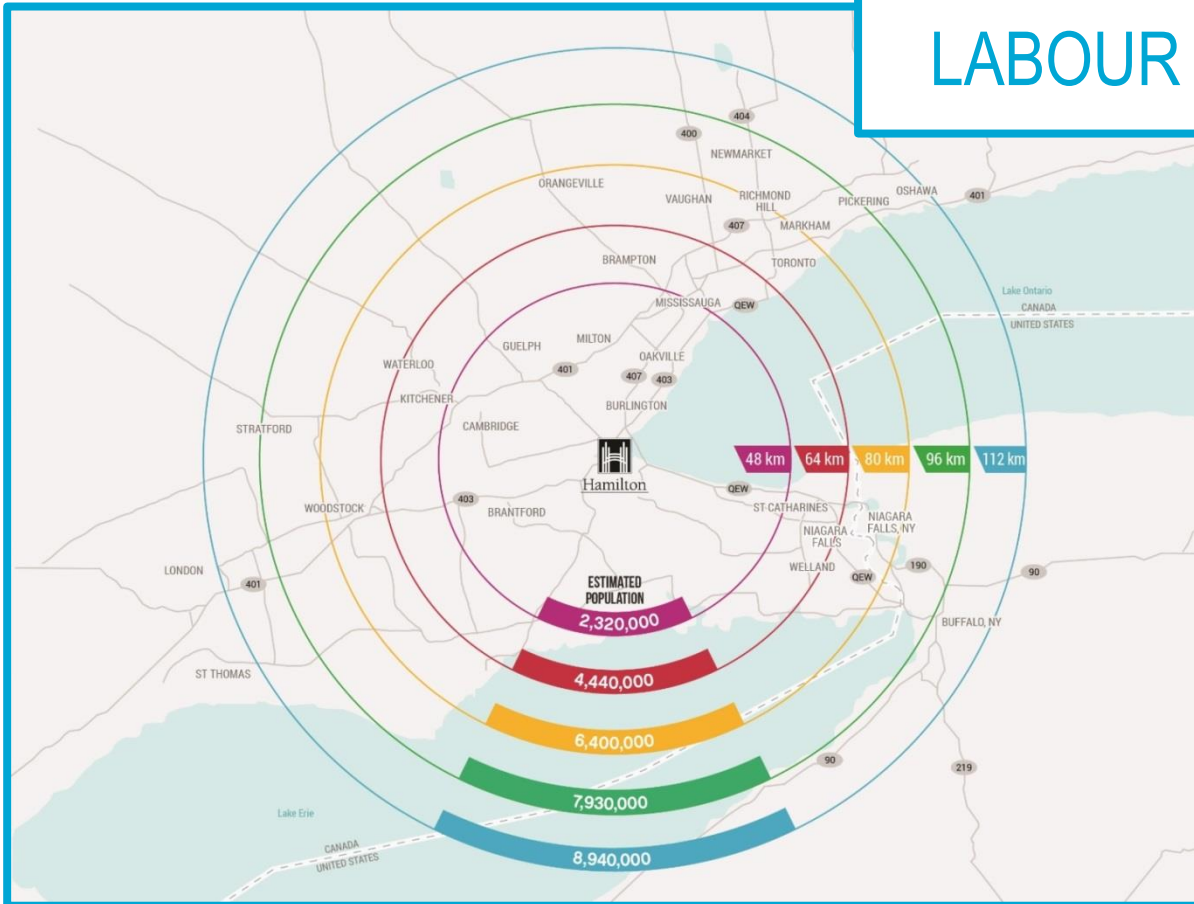
INDUSTRIAL MARKET OVERVIEW



GTA CONGESTION

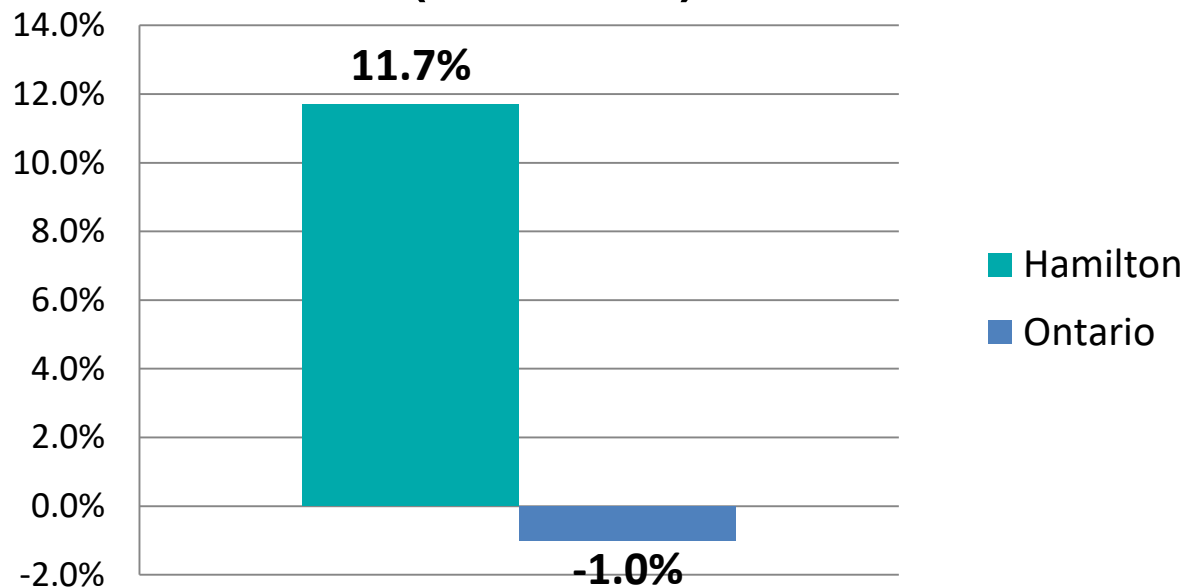
INDUSTRIAL MARKET OVERVIEW

LABOUR MARKET ACCESS



INDUSTRIAL MARKET OVERVIEW

**% Change in Manufacturing Employment
(2011-2016)**



MANUFACTURING SECTOR DRIVING GROWTH

INDUSTRIAL MARKET OVERVIEW



COPPLEY
1883



Wholesale Dist. Inc.



INDUSTRIAL MARKET OVERVIEW

AG & FOOD INVESTMENTS



Mondelez Canada Inc. - completed a 13,000 square foot two-storey addition to accommodate a new confectionary curing line



Olivieri Foods - capital investment of \$5M in a new product line (gnocci) at their Hamilton plant, retained 130 employees.



Gay Lea Foods - constructed a \$3M R&D centre of excellence for dairy 15,000 square foot manufacturing addition for cheese at their Salerno Dairy facility in Hamilton.

INDUSTRIAL MARKET OVERVIEW

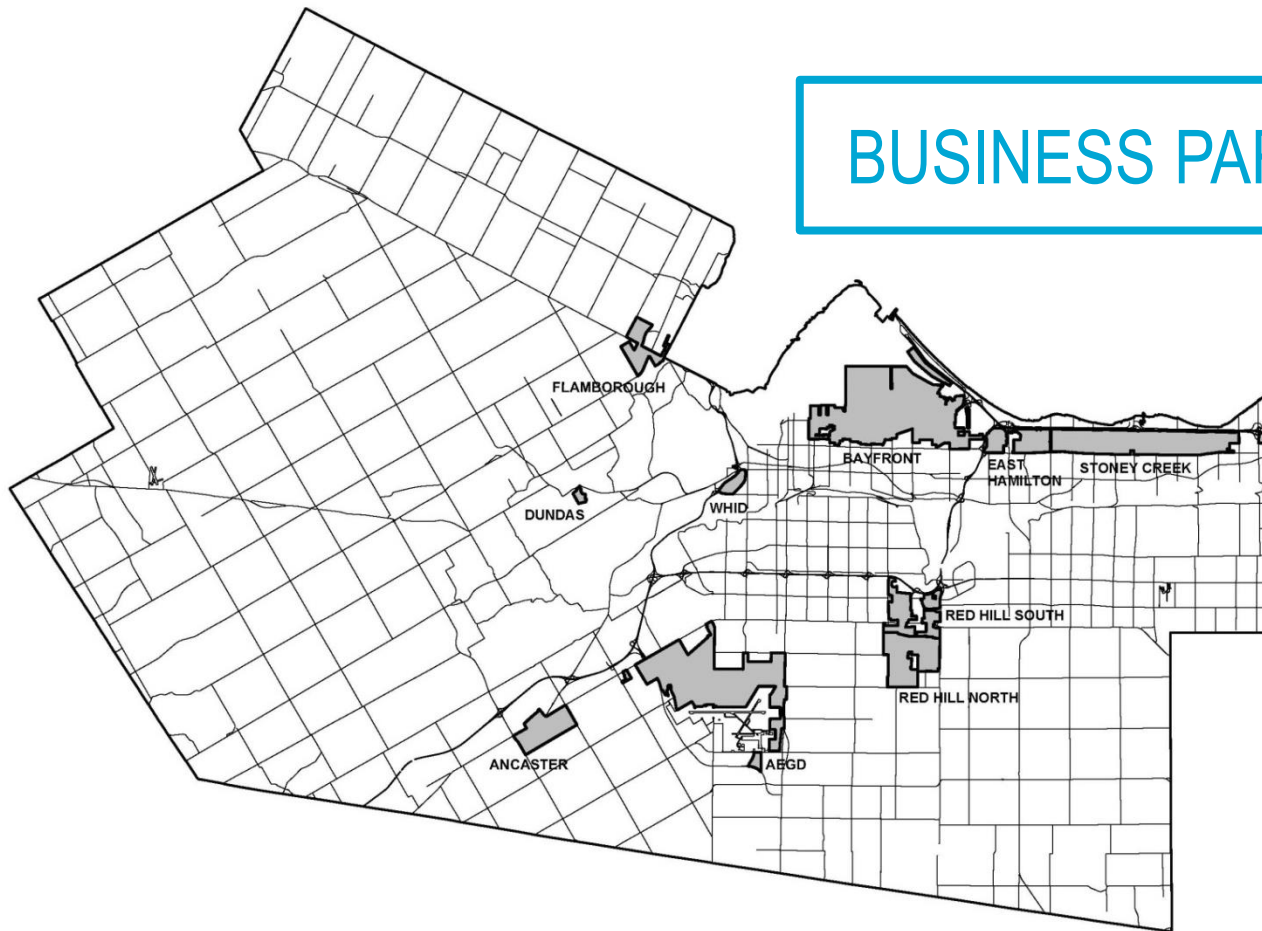


NATIONAL STEEL CAR

In 2018, National Steel Car secured two major contracts from CP and CN Rail – they currently employ over 2,000 workers.

INDUSTRIAL MARKET OVERVIEW

BUSINESS PARK HIGHLIGHTS

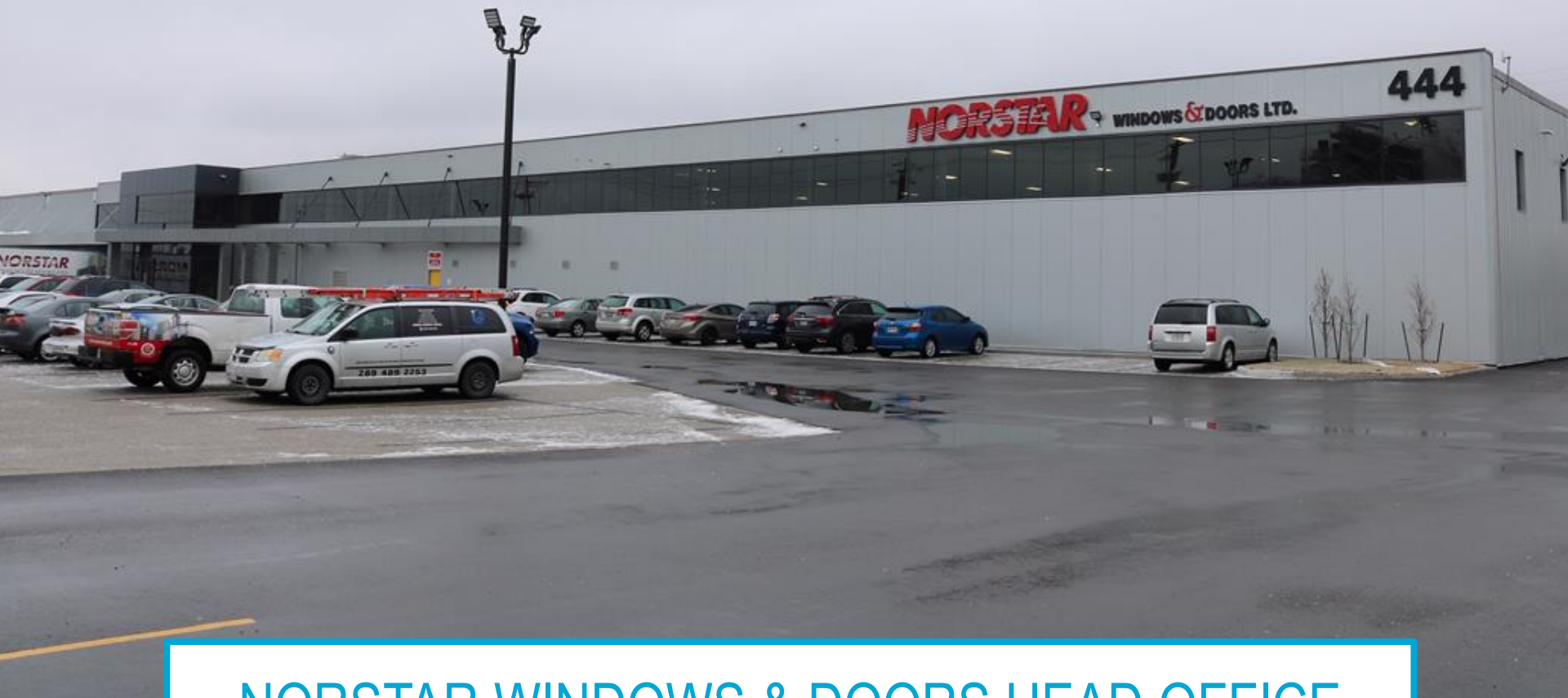


INDUSTRIAL MARKET OVERVIEW



STRYKER CANADIAN HEAD OFFICE

INDUSTRIAL MARKET OVERVIEW



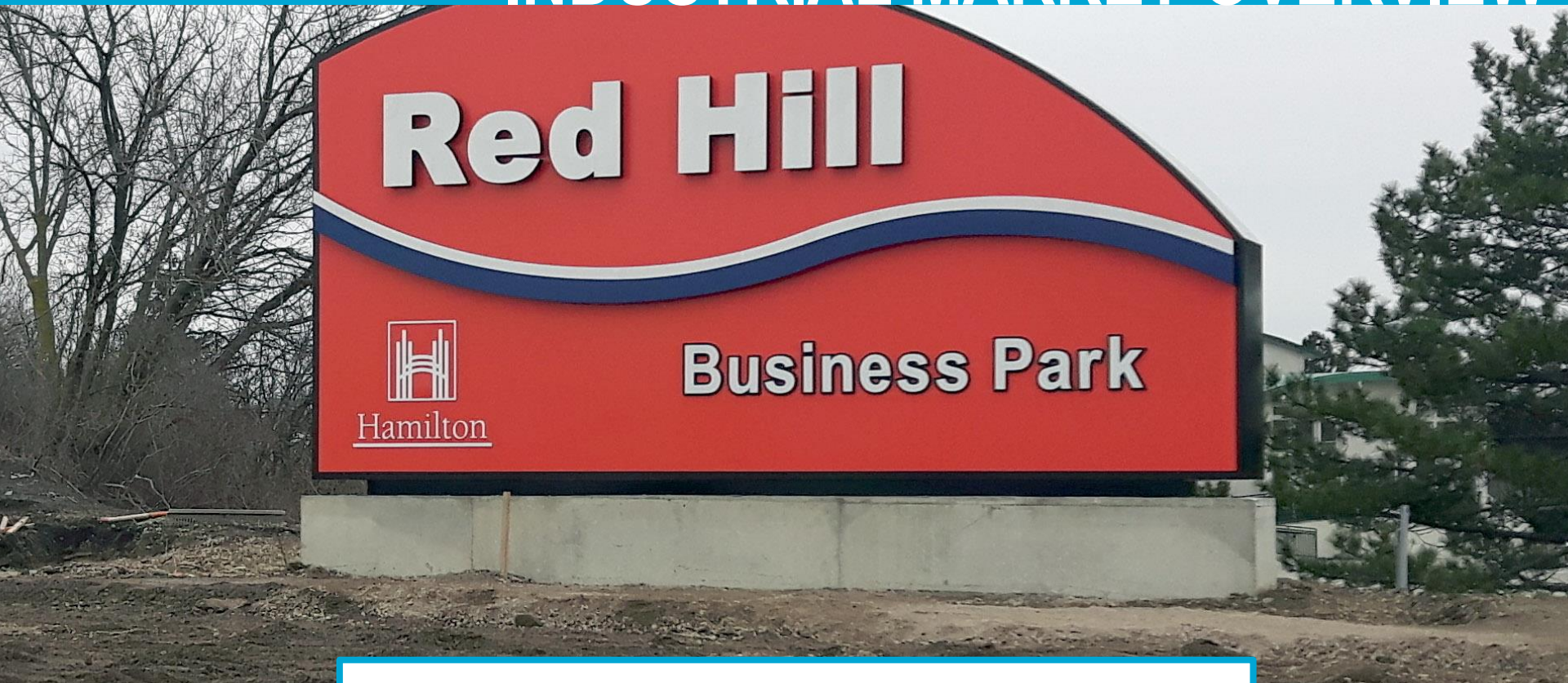
NORSTAR WINDOWS & DOORS HEAD OFFICE

INDUSTRIAL MARKET OVERVIEW



STONEY CREEK BUSINESS PARK

INDUSTRIAL MARKET OVERVIEW



RED HILL BUSINESS PARK

INDUSTRIAL MARKET OVERVIEW



WALTERS GROUP HEAD OFFICE

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW



CORMORANT ROAD EXTENSION

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW

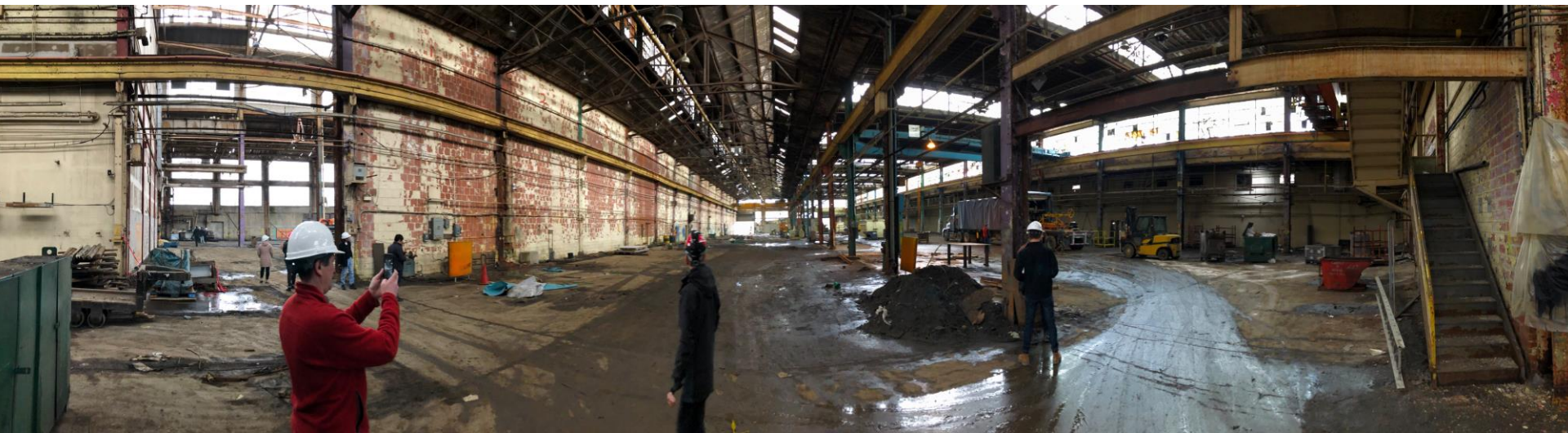


Emerging Technology
Centre

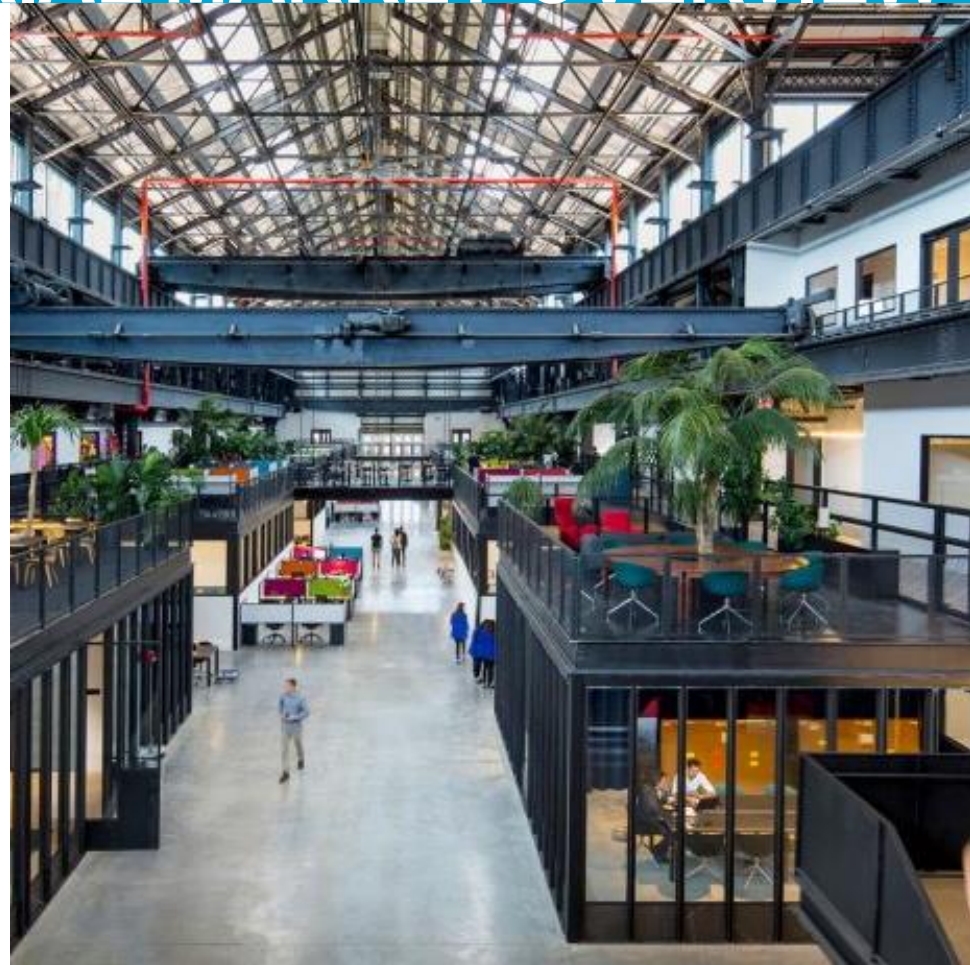


The Hyatt @ MIP

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW

**555 HECTARES
OF NEW EMPLOYMENT LANDS**

AIRPORT EMPLOYMENT GROWTH DISTRICT

INDUSTRIAL MARKET OVERVIEW

AIRPORT EMPLOYMENT GROWTH DISTRICT

- Unprecedented interest in lands surrounding the airport from both land developers and end-users
- Hamilton International Airport is the fastest growing airport in Canada for passenger growth

INDUSTRIAL MARKET OVERVIEW



725,630 passengers traveled through John C. Munro Airport last year—a 21 per cent increase over 2017 and 118 per cent rise since 2016.

INDUSTRIAL MARKET OVERVIEW

WELCOME TO OUR SPECIAL

GROUND BREAKING

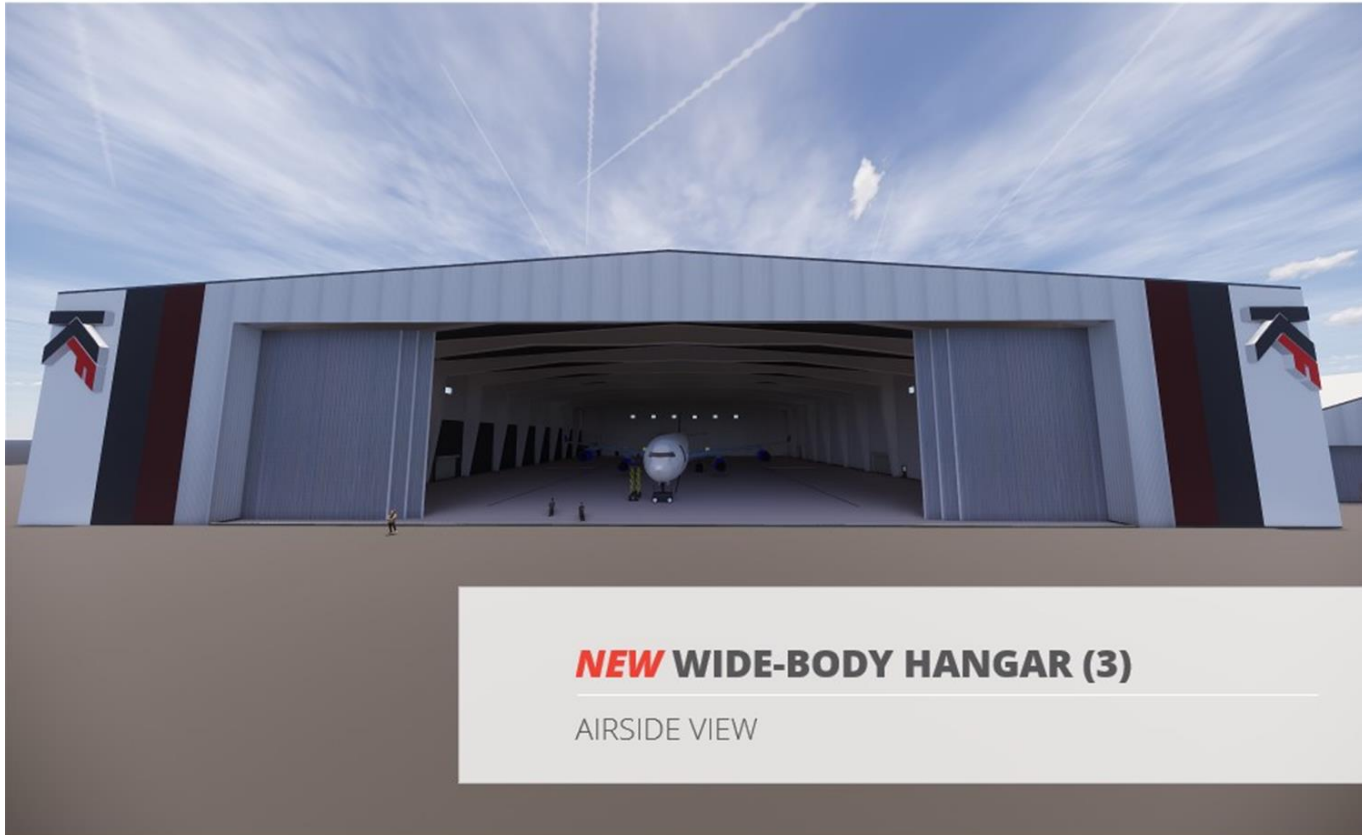


KF AEROSPACE

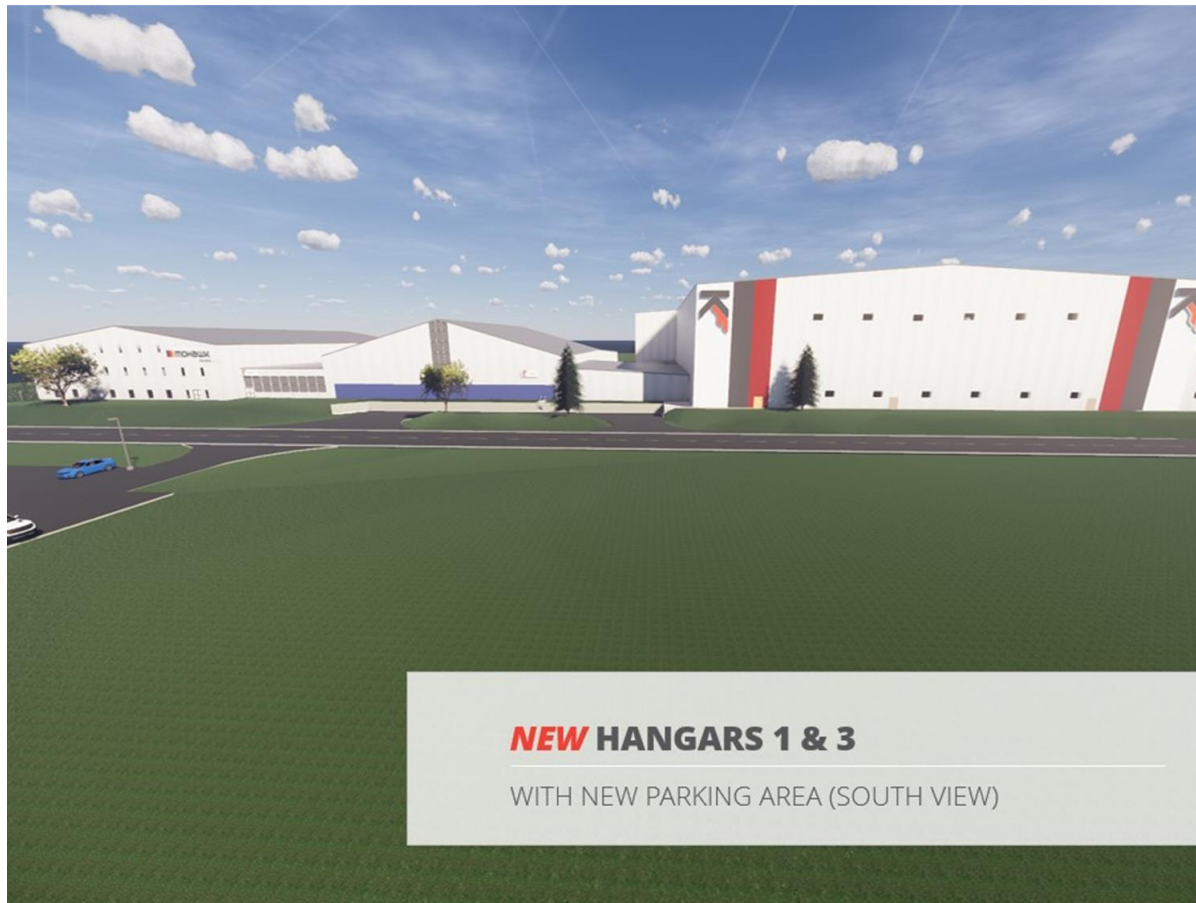


We're all about *the craft.*

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW



PANATTONI LAND ACQUISITION

INDUSTRIAL MARKET OVERVIEW



INDUSTRIAL MARKET OVERVIEW



STELCO LANDS IN BAYFRONT INDUSTRIAL AREA

URBAN RENEWAL

URBAN RENEWAL

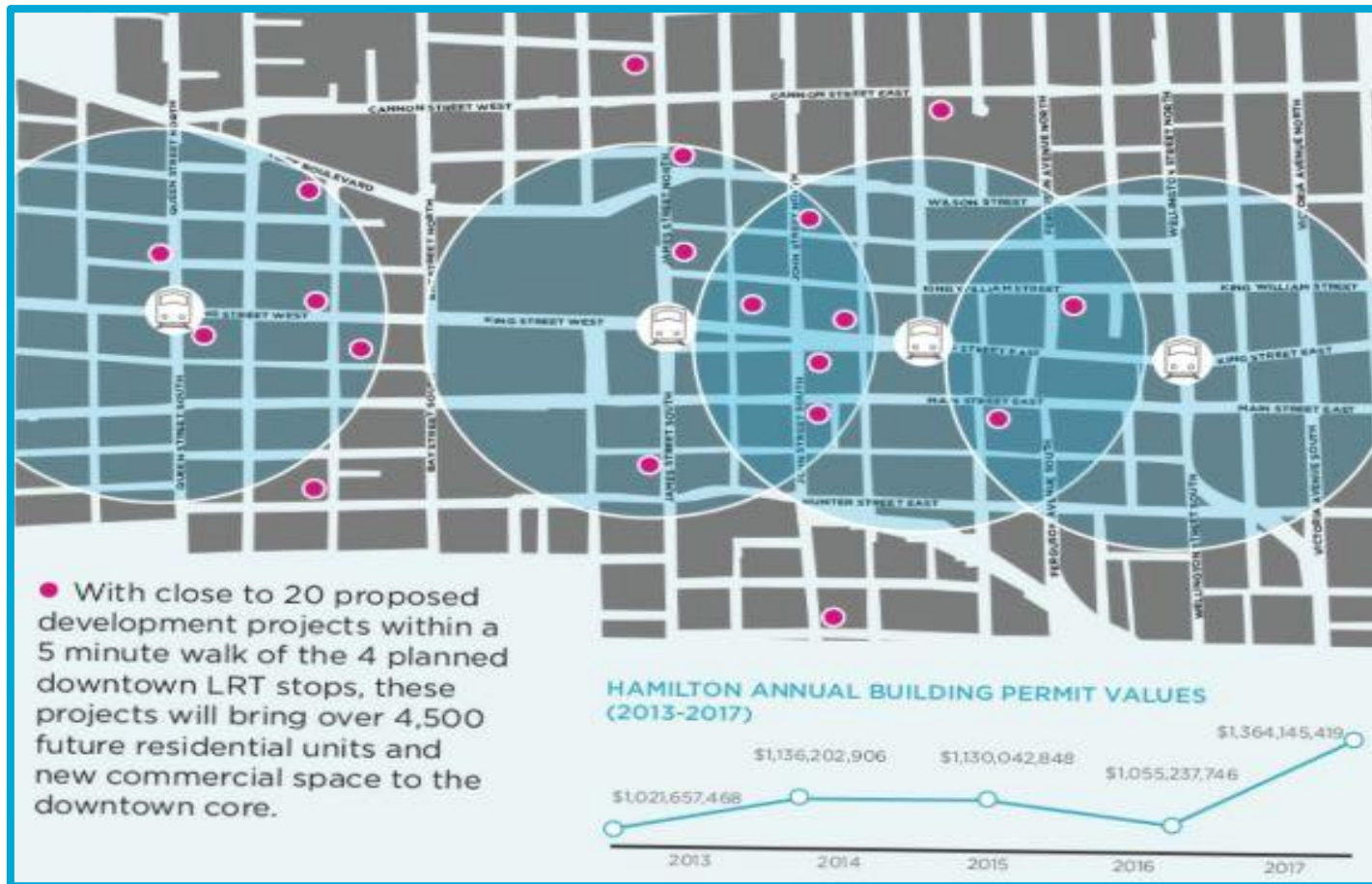


OBJECTIVES

Promotes the revitalization and development of:

- Hamilton's six downtowns
- Mount Hope/Airport Gateway
- Business Improvement Areas
- Commercial corridors throughout the city
- Heritage designated properties
- Brownfield sites

URBAN RENEWAL



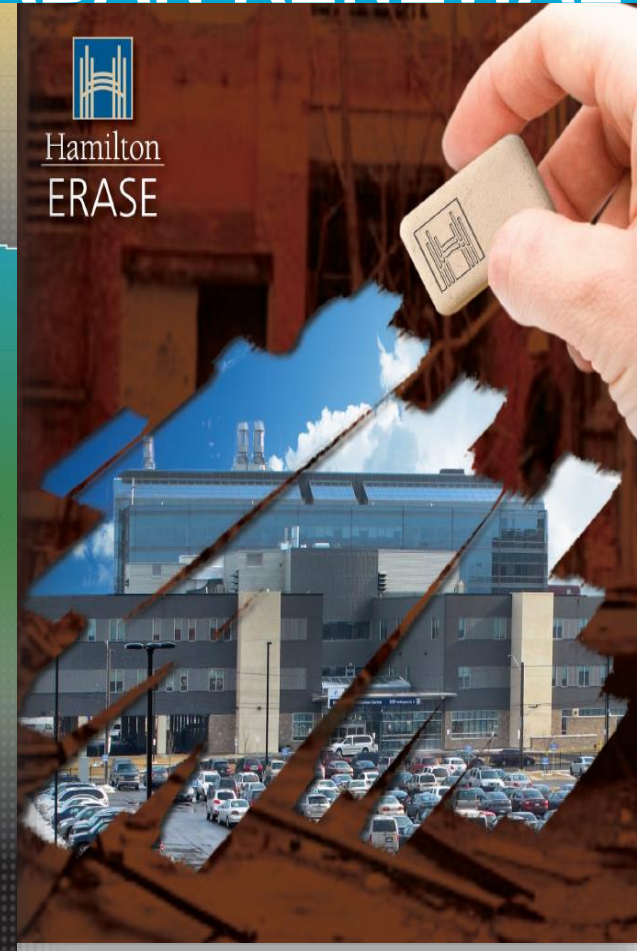
URBAN RENEWAL

Community Improvement Plan
Hamilton LEEDING the Way



financial
incentive
programs

HAMILTON
ECONOMIC
DEVELOPMENT



ERASE Study Grant Program (ESG)

- Up to 50% of a Phase 2 Environmental Site Assessment
- NEW – now includes designated substance surveys in certain situations

ERASE Redevelopment Grant Program (ERG)

- Tax grants are only payable on brownfield properties where the redevelopment results in an increase in assessed value and property taxes
- Grant is calculated as 80% of the increase in the municipal portion of property taxes and is paid on annual basis for up to 10 years, commencing once the redevelopment is complete
- Asbestos and hazardous removal allowed in certain situations

Downtown/West Harbourfront Remediation Loan

- 80% interest-free loan towards the cost of remediating a property
- Maximum loan amount is \$400,000
- Bridge until tax grant received – NEW – now interest-free!



Downtown Hamilton CIPA, Barton Village Business Improvement Area (BIA) and the commercial corridors along Barton Street, east of the Barton Village BIA and along Kenilworth Avenue North

- Provides financial assistance for projects that result in predominantly residential development, including uses accessory to the residential development
- Interest free loan
- Require 25% equity
- 5-year repayment term
- 25% of sale price per unit when condominium project



Downtown Hamilton, Community
Downtowns, Mount Hope/Airport
Gateway, BIAs and commercial
corridors of Barton and Kenilworth

- Loans to create housing, renovate existing
- 0% interest; \$20,000/unit; maximum \$600,000 per property
- Maximum \$5,000 grant for professional fees



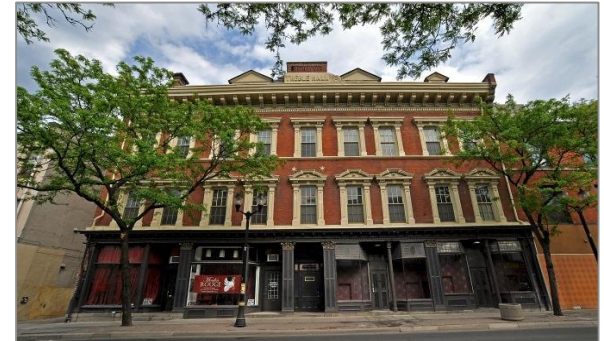
Downtown Hamilton, Community Downtowns, Mount Hope/Airport Gateway, BIAs and commercial corridors of Barton and Kenilworth

- 5 year grant based on increase in municipal portion of taxes attributable to redevelopment
- Grant 100% of municipal portion of increase in taxes year one declining 20% each year for next 4 years



Hamilton's active Business Improvement Areas

- Matching grant for façade improvements greater 25' \$400/Linear foot to a max \$20K or for frontages less than 25', max is \$10K



Community Downtowns, Mount Hope/Airport Gateway, and commercial corridors of Barton and Kenilworth

- Matching grant to maximum of \$10,000
- Matching grant to maximum of \$12,500 for corner properties
- Eligible items include: windows, signage, doors, painting, brick pointing



Downtown Hamilton, Community Downtowns, Mount Hope/Airport Gateway, active BIAs, or located within the lower city between Highway 403 and the Red Hill Valley Parkway and used for commercial, institutional or multi-residential purposes

- Grant for the conservation and restoration of heritage features and structural/stability work for designated properties
- Maximum grant \$150,000 based on 50% for the first \$40,000 and then 25% of the cost of works; an additional \$20,000 for heritage assessments / studies /reports at 100%



Downtown Hamilton, Community Downtowns, Mount Hope/Airport Gateway, BIAs and commercial corridors of Barton and Kenilworth

- Loan for leasehold improvements to office buildings; maximum loan: \$450,000 at 0% interest rate



23 Griffin Street, Waterdown



286 Sanford Ave North

Barton Village BIA, Barton and Kenilworth commercial corridors and the properties that front on Barton Street East between James Street North and Victoria Avenue North as identified in the Downtown and Community Renewal CIPA

- 9 year grant based on increase in municipal portion of taxes attributable to redevelopment
- Grant 100% of municipal portion of increase in taxes attributable to the redevelopment of property in years one - five declining 20% each year for next 4 years

Barton Village BIA, Barton and Kenilworth commercial corridors and the properties that front on Barton Street East between James Street North and Victoria Avenue North as identified in the Downtown and Community Renewal CIPA

- A matching grant to a maximum of \$50,000 per deeded property towards development/redevelopment of property

Barton / Kenilworth Planning and Building Fee Rebate Program

Planning Fees:

- Committee of Adjustment Minor Variance Approval (Complex or Routine)
- Site Plan Control Application (major or minor) only after issuance of Building Permit

Building Fees:

- Minimum Permit Fee
- Assembly Occupancies
- Residential Occupancies (excluding hotels, motels)
- Business and Person Services
- Mercantile (Retail – Finished only)
- Industrial (excluding parking garages and gas stations)
- Mechanical Systems (commercial cooking exhaust system)
- Signs

URBAN RENEWAL



WATERFRONT DEVELOPMENT

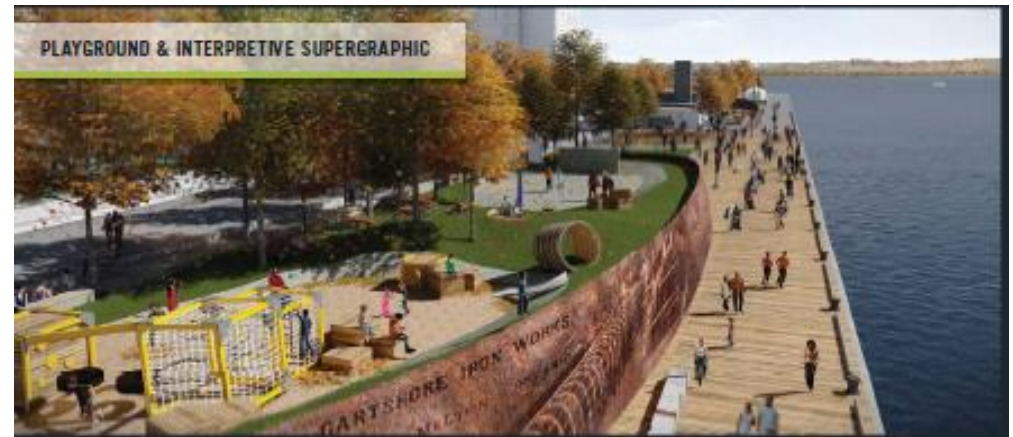
- Waterfront Shores – Cityzen Development Corporation and Fernbrook Homes Group, GFL Environmental Inc. and Greybrook Realty Partners Inc.

DEVELOPMENT PLAN

- Total Built Areas
 - Residential 119,850 m²
 - Commercial 6,440 m²
 - Institutional 2,447 m²

- Total Unit Counts (Residential)
1,292
- Unit Type Breakdown

	Count	% of Total
Studio	27	2%
1 bdrm	760	59%
2 bdrm	411	32%
3 + bdrm	68	5%
Live/Work	26	2%



- Six teams participated in a design competition in 2017.
- Pier 8 Promenade Park “Hammer City” awarded to Forrec Ltd.
- Of the total 5.24 hectare dev site, 40% public, add 1.6 km walkable landscape
- Status: construction started - shore wall all along Pier 8 constructed
- Construction expected to be completed by end of 2019 with grand opening 2020

PIER 5-7 COMMERCIAL

URBAN RENEWAL





*It looks like
Hamilton is one step
closer to becoming
the urban centre
that everyone knows
it can be.*

- New In Homes

TORONTO STAR

www.newinhomes.com

LRT connecting Eastgate Square to McMaster University with a link to the Hunter GO Station. LRT will benefit professionals, students and families by introducing rapid transit into the downtown core alongside our new bike lanes & the successful bike-share program SoBi bicycles.



HAMILTON LRT FAST FACTS

It will take
approximately

**32
MINS**

to travel
across the
line from
McMaster
to Eastgate.



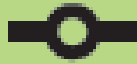
The LRT will
service

**17
STOPS**

and the majority
of stops are

**600-800
METRES**

apart (similar to
the current HSR
B-Line Express).



Tracks will run

**14
KMS**

from McMaster
to Eastgate.



Trains will run
every

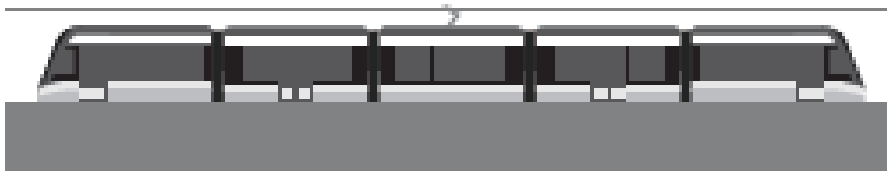
**6
MINS**

during
peak hours.

URBAN RENEWAL

LRT Project Update

- RFP issued April 13/18 with Spring 2019 tender
- Moratorium on property acquisition June/18 and lifted Apr /19
- Extension on RFP submissions Spring 2020





- Metrolinx spent \$151M + \$20M committed = \$171M
- \$75 M spent on property acquisitions
- 90 full property purchases + 300 partial property purchases

Procurement Phase



- Request for Proposal (RFP) was issued on April 13, 2018 to three shortlisted bid teams:
 - **CityLine Transit Group**
 - **Ei8ht Transit**
 - **Mobilinx**

Preliminary Design Revisions



Preliminary Design Revisions



THANK YOU!

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