
MEMORANDUM

COTW-C 3-2024

Subject: Projects Interested in expiring SNIP TIG/BTIG and Smart Growth Programs

Date: Thursday September 5, 2024

To: Committee of the Whole

From: Diana Morreale, Director, Growth Management and Planning

The purpose of this memorandum is to provide Regional Council with information on projects interested in the expiring Smarter Niagara Incentive Program (SNIP) Tax Increment Grant (TIG) and Brownfield Tax Increment Grant (BTIG) and the Smart Growth programs.

SNIP TIG or BTIG Programs

In order for Area Municipalities to be able to apply for matching Regional funding under the SNIP TIG or BTIG programs, a complete application package must be submitted by October 1st, 2024, by the Area Municipality that includes the following documents:

1. Funding request form (Regional application form);
2. Calculation Form (Regional TIG calculation application form);
3. Area Municipal approval report for project, including payment schedule and grant methodology;
4. A signed copy of TIG agreement between the Municipality and applicant executed for the project;
5. A copy of the title search on the property;
6. A copy of the corporate profile search for the property; and,
7. Acknowledgement that before and after photographs will be provided at project invoicing.

The Region can only review and approve complete applications. The applications listed in the charts below are not complete and have not been reviewed by the Region:

- Chart 1 includes SNIP TIG/BTIG that are forecasted (i.e., No Regional SNIP TIG/BTIG application has been received)

- Chart 2 includes SNIP TIG/BTIG that are pending (i.e., an incomplete application has been received)

Both forecasted and pending applications are incomplete and cannot be reviewed by Regional staff until all required submittal items are received.

Smart Growth Regional Development Charges Reduction Program ('Smart Growth')

Smart Growth is a Regional program only. Smart Growth offers a grant resulting in a rebate of 50% of the Regional DCs paid for projects that are located within a [Designated Exemption Area](#) or a brownfield within the urban area. The following must be met under the transition program by October 1, 2024:

- A preliminary assessment is completed with Regional staff;
- A Transition Agreement is executed with Niagara Region;
- A building permit is obtained;
- Regional DCs have been paid; and
- Construction has been initiated on at least one phase of the development.

If the above is met, the applicant must submit their formal application within one (1) month of project completion or within five (5) years of the executed transition agreement.

The Smart Growth chart identifies applications that are in progress and working towards submitting all required transition material by the October 1, 2024, deadline. The projects are separated by eligibility based on being a brownfield or within a Designated Exemption Area.

Respectfully submitted and signed by

Diana Morreale, MCIP, RPP
Director, Growth Management and Planning
Growth Strategy and Economic Development

CHART 1: SNIP TIG/BTIG Forecasted (No Regional SNIP TIG/BTIG Application Received)

Municipality	Address	Proposed Development	Where in the planning process?	Where in the TIG Application process?	Estimated Amount
SNIP TIG					
St. Catharines	88 James Street	30-storey, mixed-use building, 276 dwelling units, 3 Commercial units, 1 Office Unit.	Pending Site Plan Approval.	City approved TIG application. Agreement between Municipality and applicant with applicant for approval.	Estimated Amount: \$163,024.90
St. Catharines	180 Queenston Street	2 blocks of 3-storey, residential building with 39 dwelling units.	Site Plan Application yet to be filed.	City approved TIG application. Agreement with applicant.	Estimated Amount: \$38,384.20
Fort Erie	237 Niagara Blvd	Unknown	Requires all Planning Act applications.	No TIG application made to Town.	Unknown

Municipality	Address	Proposed Development	Where in the planning process?	Where in the TIG Application process?	Estimated Amount
Brownfield TIG					
Welland	1 Quaker Road (Northern Reach)	Master planned mixed-use community. 3,800 units, mixed in various typologies.	Applicant working on planning submission.	City approved BTIG application. Agreement reviewed by applicant with applicant.	Estimated Amount: Capped at \$40 million
Welland	290 Riverside Drive	43 single detached dwellings 61 street houses.	Applicant obtaining second quote.	City approved BTIG application. Agreement with applicant.	Estimated Amount: \$3,284,599.09
Welland	130 Niagara Street	9-storey residential tower with 104 units.	Application in review for approval.	City approved BTIG application. Agreement with applicant.	Estimated Amount: \$2,996,351.64

Municipality	Address	Proposed Development	Where in the planning process?	Where in the TIG Application process?	Estimated Amount
Brownfield TIG (continued)					
St. Catharines	7 St Paul Street/ 7 McGuire Street	37-storey tower with 478 dwelling units, 3 retail units and 1 large office unit.	Active site plan application.	City approved BTIG application. Agreement with City.	Estimated Amount: \$5,823,871.23
St. Catharines	10 Pleasant Avenue (GM lands)	9-storey mid-rise mixed use building with ground floor commercial space and 351 residential condominium units, plus 14 residential townhouse units (total of 365 residential units).	OPA and ZBA approved in September 2022. Active site plan application.	City approved BTIG application. Agreement with applicant.	Estimated Amount: \$577,704.92

Municipality	Address	Proposed Development	Where in the planning process?	Where in the TIG Application process?	Estimated Amount
Brownfield TIG (continued)					
St. Catharines	16 Lock Street	6 mixed-use buildings with 154 dwelling units, commercial space, and community space. Restoration of 2 heritage buildings.	Site Plan Application yet to be filed.	City approved BTIG application. Agreement with applicant.	Estimated Amount: \$430,232.90
St. Catharines	235 Merritt Street	2 mixed-use buildings and 1 commercial building, 116 dwelling units and commercial space (2,007m2)	Site Plan Application yet to be filed.	City approved BTIG application. No agreement to date.	Estimated Amount: \$284,635.54
West Lincoln	SS St. Catharines Street b/w 190 & 200	Unknown.	Draft Plan of Condominium/Site Plan under Review; CIP Applications under Review.	Unknown.	Estimated Amount: \$462,574.33

CHART 2: SNIP TIG/BTIG Pending (Incomplete Application Received)

Municipality	Address	Proposed Development	Where in the planning process?	TIG Application process?	Construction status?	Estimated Amount
SNIP TIG						
St. Catharines	271 Merritt St. Phase 2	6-storey, 44-unit apartment condominium building with ground floor commercial.	Planning Applications complete.	TIG Agreement is with City for approval.	Construction complete.	Estimated Amount: \$276,000.00
St. Catharines	155 Ontario St and 4,6,10 Adams St	560-unit retirement complex (140-unit seniors home, two 200-unit apartment buildings, 20 townhomes)	Planning Applications complete.	TIG Agreement is with City for approval.	Construction complete.	Estimated Amount: \$4,000,000.00

Municipality	Address	Proposed Development	Where in the planning process?	TIG Application process?	Construction status?	Estimated Amount
Brownfield TIG						
St. Catharines	40 Woodburn Ave/50 Herrick Street (AMENDMENT OF HERITAGE POINT PHASE II)	252 Condominium Apartment Units.	Site Plan Agreement registered in 2022. Plan of Condominium registration is imminent. Building permits issued and occupancy granted for most units.	Unknown.	Under Construction.	Unknown.

CHART 3: Smart Growth Regional Development Charges Reduction Program

Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Brownfield Smart Growth Applications						
Lincoln	5002 King Street	5-storey mixed-use building with 36 residential units and 2 commercial units.	Planning Applications complete.	Met all requirements for Oct 1, 2024. Staff waiting on formal application submission.	Construction complete.	Estimated Max Refund: \$310,392.00
Port Colborne	118 West Street	9-storey condominium building with 74 residential dwelling units.	Planning Applications complete.	Met all requirements for Oct 1, 2024. Staff waiting on formal application submission once development is complete.	Under construction.	Estimated Max Refund: \$78,603.92
Welland	201 Ontario Road (Phase One Only)	106 residential townhouse units.	Planning Act applications complete.	Transition Agreement executed with Niagara Region on May 27, 2024. Regional staff confirming Regional DC payment.	Under construction.	Estimated Max Refund: \$960,572.00

Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Brownfield Smart Growth Applications (continued)						
St. Catharines	1956 Third Street Louth	4-storey, 256 bed long-term care home facility.	Planning Act applications complete.	Requires Transition Agreement with Niagara Region, building permit, Regional DC payment, construction initiation.	Construction has not started.	Estimated Max Refund: \$919,420.75
St. Catharines	239 Lakeshore Road	6-storey condominium apartment building with 43 units and 28 townhouse dwelling units.	Active Site Plan application. Phase One, Foundation Only planning approval granted in August 2022. Plumbing Only/Site servicing permits issued.	Transition Agreement executed with Niagara Region on May 29, 2024. Requires building permit, Regional DC payment, construction initiation.	Construction has not started.	Estimated Max Refund: \$1,248,964.00

Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Brownfield Smart Growth Applications (continued)						
Fort Erie	412 Ridgeway Road (South Coast Village at Crystal Beach Phase 2)	41 single-detached dwelling units. 6 row townhouse units. 3-storey mixed-use building with commercial on the ground floor and 11 apartment units.	Site Plan has been approved. Draft Plan of Condominium approved by Town Council July 2024.	Transition Agreement executed with Niagara Region on June 1, 2023. Building permit issued. Require proof of construction initiation.	Construction has not started.	Estimated Max Refund: \$690,564.92

Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Brownfield Smart Growth Applications (continued)						
Grimsby	362 & 398 North Service Road (Fifth Wheel)	Building A and B – 18 and 22-storeys, (429 units) Building C – 14-storeys (199 units). Building D – 12-storeys (179 units) Building E – 14-storeys (175 units) Building F – 14-storeys (246 units). Buildings H-N 3-storey town houses with 33 units.	Draft Plan of Subdivision approved. Shoreline work completed. Town is awaiting applications for Site Plan and Draft Plan of Condominium.	Requires Transition Agreement with Niagara Region.	Construction has started – shoreline wall and park completed.	Estimated Max Refund: \$9,332,144.00
Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount

Brownfield Smart Growth Applications (continued)						
Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Thorold	75 Ormond Street South	275-unit multiple residential building (Building A 10 to 15-storeys, Building B 1 to 9-storeys)	Requires all Planning Act approvals (Official Plan Amendment and Zoning By-law Amendment on City Council agenda for September 10th and future Site Plan application required)	Requires Transition Agreement with Niagara Region, building permit, Regional DC payment, construction initiation.	Construction has not started.	Estimated Max Refund: \$2,391,106.90

Designated Exemption Area Smart Growth Applications						
Municipality	Address	Proposed Development	Where in the planning process?	Smart Growth Application status	Construction status	Estimated Max Refund Amount
Grimsby	21 & 23 Main Street E and 6 Doran Avenue	4-storey, mixed-use development with 87 residential units and 603m2 of commercial space at-grade.	Site Plan agreement has been finalized.	Transition Agreement executed with Niagara Region on May 16, 2024. Requires Regional DC payment and construction initiation.	Construction has not started.	Estimated Max Refund: \$807,296.52
Port Colborne	225 Main Street West	Second- storey addition to an existing 1-storey commercial building for a total of four residential dwelling units.	Building Permit only.	Transition Agreement received to be executed with Niagara Region.	Under construction.	Estimated Max Refund: \$29,998.00
St. Catharines	10 Seymour Avenue	Renovations to the existing 3-storey school for a total of 76 residential units.	Active Site Plan application.	Regional DCs may not be owed. Confirming with City staff.	Construction has not started.	\$0

Designated Exemption Area Smart Growth Applications (continued)						
St. Catharines	136, 140, 144 Church Street	Three separate apartment buildings to be converted from 11 units to 26 units.	No Planning Act applications required for redevelopment. Project has been exempted from Site Plan Approval.	Requires Transition Agreement with Niagara Region, building permit, RDC payment, construction initiation.	Construction has not started.	Estimated Max Refund: \$235,612.00
St. Catharines	88 James Street	30-storey mixed use building with 276 units and ground floor commercial/retail.	Pending Site Plan approval.	Requires Transition Agreement with Niagara Region, building permit, RDC payment, and construction initiation.	Construction has not started.	Estimated Max Refund: \$1,433,077.15
Welland	69 Denistoun Street (Phase 2, Block 4)	43 street townhouses. (Welland High Garden Subdivision)	Planning Act applications complete.	Requires Preliminary Assessment and Transition Agreement with Niagara Region.	Under construction.	Estimated Max Refund: \$45702.00