

2024 BFF Investment Plan Instructions

Section A: Contact Information

Please provide the contact information of a representative from your municipality that can answer follow-up questions from the Ministry of Municipal Affairs and Housing regarding any of the information provided in the template below.

Section B: Proposed BFF Activities

This section provides an opportunity to describe your municipality's focus, actions and plans for use of BFF funding, including intended outcomes such as how the funding will contribute to increasing housing supply, housing development and/or address issues of housing affordability. Information on progress to date and future plans is welcome, but focus should be on activities planned for the coming year/immediate funding cycle.

Section C: Proposed Building Faster Fund (BFF) Expenditures

Please itemize how BFF funds will be used by activity/initiative as related to the eligible expenditures section.

Section D: Attestation

Attest that the information provided on Housing Plans and progress (Section B) and Proposed Expenditures for BFF funding (Section C) are true and correct, with approvals by municipal Council/ or their delegated authority.

Section A – Municipality Contact Information

| | |
|---------------------|--|
| Name (First & Last) | Grant Munday |
| Title | Director of Planning and Development Services |
| E-mail | grant.munday@welland.ca |
| Phone | 905-735-1700 x2240 |

Section B – Proposed BFF Activities

Please describe the actions that will be supported with BFF funding, including how these actions support increasing housing supply, housing development, including issues of housing affordability and any identified risks to achieve housing targets.

\$1.2 million of the City of Welland's 2024 Building Faster Funds (BFF) will be used toward Phase 1 of a 2 Phase full linear infrastructure renewal project on First Street between King Street and Dover Road which will include the following infrastructure replacements:

- 595m - 150mm dia. cast iron watermain circa 1905-1913 to be replaced with a 150mm dia. PVC watermain;
- 370m - 200mm dia. vitrified clay sanitary sewer circa 1905 to be replaced with a 200mm dia. PVC sanitary sewer;
- 240m - 300mm dia. vitrified clay sanitary sewer circa 1913-1941 to be replaced with a 300mm dia. PVC sanitary sewer;
- full road reconstruction including granular base, asphalt, subdrain, concrete curb and gutter and sidewalk on one side of the roadway.

Phase 1 will be done on First Street between Plymouth Road and Dover Road. The remaining \$460,000 will be used in 2025 along with the anticipated 2025 BFF to help fund Phase 2 of this project. The cost of phase 2 is anticipated to be \$2,101,000.00 full. The existing linear infrastructure is well past its expected service life. Therefore, the proposed infrastructure renewals are critical to support the development as described below to ensure capacity, performance and service reliability.

Phase 1 of this project contains properties designated Institutional, and others designated Low Density Residential. Two properties known as 54 & 68 Plymouth Road were sold by the City to Habitat for Humanity Niagara for the construction of 6 affordable street townhouses and a supportive living residence. The properties have a lot area equal to 1713.84 square metres. These projects cannot proceed forward without the upgraded water and sewer mains on First Street.

Phase 2 of the project contains properties is designated Health and Wellness Cluster and zoned INSH – Institutional Health and Wellness which permits high density residential development. There is approximately 2.8 hectares of developable land which would help create the potential for a minimum of 350 new dwelling units or more over time.

Section C – Proposed BFF Expenditures

Please enter detailed information in the table below on the planned expenditures for your BFF funding this year. Auditable detail will be requested for BFF expenditures at the end of each year which should directly connect to the activities/expenditures outlined in this section.

| Proposed Activity | Eligible Expenditure Category | Funding Type (Capital/ Operating) | Description (including anticipated outcomes) | Amount to be Committed/ Spent | Other Sources of Funding (please specify amounts and sources) |
|---|--|-----------------------------------|--|-------------------------------|---|
| Full linear infrastructure replacements within First Street from Plymouth Road to Dover Road. | Capital Expenditures on housing-enabling core infrastructure and site servicing & Operating or Capital expenditure that support the creation of new attainable ownership housing | Capital | <ul style="list-style-type: none"> • 595m - 150mm dia. PVC watermain; • 370m - 200mm dia. PVC sanitary sewer; • 240m - 300mm dia. PVC sanitary sewer; • full road reconstruction including granular base, asphalt, subdrain, | \$1,263,500 | \$0 |

| | | | | | |
|--|--|--|---|--|--|
| | | | concrete curb and gutter and sidewalk on one side of the roadway. | | |
|--|--|--|---|--|--|

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| Total Funds to be Saved/Banked this Program Year | \$ 456,500 |
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Section D – Attestation

I declare that, to the best of my knowledge and belief, the information provided in this report is true and correct, with authorization/approval by local Council/Board or their delegated authority.

Prepared by (Name and Title): Grant Munday, Director of Planning & Development Services – Corporation of the City of Welland

Date: July 18, 2024

Approved by (Name and Title): Rob Axiak, Chief Administrative Officer – Corporation of the City of Welland

Date: July 18, 2024

Questions on the Building Faster Fund and Building Faster Fund implementation can be directed to: **BuildingFasterFund@ontario.ca**