

Minute Item No. 6.1
PDS 26-2024
Niagara Region Incentive Policy Review

That Report PDS 26-2024, dated September 5, 2024, respecting Niagara Region Incentive Policy Review, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the following changes to the Niagara Region Incentive Policy (NRIP) C-A-028 (Appendix 1) **BE APPROVED** and implemented by Staff in an updated NRIP:
 - a) Remove “Non-profit Affordable Rental Housing RDC Deferral” from NRIP as it has been rendered obsolete due to recent amendments to the Development Charges Act through Bill 23;
 - b) Move “Welcome Home Niagara Home Ownership”, “Niagara Renovates Homeownership”, “Niagara Renovates Multi-residential”, “Non-Profit and Co-op Capital Repair Costs”, and “Housing Provider Capital Loan” programs from the NRIP to be included in the Programs Listing provided by Community Services through the Housing Services division mandate;
 - c) Move the “Public Realm Investment Program” (PRIP) and “Public Realm Priority Area” from the NRIP to be included with other Public Works programs that are only available to Area Municipalities;
 - d) Remove the affordable housing component from the “Brownfield TIG Tier 1 and Tier 2” and change to an annual tax increment grant of 80% for both tiers;
 - e) Move Mandatory DC programs, “Intensification Regional Development Charge (RDC) Grant” and “50% Industrial Expansion RDC Grant”, outside the NRIP; and
 - f) Remove and discontinue the “Small Buildings Rental Grant” and the “Residential Rental Grant”;
2. That Staff **BE DIRECTED** to assess the “Partnership Housing Program” and develop and report back to Council regarding a new purpose-built rental housing incentive program with the goal of increasing the supply of rental housing;
3. That any financial recommendations **BE REFERRED** to the 2025 budget process; and
4. That a copy of Report PDS 26-2024 **BE CIRCULATED** to the Local Area Municipalities.

Minute Item No. 7
Consent Items for Information

That the following **BE RECEIVED** for information:

PDS-C 27-2024

Smarter Niagara Incentive Program and Smart Growth Program Expiry Background

COTW-C 3-2024

Projects Interested in Expiring Smarter Niagara Incentive Program Tax Increment Grant/Brownfield Tax Increment Grant and Smart Growth Program

Minute Item No. 7.2

COTW-C 2-2024

City of St. Catharines Council - Request for Extensions to Niagara Region Incentive Programs

1. That Correspondence Item COTW-C 2-2024, dated September 5, 2024, respecting City of St. Catharines Council – Request for Extensions to Niagara Region Incentive Programs, **BE RECEIVED**;
2. That the Smart Growth Regional Development Charges Reduction Program expiration deadline **BE EXTENDED** for a period of three years until October 1st, 2027;
3. That the Smarter Niagara Incentive Program Property Rehabilitation and Revitalization Tax Increment Grant and Brownfield Tax Increment Grant expiration deadline **BE EXTENDED** for a period of three years until October 1st, 2027; and
4. That staff **BE DIRECTED** to collaborate with the local area municipalities on a new incentive program that takes into account current market conditions and the enhanced housing mandate from Provincial and Federal governments.