



*Bridging the Past, Present and Future*

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DOWNTOWN AND HEALTH AND WELLNESS CLUSTER  
CITY DEVELOPMENT CHARGE  
REDUCTION INFORMATION SHEET

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**1) Description**

This financial incentive is in the form of a reduction of the development charges normally payable on rehabilitation, redevelopment, infill and intensification projects.

**2) What Types of Properties/Projects are Eligible for the Development Charge Reduction?**

All development that is not exempt from payment of development charges and located within the Downtown Health and Wellness Cluster Project Area, shown on Attachment 'A'.

**3) How Does the Incentive Work?**

The incentive has two components. The first component is an automatic 75% reduction of development charges for all eligible projects in the Community Improvement Project Area. This 75% reduction will be applied at the time City development charges are normally paid, i.e., usually at building permit issuance. There is no action required on behalf of the owner/applicant to qualify for this reduction.

The second component is a reduction of the remaining 25% of development charges normally payable to zero **only** if the project proposes to incorporate a minimum of three (3) of the Smart Growth features described in Attachment 'B'. If approved, the additional reduction of the remaining 25% of development charges normally payable will also be applied at the time City development charges are normally paid, i.e., usually at building permit issuance. The owner is required to submit a letter requesting the further 25% reduction, along with a list of at least 3 features it intends to incorporate into their development. A formal agreement will then be required.

Should the as-built project not incorporate at least three of the Smart Growth features, then the applicant will be required to repay the 25% development charge reduction to the City with interest. If the 25% development charge reduction is not repaid to the City with interest, the City may recover this amount as taxes added to the tax roll for the property.

**4) Is there a Fee to Apply?**

No, a letter requesting the reduction is required from the owner. However, the owner will be required to pay a fee for the registration on title and discharge of the agreement, if approved.

## 5) What Happens Next?

- Staff will review preliminary and/or building permit plans to determine if at least 3 of the Smart Growth features proposed comply with Attachment 'B'.
- If your request does not meet the eligibility requirements, you will be notified of this in writing.
- If approved, you will be sent a Development Charge Reduction Agreement for your signature, which will then be executed by the City. A copy of the executed agreement(s) is then returned to you for your records.
- The City will require that the Development Charge Reduction Agreement be registered on title. If the agreement cannot be registered on title within a reasonable time as determined by the City, you will be considered in default of the agreement, and the 25% development charge is immediately payable.
- Construction of the approved works may commence, upon issuance of a building permit(s).
- Upon completion of the works, submit "after" picture(s) of the completed project and submit written verification/documentation to demonstrate the Smart Growth features were incorporated into the as built project.
- Upon completion of works, staff will conduct a final site visit(s) and inspection(s) (as necessary) to ensure compliance with the Development Charge Reduction Agreement, prior to discharging the agreement from title.

### HOW CAN I FIND OUT MORE?

Contact

The City of Welland  
Infrastructure and Development  
Services  
Planning Division

60 East Main Street  
Welland, Ontario  
L3B 3X4

Tele: 905-735-1700

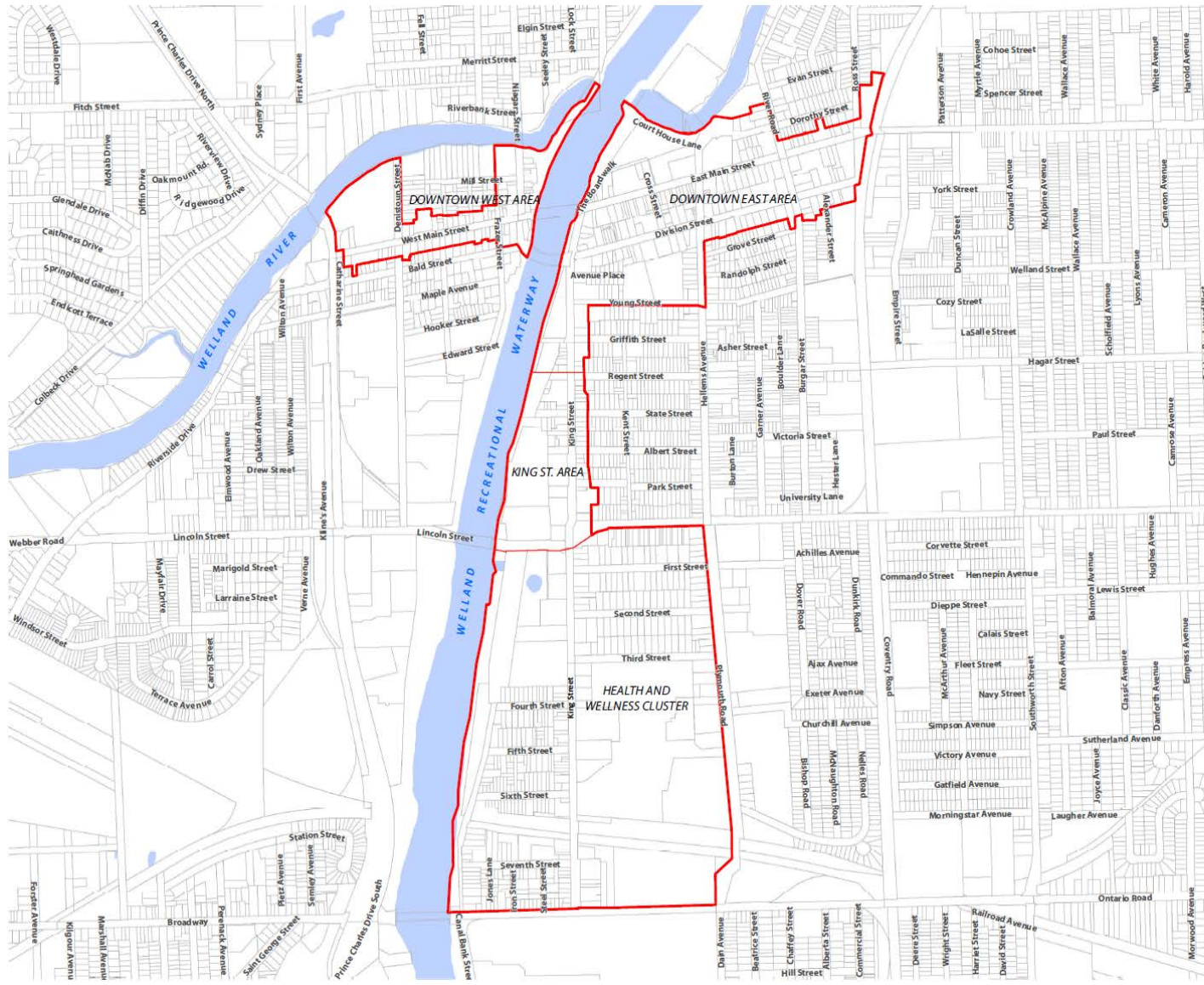
Fax: 905-735-8772

Email: [incentives@welland.ca](mailto:incentives@welland.ca)

Website: [www.welland.ca](http://www.welland.ca)

# SCHEDULE 'A'

## COMMUNITY IMPROVEMENT PROJECT AREA



**CITY OF WELLAND**  
WELLAND COMMUNITY IMPROVEMENT PLAN

**FIGURE 7.1:**  
**RECOMMENDED COMMUNITY IMPROVEMENT PROJECT AREA**

CIP Project Area Boundary



MAP CREATED BY: GM  
MAP CHECKED BY: PK  
MAP PROJECTION: NAD 1983 UTM Zone 17N

FILE LOCATION: I:\GIS\137336 - Welland Community Improvement Plan\Mapping



PROJECT: 13-7336  
STATUS: DRAFT  
DATE: 12/11/2013

## ATTACHMENT 'B'

### SMART GROWTH FEATURES

- i) "Intensification of an existing use" meaning redevelopment or building addition so as to add floor area and/or a residential unit or units;
- ii) "Creation of mixed uses" meaning redevelopment, addition or conversion so as to add a new compatible use or uses to a building or property. "Creation of mixed uses" also means new development that proposes a mixed use building or a mix of uses on the site;
- iii) "Contribution towards the creation of a walkable neighbourhood character" meaning development, redevelopment, addition or conversion within a neighbourhood context that features one or more of the following: safe and clearly demarcated pedestrian access to and within the development site, building orientation and pedestrian access oriented toward the street, site and building access directly from the street without requiring passage across driveway or parking area, street-oriented building façade that features fenestration and entranceways to create a sense of permeability and movement between the street and the building interior, contribution to the quality of the public space on the street by the provision of space for public assembly, street furniture, artworks and/or landscaping;
- iv) "Creation of a range of housing opportunities and choices" meaning development, redevelopment, addition or conversion that adds multiple-unit housing types to the housing stock;
- v) "Reduced setbacks from roadways" meaning development, redevelopment or conversion that places the building façade at the front lot line or closer to the street than the mid-point between the street line and the existing building. Where there is an existing building line along the block-face that is set back from the street line, "reduced front setbacks from roadways" means placing the building façade closer to the street line than the mid-point between the street line and the established building line;
- vi) "Energy Conservation Measures and Environmental Management Efforts," meaning development and redevelopment that features one or more of the following:
  - LEED Certification;
  - Thermal or Ground Source Heating, Use of Alternative Energy, LED Lighting Technology;
  - Intensive landscaping which may assist, for example, in stormwater management;
  - Restoration of natural environment, habitats and heritage features.