



Planning and Development Services

Planning Division
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MEMORANDUM
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Planning and Development Services
Planning Division

TO: File No. BROWN 2024-03

FROM: Gregory Lipinski, Policy Planner

DATE: September 5th, 2024

SUBJECT: Compliance with General and Program Specific Requirements for
Delegated Council Authority – Brownfield CIP Incentive Programs
Tax Assistance Program; Tax Increment Grant Program
1 Quaker Road (Lock and Quay)

APPLICATION DETAILS – all dollar/grant amounts exclude HST.

PROJECT DESCRIPTION

The project consists of a master-planned, multi-phased community that will seek approximately 4,249 residential units. This will be built through a mix of two-storey and three-storey townhomes, stacked townhomes, and mid-rise apartment buildings. Near the center of the site will be a new central park, along with a pedestrian bridge that will connect this new community to Merrit Island.

The development does include 45,000 square feet of commercial space; however, this was not included in the post-development assessment value (AV) as it represents less than 1% of the total project construction cost, providing only a nominal impact on the total post-development AV. The development is intended to be built over the course of 18 phases.

TAX INCREMENT GRANT (TIG) PROGRAM

- Total cost estimates (excluding HST) for:
 - Construction – (contractor to be determined) \$1,651,830,675
 - Excess Soil Management and associated costs \$125,344,303.00
 - Infrastructure and Services Costs - \$21,714,701.50
 - Remediation Costs \$181,062.50
- Maximum City portion of the TIG over Agreement Term at 80% is **\$40,000,000.00**.
- Maximum Region portion of the TIG over Agreement Term at 80% is **\$40,000,000.00**.
- TIG is to be administered in 18 Phases per the proposal.
 - Each phase is to be capped based on a proportion of the Maximum Grant Amount or Eligible Costs (to be determined at the time of execution of the agreement). See Maximum CAP Spreadsheet below)
 - Proportion of maximum grant is based off the Land Area of each part of Reference Plan 59R17994 or the number of proposed units per each phase (to be determined at the time of execution of the agreement). See maximum cap spreadsheet below.
- **TIG Agreement expires in April 1, 2050 (at the latest)**
- Niagara Region must confirm their participation in the TIG.

TAX ASSISTANCE PROGRAM (TAP)

- Total of lowest cost estimates for:
 - Remedial Site Work – Soil-Mat Engineers & Consultants LDT. - \$181,062.50 plus \$19,598.00 for remaining ESA costs..
- The estimated City portion of Tax Assistance (cancellation) starting in 2025 for 3 years is **\$200,660.50** based on the maximum eligible costs of the TAP.
- Niagara Region no longer participates in the TAP.
- See attached spreadsheet with Tax Assistance estimates for City.

APPLICATION COMPLIANCE WITH PROGRAM SPECIFIC REQUIREMENTS

REQUIREMENTS	RESPONSE
Subject property is within the CIP Area	Yes
Complete application received	Yes
Written confirmation from Owner	Yes
Work has not commenced prior to City Approval	Correct

Application has been reviewed against program specific eligibility requirements:	The Supplemental Phase Two ESA and Remedial Action Plan outlined how the site was used for soil dumping during the construction of the Welland Canal and subsequent projects, resulting in a large quantity of unknown soil quality over a long period of time. As much as 2.36 million cubic metres of soil fill will have to be removed off-site. Excess Soil testing are confirmed to be an eligible costs as per project meeting with City on July 19, 2022.
Proposal complies with Zoning By-law	Correct, and the applicant will be submitting an application for Part Lot Control, followed by a Plan of Condominium and Site Plan for each of the blocks.
No duplication of program grants	Correct
Property taxes are in good standing	N/A
Proposed grant is within budget allocations	Yes, a portion of collected taxes resulting from the completion of this project will be set aside for funding. Program Fund.
Grant Agreement to be executed by Applicant	Yes.
Is a Record of Site Condition required for the proposed development, as to meet Brownfield CIP guidelines?	Yes.

Staff Recommendation

Per By-law 2016-104, this application complies with the Brownfield Tax Assistance and Tax Increment Grant program-specific requirements and has been approved.



Grant Munday
Director of Planning and Development Services

TIG Maximums

Phase	Part of Reference Plan	Percent age of Area (%)	Area (Ha)	Maximum Eligible Grant (Based Parcel Area)	City Portion	Region Portion	Total Number of Dwellings	Percentage of Number of Dwellings	Maximum Eligible Grant (Based on proportion of Dwellings per Phase)	City Portion	Region Portion	Total non-capped	Municipal Amount if not Capped	Regional Amount if not Capped
1	1	10.70%	5.025	\$ 80,000,000.00	\$ 38,800,000.000	\$ 41,200,000.000	1230	28.95%	\$23,158,390.21	\$11,231,819.25	\$11,926,570.96	\$45,783,338.53	\$22,214,526.37	\$23,568,812.16
2	2	5.05%	2.369	\$ 160,000,000.00	\$ 77,600,000.000	\$ 82,400,000.000	110	2.59%	\$2,071,075.55	\$1,004,471.64	\$1,066,603.91	\$4,544,514.34	\$2,205,684.70	\$2,338,829.64
3	3	6.13%	2.88	\$ 240,000,000.00	\$ 116,400,000.000	\$ 123,600,000.000	153	3.60%	\$2,880,677.81	\$1,397,128.74	\$1,483,549.07	\$5,944,729.71	\$2,885,280.66	\$3,059,449.04
4	5	1.81%	0.848	\$ 400,000,000.00	\$ 194,000,000.000	\$ 206,000,000.000	210	4.94%	\$3,953,871.50	\$1,917,627.68	\$2,036,243.82	\$7,829,766.89	\$3,805,860.66	\$4,023,906.23
5	7	2.99%	1.404	\$ 560,000,000.00	\$ 271,600,000.000	\$ 288,400,000.000	350	8.24%	\$6,589,785.83	\$3,196,046.13	\$3,393,739.70	\$13,049,421.95	\$6,342,946.65	\$6,706,475.30
6	8	4.93%	2.314	\$ 640,000,000.00	\$ 310,400,000.000	\$ 329,600,000.000	542	12.76%	\$10,204,754.06	\$4,949,305.72	\$5,255,448.34	\$20,174,925.83	\$9,788,944.31	\$10,385,981.52
7	9	6.07%	2.852	\$ 720,000,000.00	\$ 349,200,000.000	\$ 370,800,000.000	153	3.60%	\$2,880,677.81	\$1,397,128.74	\$1,483,549.07	\$6,029,627.16	\$2,926,485.73	\$3,103,141.43
8	10	4.13%	1.938	\$ 800,000,000.00	\$ 388,000,000.000	\$ 412,000,000.000	110	2.59%	\$2,071,075.55	\$1,004,471.64	\$1,066,603.91	\$8,492,444.41	\$4,116,925.87	\$4,375,518.55
9	11	3.97%	1.864	\$ 880,000,000.00	\$ 426,800,000.000	\$ 453,200,000.000	110	2.59%	\$2,071,075.55	\$1,004,471.64	\$1,066,603.91			
10	12	3.55%	1.666	\$ 960,000,000.00	\$ 465,600,000.000	\$ 494,400,000.000	116	2.73%	\$2,184,043.30	\$1,059,261.00	\$1,124,782.30	\$9,292,750.49	\$4,503,318.94	\$4,789,431.56
11	13	7.92%	3.719	\$ 1,040,000,000.00	\$ 504,400,000.000	\$ 535,600,000.000	115	2.71%	\$2,165,215.34	\$1,050,129.44	\$1,115,085.90			
12	14	3.80%	1.786	\$ 1,120,000,000.00	\$ 543,200,000.000	\$ 576,800,000.000	109	2.57%	\$2,052,247.59	\$995,340.08	\$1,056,907.51	\$4,201,259.64	\$2,039,085.67	\$2,162,173.96
13	15	7.04%	3.307	\$ 1,200,000,000.00	\$ 582,000,000.000	\$ 618,000,000.000	170	4.00%	\$3,200,753.12	\$1,552,365.26	\$1,648,387.86	\$6,464,527.97	\$3,133,311.29	\$3,331,216.68
14	16	7.32%	3.439	\$ 1,280,000,000.00	\$ 620,800,000.000	\$ 659,200,000.000	183	4.31%	\$3,445,516.59	\$1,671,075.55	\$1,774,441.04	\$7,183,458.45	\$3,482,075.14	\$3,701,383.31
15	20	9.09%	4.269	\$ 1,600,000,000.00	\$ 776,000,000.000	\$ 824,000,000.000	102	2.40%	\$1,920,451.87	\$931,419.16	\$989,032.71	\$9,407,010.06	\$4,560,210.51	\$4,846,799.55
16	22	5.56%	2.609	\$ 1,760,000,000.00	\$ 853,600,000.000	\$ 906,400,000.000	242	5.70%	\$4,556,366.20	\$2,209,837.61	\$2,346,528.59	\$3,850,983.16	\$1,865,722.51	\$1,985,260.65
17	24	2.92%	1.366	\$ 1,920,000,000.00	\$ 931,200,000.000	\$ 988,800,000.000	46	1.08%	\$866,086.14	\$420,051.78	\$446,034.36	\$1,897,598.89	\$919,244.40	\$978,354.49
18	25	7.02%	3.298	\$ 2,000,000,000.00	\$ 970,000,000.000	\$ 1,030,000,000.000	198	4.66%	\$3,727,935.98	\$1,808,048.95	\$1,919,887.03	\$7,179,347.02	\$3,480,261.03	\$3,699,085.99
Total		100%	46.953	\$80,000,000	\$ 8,419,600,000.000	\$ 8,940,400,000.000	4249	100.00%	\$80,000,000.00	\$38,800,000.00	\$41,200,000.00	\$161,325,704.51	\$78,269,884.44	\$83,055,820.07

TIG PHASING BREAKDOWN

PHASE	BLOCK		DEV. DETAILS	UNITS	UNIT %	PART	59R-17994 AREA (HA)	PRE PROJECT ASS	POST PROJECT ASS.
Phase 1	Block 2	Mid-rise park & Drainage	Maximum units	1,230		Part 1	5.025	\$ 1,297,202.71	\$ 346,450,000.00
Phase 2	Block 5b	Low-rise	2-storey TH	33	30.0%	Part 2	2.369	\$ 611,556.86	\$ 10,439,000.00
			3-storey TH	77	70.0%				\$ 23,356,666.67
			total	110					\$ 33,795,666.67
Phase 3	Block 5a	Low-rise	2-storey TH	42	27.5%	Part 3	2.88	\$ 743,471.41	\$ 13,286,000.00
			3-storey TH	57	37.3%				\$ 17,290,000.00
			Stacked TH	54	35.3%				\$ 13,689,000.00
			total	153					\$ 44,265,000.00
Phase 4	Block 1	Mixed-use High Density	Max. res. Units Comm: 20,000 sq.ft	210	N/A	Part 5	0.848	\$ 218,911.03	\$ 59,150,000.00
Phase 5	Block 2	Mixed-use High Density	Max. res. Units Comm. 25,000 sq.ft	350	N/A	Part 7	1.404	\$ 362,442.31	\$ 98,583,333.33
Phase 6	Block 1	Mid-rise	Maximum units	542	N/A	Part 8	2.314	\$ 597,358.62	\$ 152,663,333.33
Phase 7	Block 4a	Low-rise	2-storey TH	23	15.0%	Part 9	2.852	\$ 736,243.21	\$ 7,275,666.67
			3-storey TH	94	61.4%				\$ 28,513,333.33
			Stacked TH	36	23.5%				\$ 9,126,000.00
			total	153					\$ 44,915,000.00
Phase 8 & Phase 9	Block 4b	Low-rise	2-storey TH	32	14.5%	Part 10	1.938	\$ 500,294.30	\$ 10,122,666.67
			3-storey TH	128	58.2%	Part 11	1.864	\$ 481,191.22	\$ 38,826,666.67
			Stacked TH	60	27.3%			\$ 981,485.52	\$ 15,210,000.00
			total	220					\$ 64,159,333.33
Phase 10 & Phase 11	Block 4c	Low-rise	2-storey TH	99	42.9%	Part 12	1.666	\$ 430,077.56	\$ 31,317,000.00
			3-storey TH	108	46.8%	Part 13	3.719	\$ 960,059.08	\$ 32,760,000.00
			Stacked TH	24	10.4%			\$ 1,390,136.64	\$ 6,084,000.00
			total	231					\$ 70,161,000.00
Phase 12	Block 3c	Low-rise	2-storey TH	29	26.6%	Part 14	1.786	\$ 461,055.53	\$ 9,173,666.67
			3-storey TH	38	34.9%				\$ 11,526,666.67
			Stacked TH	42	38.5%				\$ 10,647,000.00
			total	109					\$ 31,347,333.33
Phase 13	Block 3b	Low-rise	2-storey TH	19	11.2%	Part 15	3.307	\$ 853,701.37	\$ 6,010,333.33
			3-storey TH	91	53.5%				\$ 27,603,333.33
			Stacked TH	60	35.3%				\$ 15,210,000.00
			total	170					\$ 48,823,666.67
Phase 14	Block 3a	Low-rise	2-storey TH	42	23.0%	Part 16	3.439	\$ 887,777.14	\$ 13,286,000.00
			3-storey TH	105	57.4%				\$ 31,850,000.00
			Stacked TH	36	19.7%				\$ 9,126,000.00
			total	183					\$ 54,262,000.00
Phase 15	Block 1	Low-rise	2-storey TH	96	39.7%	Part 20	4.269	\$ 1,102,041.47	\$ 30,368,000.00
			3-storey TH	74	30.6%				\$ 22,446,666.67
			Stacked TH	72	29.8%				\$ 18,252,000.00
			total	242					\$ 71,066,666.67
Phase 16	Block 2	Low-rise	2-storey TH	51	50.0%	Part 22	2.609	\$ 673,512.81	\$ 16,133,000.00
			3--storey TH	51	50.0%				\$ 12,928,500.00
			total	102					\$ 29,061,500.00
Phase 17	Block 7	Low-rise	2-storey TH	28	60.9%	Part 24	1.366	\$ 352,632.62	\$ 8,857,333.33
			3-storey TH	18	39.1%				\$ 5,460,000.00
			total	46					\$ 14,317,333.33
Phase 18	Block 6	Low-rise	2-storey TH	58	29.3%	Part 25	3.298	\$ 851,378.02	\$ 18,347,333.33
			3-storey TH	8	4.0%				\$ 2,426,666.67
			Stacked TH	132	66.7%				\$ 33,462,000.00
			total	198					\$ 54,236,000.00
Developable Hectares							46.953	\$ 14,492,529.43	\$ 1,217,257,166.67

Estimated Pre-Development 2016 AV

Purchase Price:	\$ 35,000,000.00
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Estimated Pre-Development 2016 AV:	$\$35,000,000.00/2.10=$	\$ 16,666,667.00
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cost per hectare -	\$	258,149.79
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Estimated Post-Development 2016 AV

\$ 1,219,798,667.00

Eligible Costs

\$ 19,598.00

\$ 181,062.50

\$ 125,344,303.00

\$ 125,544,963.50