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Overview

- A brownfield redevelopment project – redevelopment required in compliance with O.Reg 153/04 and O.Reg 406/19.
- Up to 4,500 new residential units – homes for over 7,000 new people
- New community facilities, dramatically improved pedestrian connectivity, and enhanced waterfront amenities
- \$1.8 billion+ in construction activity

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Region of Niagara BTIG Program

History

- Region's BTIG Program in existence since 2002 - Regional SNIPs.
- Intent of Program, as per Regional staff, is to "level the playing field between brownfield and greenfield development".
- Has facilitated redevelopment of brownfield sites all across Niagara in partnership with Local Municipal BTIG Programs.

Region of Niagara BTIG Program

Definitions

- Region of Niagara Brownfield Incentives webpage generally defines “brownfield” as “land located within the urban areas..., upon which there has been previous industrial, institutional, or commercial or open lands use or other use as prescribed under the EPA, R.S.O. 1990, and O. Reg. 153/04..., and for which site remediation is required in accordance with a Phase 2 ESA”.
- **LIV Site meets this definition!**
- Regional BTIG “eligible costs” are **not** defined or specified anywhere in the Region’s approved BTIG Program materials. Regional staff have always relied on the definition of eligible costs in Local BTIG Programs.

Region of Niagara BTIG Program

Administration

- Region's BTIG Program designed as a "matching TIG" Program – Region matches Local Municipal CIP BTIG Program in terms of TIG % and eligible costs.
- Local Municipalities approve Local BTIG Application, and then send to Regional staff with a formal request for matching Regional BTIG.
- Regional staff have delegated approval authority for Region's BTIG Program.
- Proponents of applications denied by Regional staff have option of appearing before Regional Council to request reconsideration of Regional staff decision.

Region of Niagara BTIG Program

Program Reviews

- SNIPs, incl. BTIG Program reviewed in 2011, 2021, and 2024.
- On September 26 of 2024, Regional Council extended the Region's BTIG Program until **April 1, 2026** and Regional staff confirmed that **“there were no changes to the terms of the BTIG Program”**.
- The **reliability and consistency** of BTIG Programs is very important!

Region of Niagara BTIG Program

- **Do Local Municipal Brownfield CIP BTIG Programs include non-environmental remediation eligible costs?**

| Local Municipality | Year CIP Adopted | Does Local BTIG Program include <u>non-environmental</u> remediation eligible costs? |
|--------------------|------------------|--|
| Fort Erie | 2009 | Yes |
| Niagara Falls | 2006 | Yes |
| Port Colborne | 2023 | Yes |
| St. Catharines | 2020 | Yes |
| Thorold | 2016 | No |
| Welland | 2018 | Yes |
| West Lincoln | 2011 | Yes |

Region of Niagara BTIG Program

- **Have other Local Municipal BTIG Applications with non-environmental remediation eligible costs been approved by the Region?**

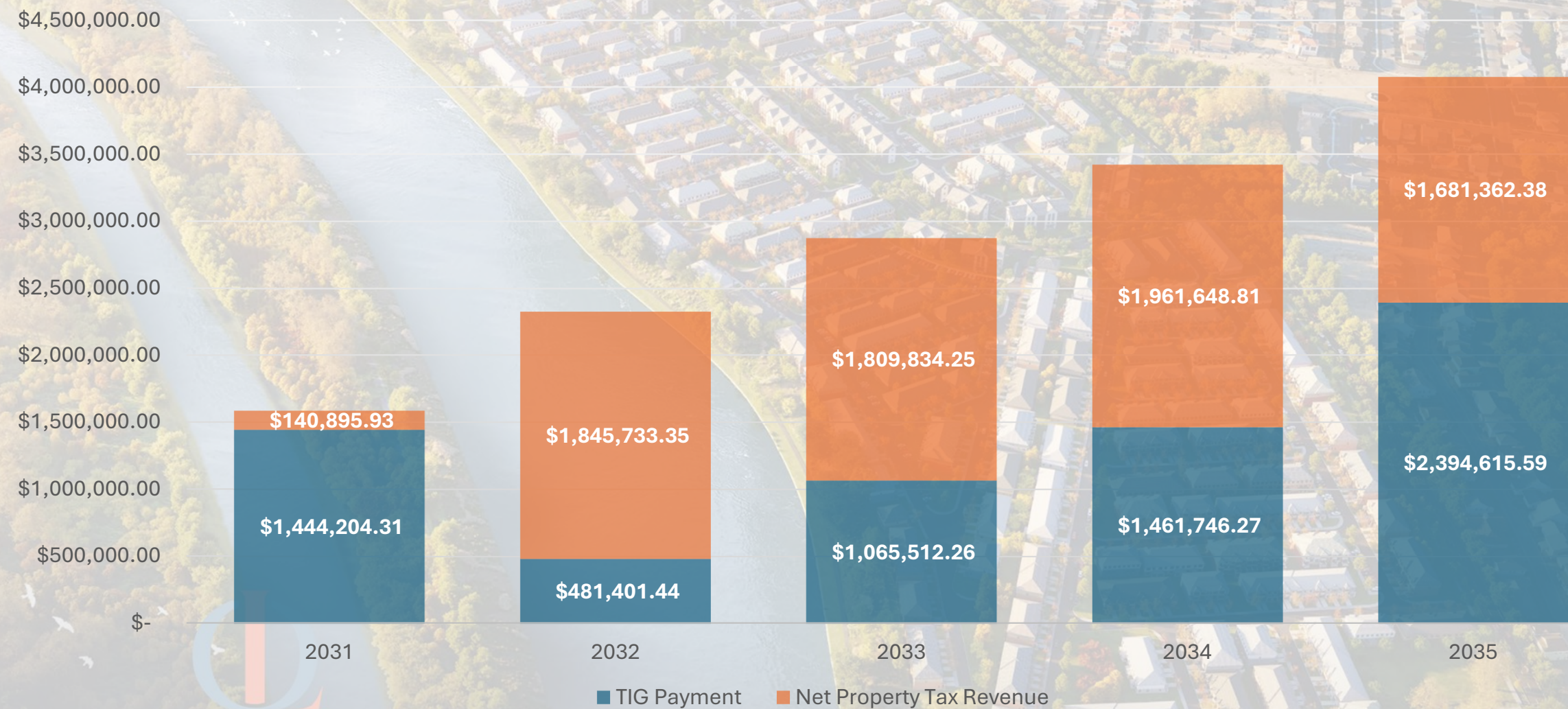
| BTIG Project Name/Address | Local Municipality | Month/Year of BTIG Approval/ Denial by Regional Staff | Did Application include Non-Env. Remediation Eligible Costs? | Estimated Regional BTIG Contribution? | Approved / Denied? |
|--|--------------------|---|--|--|---|
| Empire Dain East (Phase 1) 401 Canal Banks Street | Welland | September 2021 | Yes | \$8,000,000 + \$10,000,000 Brownfield DCR from Region. Region BTIG capped at \$8M. | Approved via letter from Regional staff. |
| Empire Dain West (Phase 2) 401 Canal Banks Street | Welland | Post Sept 2021 | Yes | \$8,000,000 | Denied via letter from Regional staff. |
| Krown 290 Riverside Drive | Welland | November 2024 | Yes | \$2,649,100. No cap on Region BTIG. | Approved via letter from Regional staff. |
| 1002 Niagara Street Phase 1 and 2 | Welland | October 2024 | Yes | \$5,959,200. No cap on Region BTIG. | Approved via letter from Regional staff. |
| 968 Niagara Street | Welland | April 2024 | Yes | \$4,500,000. No cap on Region BTIG. | Approved via letter from Regional staff. |

Tax Revenue – Niagara Region

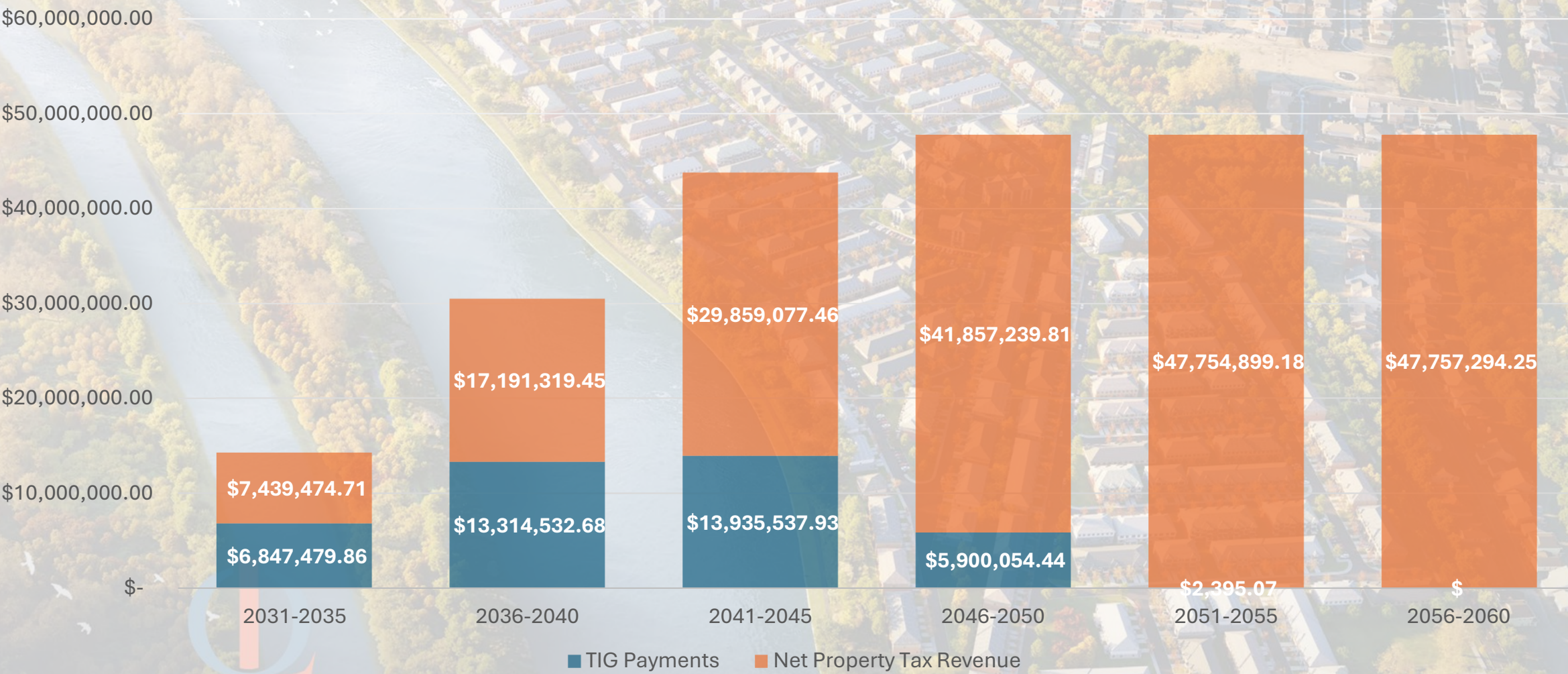
- Prior to closing = \$0
- 2025 = \$175,727
- Projected at build out (\$2025) = \$9,551,458 / year



2031-2035 REGIONAL TAX REVENUE



BUILD-OUT REGIONAL TAX REVENUE



Conclusion

- City of Welland recommendation is in line with Regional Council-approved direction and previous examples of BTIG approvals
- Good business case: \$1 of Regional investment begets \$45 in private investment
- Self-funding: BTIG rebates come from property taxes generated by the project (Region retains minimum 20% of the tax increment)
- Ongoing benefits: \$9.5MM additional annual Regional property tax revenue for the Region