
MEMORANDUM

CSC-C 21-2021

Subject: Additional Information for CSD 37-2021, Respecting Development Charge Demolition Credit Extension Request – Brownfield Redevelopment, Grimsby

Date: August 11, 2021

To: Corporate Services Committee

From: Rob Fleming, Senior Tax & Revenue Analyst

At the Corporate Services Committee (CSC) on July 14, 2021, Committee members were in receipt of a staff report CSD 37-2021 Development Charge Demolition Credit Extension Request – Brownfield Redevelopment, Grimsby, which contained three recommendations on the subject property. The first recommendation as approved by Committee and subsequently Council the following week is as follows:

Recommendation 1: That the eligibility period extension request for the Regional Development Charge demolition credits associated with the brownfield redevelopment located at 362-398 North Service Rd., Grimsby (commonly referred to as “5th Wheel”) **BE APPROVED** as per Table 2 of Report CSD 37-2021, in accordance with section 18 (c) of By-law 2017-98;

Recommendations 2 and 3 of the report were amended and subsequently deferred to the August 11, 2021 CSC meeting pending further information from staff. The recommendations as amended and deferred are as follows:

Recommendation 2: That the eligibility period extension request for the Regional Development Charge demolition credits associated with 2 Winston Rd., Grimsby, **~~BE DENIED~~ BE APPROVED**; and

Recommendation 3: That no additional extension for the ~~Brownfield Transition agreement made under Schedule F of By-law 2017-98 between the Regional Municipality of Niagara and Losani Homes (1998) LTD. or other grants associated with the 5th Wheel development~~ **BE APPROVED**. That any extensions to brownfield grant agreements between the Regional Municipality of

*Niagara and Losani Homes (1998) LTD. **BE APPROVED** if the extension aligns with the Town of Grimsby's Development Charges By-law.*

As mentioned, CSC deferred Recommendations 2 and 3 pending additional information from staff. Staff noted two areas of discussion that would have benefitted from further information. As such, staff have compiled the following:

Information Request 1: What is the Town of Grimsby's position on the extension of the demolition credits associated with 2 Winston Rd. property for an additional 3 years?

Town of Grimsby staff have indicated that they will not be recommending an extension to their Council for the Town's demolition credits associated with the 2 Winston property for the same reason as noted by Region staff through report CSD 37-2021. Town staff have also indicated that they believe that the residential lot in question is not a developable portion of the Fifth Wheel property. The residential portion will form part of the future park through parkland dedication and the land is designated parkland in their Official Plan, within the 30 metre required setback and identified as hazard land, therefore, the parcel in question was not developable to begin with. With that information in mind, Town staff are of the opinion the site does not qualify as a brownfield and the lot was never developable and therefore would not be eligible for an extension under the Development Charges By-law.

Information Request 2: Is the Town of Grimsby providing the property in question a Brownfield Development Charge grant similar to that of the Region's and if so, will they be extending their grant approvals?

Town of Grimsby staff have indicated that the properties will not be receiving a Brownfield Development Charge grant from the Town. They have also indicated that the property will not be receiving any Community Improvement Plan grants as those grants are limited to the downtown area only (for which these properties are not located). If recommendation 3 is approved as amended it will not result in an extension of the Region's Brownfield Development Charge Transition Agreement grant that is set to expire August 31, 2022, as the Town does not have a program for which the Region can align.

Based on the additional information provided in this memo staff recommend that the original Recommendations 2 and 3 as presented with Report CSD 37-2021 be approved.

Respectfully submitted and signed by

Rob Fleming, MBA
Senior Tax & Revenue Analyst