

July 3, 2025

City of Welland Brownfield Community Improvement Plan Incentive Request

1 Quaker Road (Liv Communities)



City of Welland Request

Requesting that the Region of Niagara Council provide a matching Brownfield Community Improvement Plan Tax Increment Grant of \$40 million as outlined in the application submitted to the Region on September 6, 2024 by the City of Welland and submitted to the City of Welland by Liv Communities.

Three Items to Discuss:


1. Welland's Commitment to Housing Supply & Affordability
2. Overview of the Subject Lands/Development
3. Welland Brownfield Community Improvement Plan (CIP) Overview

NEWS & ALERTS

18.

Visit Engage Welland and participate in the Dog Park Improvements survey before July 7.

News brief: Contact the City of Welland with questions about



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Affordable Housing Action

The City of Welland is a growing community that is experiencing increased demand and costs for housing of all types. A key need is to address affordable housing. The City has been looking at opportunities and new tools to improve social and economic outcomes through helping support the creation of affordable rental housing.

Affordable Housing Progress

186 Affordable Housing Units Approved By The City

- 50 - Emergency Shelter Beds - 851 Ontario Road (Niagara Region Housing & The Hope Centre)
- 3 - Deeply Affordable Units - 662 Deere Street (The Hope Centre)
- 24 - Deeply Affordable Units - 8 Kilgour Avenue (Mainstream Gateway)
- 78 - Deeply Affordable Units - 184 Donistoun Avenue (Niagara Regional Housing)
- 21 - Deeply Affordable (17) and Affordable Units (4) - 414 River Road (Southridge Community Church)
- 4 - Affordable Units - 91 Lyons Avenue and 109-111 Division Street (Private Landowners)

Welland's Top Actions Taken to Create Affordable Housing

The City of Welland has undertaken a multi-pronged approach to create more affordable housing as there is no one action that can solve this problem. The top actions Welland is taking are listed and described below:

Ontario Housing Target & Pledge

Affordable Housing Committee of Council

Affordable Rental Housing Community Improvement Plan

Affordable Housing Reserve Fund (AHRF)

Offering City owned lands for Affordable Housing (Special Land Program)

Modern Official Plan and Zoning By-law

Development Charge By-law Exemptions

Encampment Task Force

Welland Homelessness Working Group


Creating Partnerships and Collaboration

Free, Fast, Up Front Customer Service

Proactive Economic Development

Community Services Investments

Infrastructure Investments



Resources

- CMHC Funding Opportunities
- Canada's Housing Plan: Programs and Initiatives
- Housing, Infrastructure and Communities Canada - Canada's National Housing Strategy: Funding programs
- Housing in Ontario | ontario.ca
- Building more homes | ontario.ca
- Affordable Housing - Niagara Region, Ontario
- Niagara Region Housing

Summary of Progress

186 Affordable Housing Units Approved By The City

This includes:

50 - Emergency Shelter Beds

122 - Deeply Affordable Units

8 - Affordable Units

For Welllanders

Employee ID Verification

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Contact

Planning Division

Civic Square

60 East Main St., Welland, ON L3B 3Y4

905-735-1700 x2251 or x2257

905-735-8772

devers@welland.ca

Planning Public Meetings

City of Welland's Commitment to Creating Housing Supply Solutions

- Includes all types of housing from deeply affordable to market housing;
- Employ a range of policies, actions, partnerships and incentives (including CIP's) to help achieve this;
- These are the tools we have available to help solve the housing crisis we collectively face; and
- The City and Region have partnered on many private sector projects under the City's various CIP's.
- We are making progress in addressing homelessness and continue working on solutions for more affordable housing.



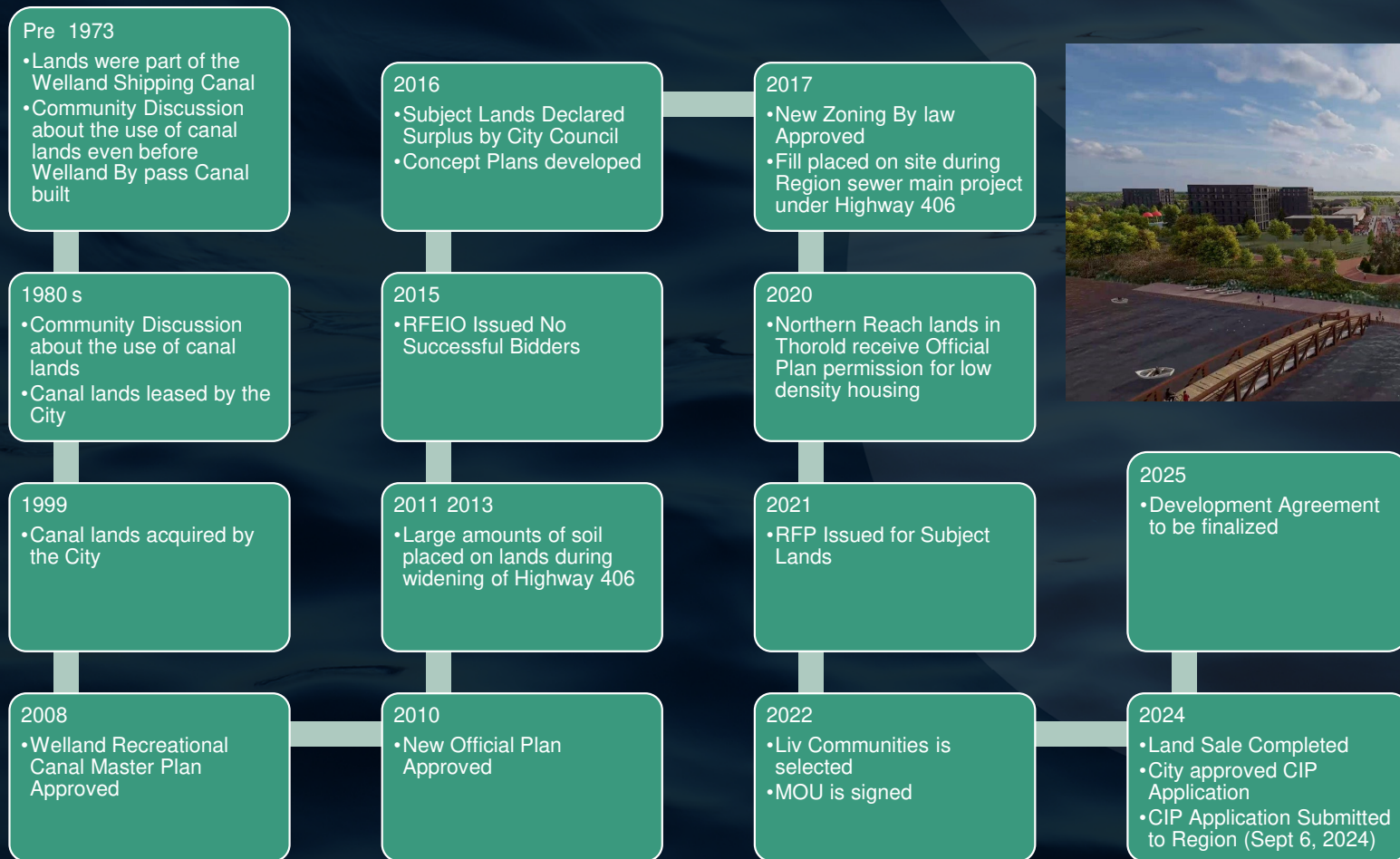
City of Welland Provincial Housing Target & Pledge

City Council Approved Housing Target to 2031 = 12,000 units

Provincial Approved Housing Target to 2031 = 4,300 units

1. Affordable Housing Community Improvement Plan
2. Update to the Official Plan
3. Housekeeping Zoning By-law Amendments
4. New Comprehensive Zoning By-law
5. Ontario Road Infrastructure Improvements
6. Implementation and Update to the Downtown and Health and Wellness CIP
- 7. Implementation and Update to the Brownfield CIP**
8. Community Trails Strategy Implementation
9. Development Charges By-law
10. Community Housing and Infrastructure Accelerator – North-West Secondary Plan Area
11. Urban Forestry Guidelines, Policies and Programs; and
12. Municipal Modernization Program for Building, Planning and By-law

History of the Northern Reach and Canal Lands Redevelopment – A Community Driven Process



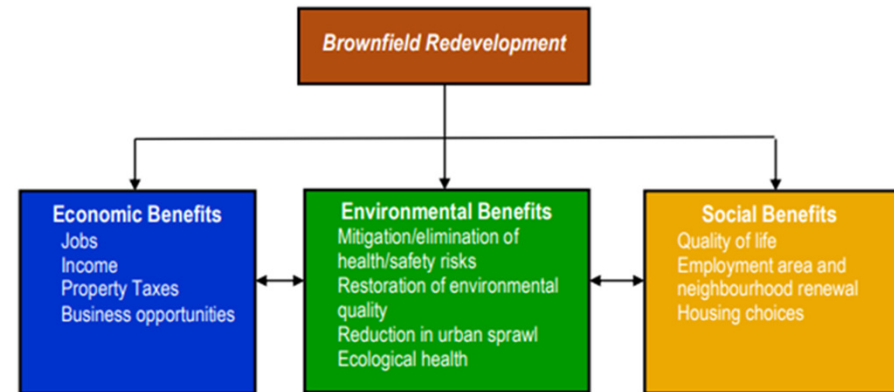
Key Information	Description
Site Area	52.53 Ha (129.8 acres)
Official Plan Designation	Welland Recreational Waterway & Core Natural Heritage
Zoning	WRW – Welland Recreational Waterway & ECA
Proposed New Dwelling Units Created	Up to 4500 Missing Middle & High-Density Dwelling Units
Proposed Parkland/Trails	5.16 Ha (12.75 acres)
Proposed Community Facilities/Services	<ul style="list-style-type: none"> • New Pedestrian Bridge over the Recreational Canal • New East-West Trail Connections to the Recreational Canal Trail. • Upgraded Recreational Canal Trail along frontage of the development. • Public access to the waterfront is retained and enhanced.
Economic Benefits	<ul style="list-style-type: none"> • Over \$1.8 billion in construction value (\$1 Regional Investment = \$45 of private sector investment)
Environmental Benefits	<ul style="list-style-type: none"> • Contaminated lands being remediated along the Recreational Canal which is also the drinking water source for Welland, Pelham & Thorold.
Property Assessment & Taxes	<ul style="list-style-type: none"> • \$19.1 million in assessed value which equals approximately \$175,727.00 per year in Regional taxes in 2025 as vacant land • \$9.5 million in Regional taxes per year at full build out.

Brownfield & Recreational Canal Redevelopment in Welland

City Official Plan (2010)

- Lands along the Welland Recreational Waterway and Brownfields are areas identified in the City's Growth Management and intensification Strategy.
- The goal of community improvement on brownfield lands is to promote the remediation, rehabilitation, adaptive re-use, redevelopment and overall improvement of brownfield sites. (s 7.10.2.1)
- The Welland Recreational Waterway designation that applied to the subject lands permits medium and high-density residential development.

Figure 1 Benefits of Brownfield Redevelopment



Source: Regional Analytics, 2002, Figure 2, p. 7.

Brownfield CIP

- Provides a framework of financial incentive programs, strategies, and actions to encourage and promote remediation and redevelopment of Brownfield properties within the defined project area. Redeveloped Brownfield sites add value to the community with combined social, environmental, and economic benefits.
- Eligible costs include all activities related to clean-up, demolishing buildings, building construction & renovation, and upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities
- 74 Applications Approved By The City, \$3.2 billion in private sector investment

City of Welland is requesting Niagara Region Council honour the City's request for matching funding under the BTIG for the following reasons:

01

The project meets the definition of a Brownfield in the City's Brownfield Community Improvement Plan

Eligible costs include clean-up, demolishing buildings, building construction & renovation, and upgrading on-site infrastructure.

The application meets the goals and objectives of the City, Region, and Province.

The incentive is well below the eligible costs because of the \$40 million cap

02

The BTIG is funded from the new property tax assessment and taxes that are created by the development

The Region has all ready realized an increase in property assessed value and taxes

The amount of taxes retained by the Region will increase year by as development proceeds.

03

The Brownfield Redevelopment will bring over \$1.8 billion in private sector investment

The economic benefits of this development will be felt in the City and across the Region.

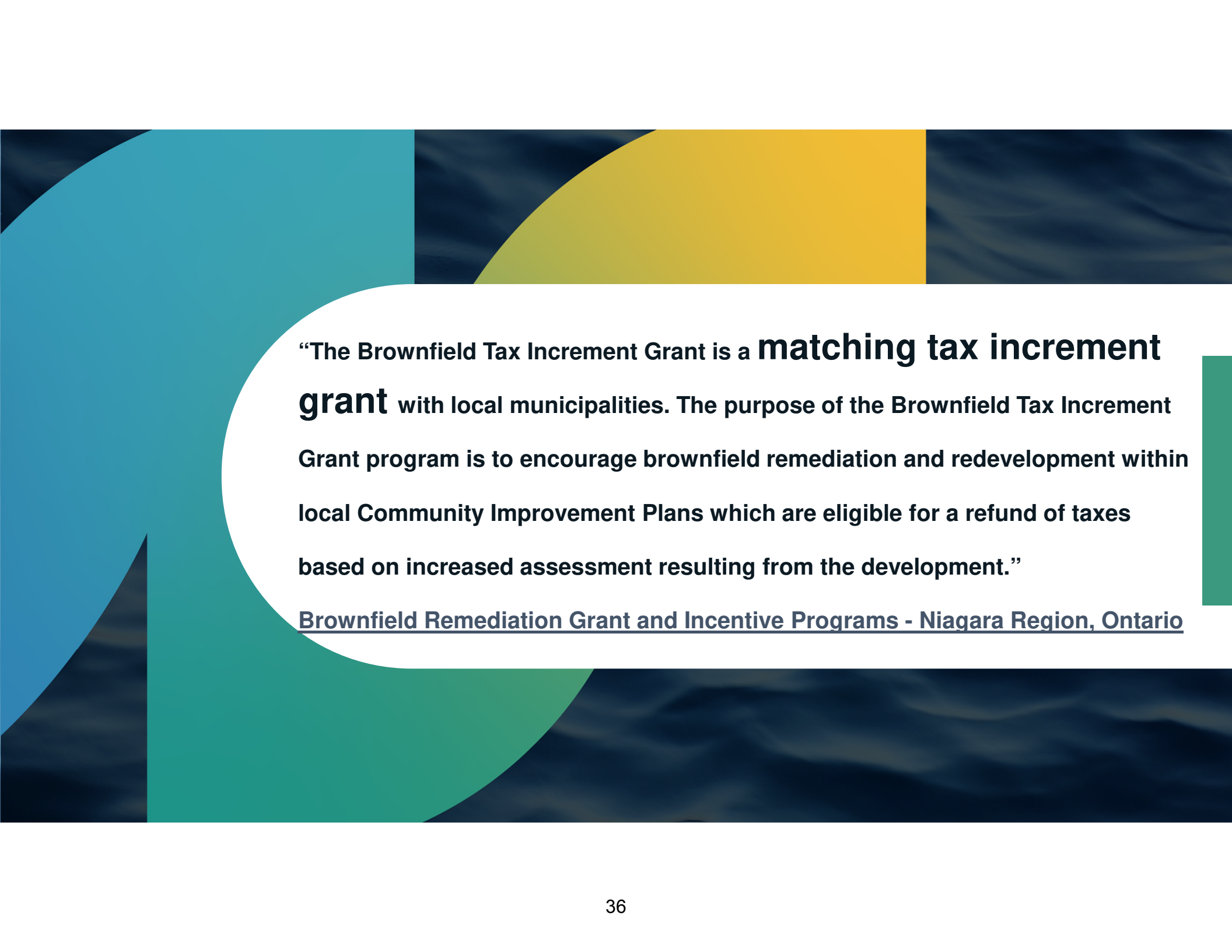
\$1 Regional investment = \$45 private sector investment.

04

Not approving the City's request would go against what the Region's website advertises and what Regional Council has approved

Regional Council Extended the BTIG Program in Fall 2024 knowing this application and many others were submitted.

City's in Niagara rely on the certainty of these incentives as an effective economic and housing development tool.



“The Brownfield Tax Increment Grant is a **matching tax increment grant** with local municipalities. The purpose of the Brownfield Tax Increment Grant program is to encourage brownfield remediation and redevelopment within local Community Improvement Plans which are eligible for a refund of taxes based on increased assessment resulting from the development.”

Brownfield Remediation Grant and Incentive Programs - Niagara Region, Ontario



Thank You!

Have any questions for us?

