


APPROVALS	
DIRECTOR	
CFO	
CAO	

COUNCIL
PLANNING AND DEVELOPMENT SERVICES

REPORT P&B-2023-30
June 27,2023

SUBJECT: ONTARIO GOVERNMENT HOUSING TARGET AND PLEDGE

**AUTHOR: GRANT MUNDAY, B.A.A., MCIP, RPP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approve the Housing Target and Pledge as outlined in Report P&B-2023-30; and further

THAT Welland City Council requests the City Clerk send a copy of this report to the Ontario Minister of Municipal Affairs and Housing Recommendation.

ORIGIN AND BACKGROUND:

With reference to Appendix I, on June 16, 2023 the Ontario Ministry of Municipal Affairs and Housing issued the City of Welland a requirement to demonstrate its commitment to accelerate housing supply by:

- Identifying a locally appropriate Housing Target (i.e., new housing units) to meet current and future housing needs in your municipality to 2031; and
- developing a Municipal Housing Pledge to increase and accelerate housing supply.

Municipalities are critical partners to help the Province get more homes built faster. The intention in requesting a housing pledge is that it will be approved by municipal councils and help codify Council's commitment to their target. A Municipal Housing Pledge would set out a Municipal Housing target to 2031, and the strategies and actions that the City will take to accelerate housing development.

COMMENTS AND ANALYSIS:

Staff have reviewed this request and it has come at an opportune time as we have just prepared a housing target and housing action plan for the Housing Accelerator Fund being of by Canada Mortgage and Housing Corporation (CMHA).

Proposed Housing Target:

The 2022 Development Charge Background study and the Welland Housing Needs Assessment Report provides the basis from which we established the current housing target. The current projection for new housing units between 2023 and 2031 is 10,647 new dwelling units. In consideration of the following housing pledge which is the same as the City's proposed Housing Action Plan the estimated housing target between 2023 and 2031 increase by 12,257 new dwellings. Staff are recommending that this be the proposed housing target for the City.

Housing Pledge:

The housing pledge is the plan on which the City will meet this target of 12,257 dwelling units by 2031. Staff have used the Housing Action Plan (attached as Appendix II) developed as part of the Housing Accelerator Fund application. One additional initiative (Municipal Modernization Program for Building, Planning and By-law) was added to the list as it did not qualify under the Housing Accelerator Fund. The proposed initiatives for the City's housing pledge are as follows and are already in process or are planned to be implemented:

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

FINANCIAL CONSIDERATION:

There are no financial considerations as a result of adopting the recommendation of this report.

OTHER DEPARTMENT IMPLICATIONS:

The implementation of the Housing Pledge will require the involvement of all City departments.

SUMMARY AND CONCLUSION:

The Ontario Ministry of Municipal Affairs and Housing issued the City of Welland a requirement to demonstrate its commitment to accelerate housing supply by:

- Identifying a locally appropriate Housing Target (i.e., new housing units) to meet current and future housing needs in your municipality to 2031; and
- developing a Municipal Housing Pledge to increase and accelerate housing supply.

Staff are recommending an achievable housing target of 12,257 new dwelling units by 2031 and recommending a range of existing and proposed initiatives which will assist the City in reaching this target. Welland has shown a strong commitment to housing supply growth. The housing target and pledge identified in this report formalizes this commitment. The Province has indicated that they will work with the City to address potential policy and implementation barriers to achieving this

ATTACHMENTS:

Appendix I – Letter from Minister of Municipal Affairs and Housing

Appendix II – Housing Action Plan

Appendix I

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



Ontario

234-2023-3202

June 16, 2023

Your Worship
Mayor Frank Campion
City of Welland
mayor@welland.ca

Dear Mayor Campion:

Subject: Municipal Housing Pledges and Targets

Our government is committed to bold and transformative action in order to tackle Ontario's housing supply crisis and reach our goal of building 1.5 million homes by 2031. We recognize that municipalities are critical partners in achieving this goal, and it is in that spirit that I am writing to you today.

While many municipalities have taken significant steps to increase their local housing supply, Ontario needs an unprecedented amount of new homes to meet current and anticipated demand. You may be aware that in Fall 2022, our government requested Municipal Housing Pledges for 29 of Ontario's largest and fastest-growing municipalities. To reach the goal of 1.5 million homes built by 2031, Ontario will need municipalities across the province to do their part in providing homes for future population growth.

Today, I am asking the City of Welland to demonstrate its commitment to accelerate housing supply by:

- Identifying a locally appropriate Housing Target (i.e., new housing units) to meet current and future housing needs in your municipality to 2031; and
- developing a Municipal Housing Pledge to increase and accelerate housing supply.

Municipalities are critical partners to help us get more homes built faster. Our intention in requesting a housing pledge is that it will be approved by municipal councils and help codify Council's commitment to their target. A Municipal Housing Pledge would set out a Municipal Housing target to 2031, and the strategies and actions that your municipality will take to accelerate housing development.

As the province and municipalities work together to deliver on a commitment to build 1.5 million new homes by 2031, these pledges are critical to coordinate our efforts across governments. Please see the attachment to this letter for additional information on how to develop a Municipal Housing Pledge

Our government will work with you to address potential policy and implementation barriers as you develop your pledges. I encourage you to send any questions to Andrew Carr, Team Lead, Ministry of Municipal Affairs and Housing, at Andrew.Carr@Ontario.ca. The deadline for submitting your Housing Target and Housing Pledge is December 15, 2023.

I look forward to working with you to meet our shared commitments and help build the homes Ontarians need and deserve.

Sincerely,



Steve Clark
Minister

- c: The Honourable Nina Tangri, Associate Minister of Housing
Ryan Amato, Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Joshua Paul, Assistant Deputy Minister, Housing Division

Info Sheet: Considerations in Developing Municipal Housing Pledge

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target
- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.

Initiative

Ontario Government Housing Target and Pledge

Initiative Type

Policy

Description

On June 16, 2023 the Minister of Municipal Affairs and Housing asking the City of Welland to demonstrate its commitment to accelerate housing supply by:

- Identifying a locally appropriate Housing Target (i.e., new housing units) to meet current and future housing needs in Welland to 2031; and
- developing a Municipal Housing Pledge to increase and accelerate housing supply.

The City has set a target of 12,257 new dwelling unit starts by 2031. This is based on the City's current Development Charge Background Study, the City's current Housing Needs Assessment Report and the additional dwellings that would be created through the implementation of the Housing Action Plan contemplated as part of the HAF. Also included in the Municipal Housing Pledge are additional actions which the municipality has already undertaken and completed and fall outside of the HAF. This includes, but is not limited to, a municipal modernization initiative to allow for the e-submission, e-review and e-issuance of building permit applications.

Start Date

June 27, 2023

Completion Date

December 15, 2023

Estimated Costs

\$0

Expected Results

Estimated number of permitted units the initiative will incent

12,257 by 2031

Estimated number of permitted units the initiative will incent within the 3-year projection period

4,872

Other Expected Results

As part of the Province’s request for a housing target and pledge, they have indicated they will work with the City to address potential policy and implementation barriers. This is critical for the implementation of some of the components of our Housing Action Plan (HAP) including the City’s Update to the Official Plan and New Comprehensive Zoning By-law. Also one of Welland’s proposed initiatives is to request a Community Infrastructure and Housing Accelerator from the Ontario Minister of Municipal Affairs and Housing. This is a new tool the Province has made available to municipalities in Ontario to increase housing supply and the time it takes to get building permits..

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The initiative will ultimately support creating more supply of housing as it asks to develop a housing target and pledge. The pledge is very similar to the HAP contemplated in this application. The Province has offered assistance in implementing the housing pledge. This will be critical in completing many of the other proposed initiatives. The solution to the housing crisis is multiple pronged and involves all levels of government.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	This initiative will allow the City to seek much quicker approvals from the Province for some the proposed HAP initiatives which would lead to the development of complete communities.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	This initiative will allow the City to seek much quicker approvals from the Province for some the proposed HAP initiatives which would support the development of this type of community.
<input type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	N/A

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The initiative is complete. On June 27, 2023 City Council approved a Housing Target and Pledge and has shown its commitment to helping solve the housing supply crisis.

- 2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

There will be immediate results in terms of formally signifying the City of Welland is committed to working with the Province and Federal Government in finding real solutions to our collective housing crises. Welland has a tradition of accommodating new housing of a range of types and having efficient approval processes. As a result, more investors will look to Welland and the many options it has for new housing growth including affordable housing. As mentioned previously, this will also assist in getting the North-West Secondary Plan updates approved which will generate an additional 2000 new dwelling units. A portion of these will be constructed during the HAF program period.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes. A Housing Action Plan needs to have shared target and actions. With this HAF program and a commitment from the Province, the City of Welland has a solid basis upon which to implement its HAP in an expedited way to bring more housing supply to Canada.

- 4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]**

This initiative will allow for a high degree of stability and predictability in the housing system. A housing target and pledge forms a solid basis from which the City can implement its proposed HAP. Welland has a strong tradition of attracting redevelopment and growth in the City. We have the ability to do more to help solve the situation. This will help ensure the City is making decisions on housing growth

that is in line with the Province's goals and objectives. They have provided municipalities with many tools to help make this happen. It will also allow the City to move forward some of the proposed HAP initiatives as some of them will require Provincial approval.

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Staff Recommendation Report and Council Approval

Start Date

June 16, 2023

Competition Date

June 27, 2023

Initiative

New Affordable Housing CIP and Implementation

Initiative Type

Policy

Description

On June 27, 2023 the Welland City Council passed an Affordable Housing Community Improvement Plan (CIP). This CIP will establish the City's commitment to supporting the creation of new affordable housing in partnership with a variety of housing providers. This CIP increases opportunities to leverage federal and provincial affordable housing funds for the City of Welland. The focus is on affordable housing to serve and support those with the greatest housing need. This CIP and the programs created from the Plan are a series of financial incentive programs to private property owners and non-profit housing providers interested in developing affordable housing. The financial incentive programs outlined in this Plan will largely be used by the developers/owners of new affordable housing. The Affordable Rental Housing CIP offers one (1) tax incentive programs and five (5) grant programs.

Tax Incentive Programs

- Tax Increment Grant Program (TIG)

Grant Programs

- Affordable Housing Study Grant (AHG)
- Affordable Residential Forgivable Loan (ARFL)
- Extended Benefit Grant (EBG)
- Municipal Fees Grant (MFG)
- Special Lands Program (SLP)
- Affordable Housing Reserve Fund housing, including those in the private and non-profit sectors.

Start Date**Completion Date**

June 27, 2023

Estimated Costs

\$0

Expected Results

Estimated number of permitted units the initiative will incent

1000 new affordable housing units to 2031.

Estimated number of permitted units the initiative will incent within the 3-year projection period

300

Other Expected Results

The supply of more affordable housings unit will help meet a basic human need in Canada. It will also make Welland a better place to live for all resident and people moving to the City. Welland has a strong record of creating an environment where affordable housing can happen in an expedited way. The CIP will give the City another tool we can use to create more affordable housing

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The initiative will ultimately support creating more supply of affordable housing at an accelerated pace and will enhance certainty in the approval and building process. The CIP will provide financial and other incentives to help create more affordable housing. It will help attract housing providers to the City as they will see we support more affordable housing. The City already provides an expedited approval process for new housing growth. The Special Lands Program will create more certainty in finding land for affordable housing. The City has an will make land available for affordable housing.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The initiative supports the creation of more affordable housing in the urban area of the City. This will help create more complete communities as it will add more diversity to the housing supply. It will increase housing density in our Downtown and Health Wellness CIP Area which is a intensification area in the City. This will help support a diverse mix of land uses.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of

	housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The Affordable Housing CIP will directly lead to the creation of affordable housing that is inclusive and will be rented for 80% of CMHC average market rent or better. There is additional funding for more deeply affordable housing.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The initiative will lead to more energy efficient affordable housing as the Ontario Building Code has stringent requirements.

Answer the following questions in relation to the proposed initiative:

1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]

The initiative is complete. On June 27, 2023 City Council approved the Affordable Housing CIP. Staff will begin implementing the plan immediately.

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

There will be immediate results in creating more affordable housing. Staff and the City’s Affordable Housing Committee have already been meeting with prospective applicants would want to build affordable housing.

3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]

This initiative will have a high degree of improvement in housing and community outcomes. The CIP will lead to increase in affordable housing in the City. This will be a positive community outcome. The City is committed to finding solutions to affordable housing and ready to work with all

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative will allow for a high degree of stability and predictability in the housing system. It will reduce the barriers to creating more affordable housing but also create bridges as it will give the City financial tools to leverage more affordable housing. It will show a commitment of the City toward affordable housing.

5) , the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Staff Recommendation Report and Council Approval

Competition Date

June 27, 2023

Initiative

Update to City of Welland Official Plan

Initiative Type

Policy

Description

The City of Welland is in the process of updating its Official Plan. As the City continues to grow and evolve, the City's Official Plan requires a review and update of its current policies, goals and objectives. The Official Plan update will ensure that growth in the community is appropriately accommodated in the context of the City's unique history and character, in a manner informed by the public and stakeholders.

More specifically, the Official Plan Update will look at:

- Creating a strong vision for guiding growth in the City to 2051;
- How to enhance and promote the development of complete, vibrant and healthy communities;
- How to plan for the impacts of climate change and meet climate change and environmental targets;
- How to address economic vitality of the Downtown and employment areas;
- How to promote and enhance the City's existing neighbourhoods and heritage assets;
- How to promote, protect and enhance natural areas; green spaces; city tree canopy;
- Garnering important feedback from community, stakeholders, City staff and public agencies;
- Conforming with provincial and regional policies; and,
- Aligning Official Plan policies with municipal objectives for providing appropriate services to meet the needs of a growing community.
- Creating more opportunities for housing growth and missing middle housing.

Start Date

April 22, 2021

Completion Date

December 2023

Estimated Costs

\$150,0000.00

Expected Results**Estimated number of permitted units the initiative will incent**

35,917 by 2051

Estimated number of permitted units the initiative will incent within the 3-year projection period

4,872

Other Expected Results

Evaluation Criteria

Evaluation criteria will be used to assess the application

☒	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The project will include the increase of permitted density in low, medium and high density area, mixed-use and institutional designations. Consideration will also be given to increasing the allowable height in medium, high-density and mixed-use residential designations. This will create the policy needed to create as-of-right zoning to match these designations. This will allow for building permits to be issued sooner for new housing and mixed-use development including affordable housing. The current Official Plan has assisted the City in accommodating significant growth, however, an updated Official Plan will position the City to accommodate existing and projected demand.
☒	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The existing and proposed updates to the Official Plan include policies that support the development of complete communities that are walkable and consisting of an appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
☒	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The updated Official Plan will allow for the creation of a range of housing types including enhanced provisions for missing middle housing
☒	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The project will include policies promoting the development of low-carbon and climate-resilient communities

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The initiative will be complete within 1 year. The City has completed many of the steps in this process. We will have a Draft Official Plan out for review by August 2023 and hope to have it approved by City Council by December 2023. We will be working with the Province

of Ontario to expedite their approval of the City's updated official plan. This will be done as part of the City's Housing Target and Pledge to the Province of Ontario where they have offered to assist the City in addressing potential policy and implementation barriers to implementing the target and pledge.

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

After December 2023 the Official Plan would be approved and it could begin to have immediate impact to start achieving additional permitted units.

3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]

This initiative will have a high degree of improvement in housing and community outcomes. The reason for this is it will increase the amount of areas that would permit medium and high density development. It would also increase the permitted densities within the low, medium and high-density residential land use designation and mixed-use areas. It will also have a lasting supply impact as it will allow for growth beyond the three years of the HAF.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative will allow for a high degree of stability in the housing system. Currently the City is seeing an increase in request for Official Plan amendments to allow for more medium and high-density residential development. Our current supply of medium and high-density residential lands is decreasing as demand continues to rise. Since the initiative will be changing the permitted heights and densities within designations permitting residential uses. It will also expand the areas where medium, high density increase sewage capacity in the area it will the City to accommodate growth potential in this area which in most cases include as of right zoning which would facilitate more housing of all type in the area.

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Start Date

Competition Date

Milestone 2

Description

Start Date

Competition Date

Milestone 3

Description

Start Date

Competition Date

Milestone 4

Description

Start Date

Competition Date

Initiative

House Keeping Zoning By-law Amendment

Initiative Type

Policy

Description

On October 17, 2017 the City of Welland approved a new Comprehensive Zoning By-law. The By-law continues to provide for new housing growth opportunities including affordable housing. There are some interpretation issues with the By-law and some errors that need to be corrected to help move forward new housing that would otherwise be delayed by seeking individual planning act approvals. Staff will be presenting the Public and Council with proposed amendments to clarify certain sections of the By-law and eliminate any potential conflicting provisions. This will allow the By-law to continue to deliver more housing supply while the City undertakes a new Comprehensive Zoning By-law in 2024.

Start Date

June 1, 2023

Completion Date

October 2023

Estimated Costs

\$0

Expected Results**Estimated number of permitted units the initiative will incent**

100

Estimated number of permitted units the initiative will incent within the 3-year projection period

100

Other Expected Results

The initiative will make it easier for Staff to interpret and eliminate conflicting provisions. This will lead to quicker building permit review and reduce the need for minor variances.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The initiative will ultimately support creating more supply of housing as it eliminates the need for some minor variance applications and lead to more efficiently building permit review. This will allow for new housing to get started sooner and in a more cost effective way.
<input type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	This initiative will allow the City to seek much quicker approvals from the Province for some the proposed HAP initiatives which would lead to the development of complete communities.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	This initiative will eliminate barriers to new housing which negatively impact the cost of new housing or all types including affordable housing.
<input type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	N/A

Answer the following questions in relation to the proposed initiative:

1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]

The initiative will be complete within one year. However, the City is intending to complete this in October 2023.

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

There will be immediate results in achieving additional permitted units as new housing proposals would be able to obtain building permits much quicker than if they need a Planning Act approval.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a low degree of improvement in housing and community outcomes. The Housekeeping Amendment would only be deals with a small number of amendments which resolve a small number of new housing units. It will still allows for building permits in some cases to be approved faster.

- 4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]**

This initiative will allow for a high degree of stability and predictability in the housing system. The initiatives will reduce the need for unpredictable minor variance applications in somes cases.

- 5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria**

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Staff Review

Start Date

June 1, 2023

Competition Date

June 30, 2023

Milestone 2

Description

Notice of Public Open House

Start Date

July 2023

Competition Date

July 2023

Milestone 3

Description

Statutory Public Meeting and Information Report

Start Date

September 2023

Competition Date

September 2023

Milestone 4

Description

Staff Recommendation Report and Bylaw

Start Date

October 2023

Competition Date

October 2023

Initiative

New Comprehensive Zoning By-law Amendment

Initiative Type

Policy

Description

With the completion of the Official Plan Update in December 2023 the City will start the process of creating a new Comprehensive Zoning By-law to implement the Official Plan and other initiatives outline in the City’s HAP. A modern, up to date, flexible and easy to understand Zoning By-law is a critical component of increasing housing supply in a municipality in Ontario. This will include introducing more missing middle type housing in the City to help increase the availability and affordability of housing.

Start Date

September, 2023

Completion Date

December 2024

Estimated Costs

\$150,000.00

Expected Results

Estimated number of permitted units the initiative will incent

13,206

Estimated number of permitted units the initiative will incent within the 3-year projection period

2,362

Other Expected Results

The initiative will make it easier for new housing growth to occur in a more efficient and cost effective way eliminating the need for certain Planning Approvals such as a Zoning By-law Amendment or Minor Variance.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
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	The initiative will ultimately support creating more supply of housing as it eliminates the need for time consuming and costly Planning Act approvals such as Zoning By-law Amendments, Official Plan Amendments and minor variances.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	This initiative will allow the City to implement a significant portion of it's Official Plan policies which speak to creating complete communities as envisioned by this program.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The initiative will eliminate barriers to new housing which negatively impact the cost of new housing and the creation of a range of types of housing including affordable housing.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The Initiative will lead to further protection of core natural heritages which are critical to climate-resilient communities.

Answer the following questions in relation to the proposed initiative:

1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]

The initiative will be complete within two years. The City is aiming to start the RFP process in September 2023 and to complete the project in December 2024

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

There will be immediate results once the new Comprehensive Zoning By-law is in place. There will be significant public and stakeholder consultation prior to the approval.

3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]

This initiative will have a high degree of improvement in housing and community outcomes. The initiative would bring more lands into a shovel-ready state for the type of housing supply that is needed in the City and in a timely way.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative will allow for a high degree of stability and predictability in the housing system. Municipal zoning is traditionally one of the biggest barriers to economic development and new housing. The City's current Zoning By-law has served us well but with new growth realities in the City we need to make adjustments for short, medium and long-term growth management.

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

RFP

Start Date

September, 2023

Competition Date

December, 2023

Milestone 2

Description

Kick-Off Meeting

Start Date

December 2023

Competition Date

December 2023

Milestone 3

Description

Background Review/Research

Start Date

December 2023

Competition Date

January 2024

Milestone 4

Description

Open Houses/Workshops

Start Date

February 2024

Competition Date

March 2024

Milestone 5

Description

Draft Zoning By-law/Maps

Start Date

April 2024

Competition Date

May 2024

Milestone 6

Description

Open Houses/Workshop

Start Date

June 2024

Competition Date

July 2024

Milestone 7

Description

Council Presentation

Start Date

September 2024

Competition Date

October 2024

Milestone 7

Description

Final Recommendation Report and By-law

Start Date

November 2024

Competition Date

December 2024

Initiative

Ontario Road Sanitary Sewer Upgrader

Initiative Type

Infrastructure to support growth

Description

The project involves upgrading the existing sanitary sewer line between Memorial Park Drive and Canal Bank Street to a larger diameter pipe. The project also includes eliminating source of storm water infiltration into the sanitary sewer system catchment area. The current sanitary sewage line is currently too small to handle projected growth and growth currently the development approvals stage. The multi-phased project including design and construction is anticipated to cost approximately \$44 million. The project would also help deal with the flooding impacts associated with climate change and reduce basement flooding in the catchment area. The sewage improvements would also help lead to the creation of a minimum of 100 affordable housing units as the City intends to offer up City own lands on Ontario Road for affordable housing.

Start Date

January 2023

Completion Date

September 2027

Estimated Costs

\$44 million

Expected Results**Estimated number of permitted units the initiative will incent**

10861

Estimated number of permitted units the initiative will incent within the 3-year projection period

600

Other Expected Results

The sewer upgrade will reduce the incidence of basement flooding in the area. It will also open up City lands which have been set aside for affordable housing. It will also assist with the redevelopment of the City's Downtown and Health and Wellness Community Improvement Plan Area including residential, commercial and institutional development.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The project will allow for permits be issued sooner for existing proposals at the building permit stage and future projected projects including affordable housing.
<input type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	N/A
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	Without the upgrade to this point there will not be the immediate opportunity to see the development of affordable housing in this area of the City. The upgrade will health support the City's Vision for part of this area as laid out in the Downtown and health and Wellness CIP Area and the City's Official Plan and Zoning By-law.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The project will help reduce the incidence of basement flooding in the sewer catchment area due to climate change. This includes increase sewage capacity while also eliminating source of storm water infiltration. It will also allow for the development of a compact, energy efficient and walkable community.

Answer the following questions in relation to the proposed initiative:

- 1) **Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The entire four phases would take until 2027 to complete. However phase 1 and 2 would an impact almost immediately as projects could begin construction in parallel to the sewer upgrades.

- 2) **Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

Immediately as projects would be able to in parallel to the construction of the pipe

- 3) **Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes. The initiative will allow projects (approximately 600 units) that are currently on hold due to the sewage capacity constraints to start construction. It will also allow for the accommodate of 10861 dwelling units in the future and have a lasting impact on growth and redevelopment in this area. The project will also help reduce basement flooding which has been fueled by the impacts of climate change.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative will allow for a high degree of stability in the housing system. Since the initiative will increase sewage capacity in the area, it will allow the City to accommodate growth potential in this area which in most cases include as of right zoning. The Zoning would facilitate more housing of all type in the area including affordable hosing

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Phase 1

Start Date

2023

Competition Date

2024

Milestone 2

Description

Phase 2

Start Date

2024

Competition Date

2025

Milestone 3

Description

Phase 3

Start Date

2025

Competition Date

2026

Milestone 4

Description

Phase 4

Start Date

2026

Competition Date

2027

Initiative

Implementation and Update to the Downtown and Health and Wellness Community Improvement Plan

Initiative Type

Policy

Description

The City of Welland will be updating the Downtown and Health and Wellness Community Improvement Plan (Downtown CIP) in 2024. The update will include an expansion of the CIP Area further west along East Main Street on both sides of the road, consideration will also be given to expanding the area further east along King Street between Division Street and Lincoln Street. The Downtown CIP provides financial incentive programs to nurture revitalization, reinforce diversity in downtown as a transit supportive area and encourage strength in the health and wellness cluster area. The changes will help create more opportunities for redevelopment in the expanded area including new housing supply in medium and high density formats.

Start Date

January 1, 2024

Completion Date

December 1, 2024

Estimated Costs

\$110,0000.00

Expected Results

Estimated number of permitted units the initiative will incent

1000

Estimated number of permitted units the initiative will incent within the 3-year projection period

200

Other Expected Results

The expanded CIP Area will increase the potential for redevelopment and reinvestment.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
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	The expanded CIP will provide financial incentives to redevelop the CIP area and will help to reduce the cost of development in the area.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The Downtown CIP will help lead to the development of complete communities in the CIP area. The CIP will include provisions promoting appropriate density and a diverse mix of land uses.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The updated Downtown CIP will allow for the creation of a range of housing types including enhanced provisions for missing middle housing. This will also include the provision of affordable housing as this CIP will be able to be combined with the City's proposed Affordable Housing CIP.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The current and updated CIP project will include policies promoting the development of low-carbon and climate-resilient communities.

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The initiative will be complete within 2 years. The City has this project in its 2024 Capital Budget so the project would not begin until January 1, 2024.

- 2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

After December 2024 when the CIP is approved it will lead to additional permitted units as result of the initiative.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes once it is in place. It will also provide long term housing growth capacity as they expanded are is of significant size.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative will allow for a high degree of stability in the housing system. Once it is in place it will provide financial incentives to new housing growth and will help to reduce the cost of redevelopment in the expanded CIP area.

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Issue RFP

Start Date

December 2023

Competition Date

January 2024

Milestone 2

Description

Council Approval of Recommended Consultant

Start Date

February 2024

Competition Date

February 2024

Milestone 3

Description

Kick Off Meeting

Start Date

March 2024

Competition Date

March 2024

Milestone 4

Description

Background Review

Start Date

March 2024

Competition Date

April 2024

Milestone 5

Description

Open House/Workshops

Start Date

May 2024

Competition Date

June 2024

Milestone 6

Description

Statutory Public Meeting/Draft CIP

Start Date

July 2024

Competition Date

August 2024

Milestone 7

Description

Final Approval

Start Date

September 2024

Competition Date

October 2024

Initiative

Implementation and Update to Brownfield CIP

Initiative Type

Policy

Description

The City is planning to update its current Brownfield Community Improvement Plan (Brownfield CIP) The City intends that this update will address any new incentives or modified incentives that would be needed to remediate and redevelop the remaining brownfield lands within the Brownfield CIP area. The current 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 CIP area.

Start Date

January 2024

Completion Date

December 2024

Estimated Costs

\$75,000

Expected Results

Estimated number of permitted units the initiative will incent

1000

Estimated number of permitted units the initiative will incent within the 3-year projection period

300

Other Expected Results

The remediation of brownfield properties within the City will have a positive impact on environmental and human health in the City and beyond. It also present the opportunity to revitalize areas within the City and promote more complete community development.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
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	The updated Brownfield CIP will provide more opportunities for new housing supply to be created. It will also help reduce the significant risks involved with redeveloping brownfields by providing financial incentives to help reduce the costs of remediation and redevelopment.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The updated Brownfield CIP contains policies which promote and encourage the creation of complete communities that are walkable.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The updated Brownfield CIP will provide financial assistance to proposed affordable housing projects on a brownfield, these incentives will be able to be combined with the Affordable Housing CIP.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The updated Brownfield CIP will include policies and incentives which require the construction of low-carbon and climate-resilient communities.

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The implementation will be completed within two years. It is expected this initiative would be complete at the end of 2024 due to the process required to update a CIP.

- 2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

This initiative will result in an increase in housing units after it is approved at the end of 2024.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes as it will result in the majority of brownfield lands being remediated while also increasing housing supply in the City.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

The updated Brownfield CIP will help to reduce the financial risk associated with remediating and redeveloping these sites. It will signify that the City is ready to partner in the revitalization of our community.

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Issue RFP

Start Date

December 2023

Competition Date

January 2024

Milestone 2

Description

Council Approval of Recommended Consultant

Start Date

February 2024

Competition Date

February 2024

Milestone 3

Description

Kick Off Meeting

Start Date

March 2024

Competition Date

March 2024

Milestone 4

Description

Background Review

Start Date

March 2024

Competition Date

April 2024

Milestone 5

Description

Open House/Workshops

Start Date

May 2024

Competition Date

June 2024

Milestone 6

Description

Statutory Public Meeting/Draft CIP

Start Date

July 2024

Competition Date

August 2024

Milestone 7

Description

Final Approval

Start Date

September 2024

Competition Date

October 2024

Initiative

Community Trails Strategy Implementation

Initiative Type

Policy

Description

The Community Trails Strategy: Cycling, Walking and City Recreational Trail 20-year Master Plan (hereafter referred to as a Community Trails Strategy or CTS) outlines an approach to expanding its cycling, walking, and recreational trails network over the next 20 years. The plan was approved in February of 2022. The CTS Implementation is the next initiative needed to move forward. The City will be advancing a number of new and upgraded active transportation options in the City.

Start Date

May 2022

Completion Date

December 2042

Estimated Costs

\$18.5 million

Expected Results

Estimated number of permitted units the initiative will incent

0

Estimated number of permitted units the initiative will incent within the 3-year projection period

0

Other Expected Results

The expanded and improved trail system will help make the City more attractive and improve the quality of life of residents in the City by providing additional recreational opportunities as well as improved routes to facilitate more active transportation options in the City. This will have an indirect impact on increasing housing investment and supply in the City

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]

<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The implementation of the CTS will help create more complete communities by increasing active transportation options across the City.
<input type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The CTS will promote active transportation across the City and building the City's existing assets. This will have an impact in reducing carbon emission and the creation a more climate-resilient communities.

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The implementation will be completed over a 20 year period. However, there will be new and upgraded trails added and start during the HAF program period.

- 2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

This initiative will not directly increase housing units but will increase the quality of life of existing and future residents.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes as new trails are added and existing ones improved. This initiative will not directly increase housing units but will increase the quality of life of existing and future residents.

- 4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]**

N/A

- 5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Phase	Length KM	Cost	% of Total
Short	28.0 km	\$5,591,224	30.2%
Medium	21.8 km	\$4,351,850	23.5%
Long	26.3 km	\$5,265,522	28.4%
Bridge - Medium	-	\$2,300,000	12.4%
Bridge - Long	-	\$1,000,000	5.4%
Total	76.0 km	\$18,508,596	100%

Initiative

Implementation of Development Charges By-laws

Initiative Type

Policy

Description

On August 19, 2022 City Council passed new Development Charges By-laws which established a fair and comprehensive plan to accommodate the capital needs to support new development. The By-laws also provide a range of development charge exemptions for accessory dwelling units, additional dwelling units, non-profit housing, brownfield and downtown and health wellness redevelopment, and industrial development. The By-law is having a significant impact on providing more housing supply and is leading to the creation of missing middle, medium and high density housing.

Start Date

September, 2023

Completion Date

August 19, 2022

Estimated Costs

\$65,000.00

Expected Results

Estimated number of permitted units the initiative will incent

7,575

Estimated number of permitted units the initiative will incent within the 3-year projection period

4,872

Other Expected Results

The exemptions to Development Charges will promote more missing middle, brownfield and downtown redevelopment including affordable housing. They also reduce risk of redeveloping Brownfield sites by providing financial incentives to reduce the cost of redevelopment and revitalize the City.

Evaluation Criteria

Evaluation criteria will be used to assess the application

☒	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
	The Development Charges create a fair and transparent fee structure to accommodate the capital needs of new growth. It allows the City to ensure the appropriate hard and soft infrastructure is built to accommodate housing growth. The exemptions provided allow for brownfield and downtown and health and wellness cluster sites to be redeveloped in an expedited way by reduce the risk of redevelopment in areas where the City is seeking improvement and reinvestment. They will also lead to the creation of non-profit housing, missing middle housing and the creation of jobs and economic investment.
☒	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The Development Charges collected provide the City with the resources to accommodate new growth to allow for creation of complete communities that are walkable including amenities and services.. The exemptions are helping to promote appropriate densities and a diverse mix of land uses.
☒	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The exemptions provided will assist in creation non-profit housing, affordable housing as well as a range of types of housing.
☒	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The exemptions help promote intensification of existing developed areas rather than urban boundary expansions or core natural heritages areas.

Answer the following questions in relation to the proposed initiative:

1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]

The initiative is complete and the Development Charges By-law are being implemented.

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

There will be immediate results and it is already assisting in bringing more housing supply to the City.

3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]

This initiative will have a high degree of improvement in housing and community outcomes. The initiative ensures the appropriate hard and soft infrastructure is put in place to accommodate the projected growth in the Development Charge Background Study. The exemptions help create more opportunities for additional housing supply which often occurs in existing serviced areas where new growth can be accommodate with no capital investment.

4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]

This initiative includes a plan to ensure growth pays for the cost of growth while also ensuring the infrastructure is put in place to accommodate the growth. This creates high stability and predictability, in that housing growth can be accommodated. The exemptions help to reduce the risk involved in redeveloping certain lands while also bringing housing growth to areas where the City wants improvement and reinvestment. They also lead to creation of more affordable housing by reduce the up front costs of redevelopment

5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

By-laws Approved

Start Date

August 2022

Competition Date

August 2022

Initiative

Community Infrastructure and Housing Accelerator for the North-West Area (CIHA)

Initiative Type

Policy

Description

The City intends to utilize the Community Infrastructure and Housing Accelerator (CIHA) tool to update the zoning in the North-West Secondary Plan Area of the City to permit new housing. The tool has been provided in the Ontario Planning Act as a means to get new housing supply under construction in a timely fashion. The proposed amount of dwelling units will be increased from 2500 dwelling units to 4500 dwelling units. The Developers who own the majority of land in the area are supportive of this request.

Start Date

June 2023

Completion Date

December 2023

Estimated Costs

\$0

Expected Results

Estimated number of permitted units the initiative will incent

4,500

Estimated number of permitted units the initiative will incent within the 3-year projection period

500

Other Expected Results

The increase in dwellings will increase the economies of scale in service delivery as the population density in this area would increase.

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input checked="" type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]
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	The CIHA is a tool intended to bring new housing supply in an expedited fashion. It will bring in the required Zoning for this area to begin construction of new housing units in a much quicker process than a Zoning By-law Amendment.
<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The CIHA will allow the proposed housing density to increase which will create economies of scale for new commercial, institutional, educational institutions. A mix of uses is critical in achieving complete communities that are walkable. The plans include a range of walking trails that will provide connections to the Welland Recreation Waterway and to trails in the Town of Pelham.
<input checked="" type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
	The CIHA will allow growth in this area to occur much quicker than other Planning Act options.
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	The CIHA will promote intensification in an existing developed area which already contains schools, employment, and municipal infrastructure. The area is being designed to be climate resilient through storm water management. The new housing will be designed to conform to stringent Ontario Building Code requirements for energy efficiency,

Answer the following questions in relation to the proposed initiative:

1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]

The initiative would be complete within 1 year. The City has approved the CIHA and it will be sent for approval by the Minister of Municipal Affairs and Housing.

2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

It would take approximately one year to achieve additional dwelling units but would provide significant additional growth in the medium term.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes. The initiative will bring significant housing supply growth to the City while also helping achieve economies of scale in service delivery.

- 4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]**

This initiative will make is much more efficient to move forward with plans of subdivision in this area and will create stability and predictability in the particular area.

- 5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria**

The City has a current housing need assessment and commits to yearly updates to this document.

Milestone 1

Description

Pre-consultation Meeting

Start Date

June 15, 2022

Competition Date

June 22, 2022

Milestone 2

Description

Submission by Developers

Start Date

August 2023

Competition Date

August 2023

Milestone 3

Description

Public Open House

Start Date

September 2023

Competition Date

October 2023

Milestone 4

Description

Recommendation Report and Resolution

Start Date

November 2023

Competition Date

November 2023

Initiative

Urban Forestry Guidelines, Policies and Programs

Initiative Type

Policy

Description

The City of Welland is in the process of developing Urban Forestry Guidelines, Policies and Programs with an aim to protect and increase the tree canopy in the City. The guidelines will form the basis of the policies and programs that the City will create. This will include an updated public tree protection by-law, a private tree protection by-law, City lands tree planting initiatives as well as initiatives aimed at increasing public awareness of the importance of trees. This will include such methods education and free tree give aways to resident.

Start Date

January 2023

Completion Date

December 2024

Estimated Costs

\$400,000

Expected Results

Estimated number of permitted units the initiative will incent

0

Estimated number of permitted units the initiative will incent within the 3-year projection period

0

Other Expected Results

The initiative will result in an increase in urban forest canopy which will make City more attractive and healthy while also making the community more climate resilient

Evaluation Criteria

Evaluation criteria will be used to assess the application

<input type="checkbox"/>	Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process [explain how the initiative supports the area selected]

<input checked="" type="checkbox"/>	Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation [explain how the initiative supports the area selected]
	The implementation of this initiative will help increase the amount of natural amenities within the City.
<input type="checkbox"/>	Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum [explain how the initiative supports the area selected]
<input checked="" type="checkbox"/>	Supporting the development of low-carbon and climate-resilient communities [explain how the initiative supports the area selected]
	This initiative will result in an increase in urban forest canopy of the City which will help to reduce carbon while also making the City more climate-resilient by reduce the impacts of the urban heat island effect.

Answer the following questions in relation to the proposed initiative:

- 1) Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain]**

The implementation will be completed over a 2 year period. However, components of it will be implemented prior to completion of the initiative.

- 2) Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?**

This initiative will not directly increase housing units but will increase the quality of life of existing and future residents and help improve the natural environment.

- 3) Supply Impact: The extent to which the initiative will improve housing and community outcomes [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain]**

This initiative will have a high degree of improvement in housing and community outcomes as the urban forest canopy is increases it will help increase the quality of life of existing and future residents.

- 4) System Impact: The extent to which the initiative increases stability and predictability in the housing system [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain]**

N/A

- 5) While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria**

The City has a current housing need assessment and commits to yearly updates to this document.