

COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES

REPORT PB-2025-26
June 17, 2025

SUBJECT: Lot 172 – Lincoln Street – Proposed Habitat for Humanity
Niagara Housing Project

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**APPROVING
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**APPROVING
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RECOMMENDATION:

THAT COUNCIL OF THE CITY OF WELLAND approve lands municipally known as, Lot 172 of Subdivision Plan NP951 to be conveyed to Habitat for Humanity Niagara for the construction of a new affordable single-detached dwelling.

THAT Council direct staff to expense the costs of the service laterals from the Affordable Housing Reserve Fund.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "Liveability" by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

The City's Housing Needs Assessment & Environmental Scan states that the increase in housing prices has created a challenge for individuals seeking home ownership, and as such, there is a need for more affordable owners' dwellings. Should Council approve the recommendations of this report, the City would be supporting the need for this housing type by providing serviced land.

EXECUTIVE SUMMARY:

Lot 172 of Subdivision Plan NP951 was previously declared as surplus by City Council. On March 6, 2025, the Affordable Housing Advisory Committee passed a motion recommending Council convey Lot 172 on Lincoln Street to Habitat for Humanity Niagara at a nominal cost for the purpose of constructing an affordable single-detached dwelling. This report is presented in response to the Affordable Housing Advisory Committee's motion.

BACKGROUND:

In December of 2017, Council endorsed a Memorandum of Understanding (MOU) between Habitat for Humanity Niagara and the City as it pertained to the purchase and sale of surplus City-owned land and the development of affordable housing by Habitat for Humanity Niagara over a ten (10) year period (2018-2028). The MOU sets out the responsibilities of Habitat for Humanity Niagara and the responsibilities of the City in situations where Habitat for Humanity Niagara acquires City owned lands.

On March 6, 2025, the Affordable Housing Advisory Committee was provided a letter (Appendix I) and a presentation from Habitat for Humanity Niagara regarding the development of surplus lands being, Lot 172 on Lincoln Street. The proposal is for an affordable single family detached home.

The Committee passed the following motion recommending for Council to convey the subject lands to Habitat for Humanity Niagara:

THAT COUNCIL OF THE CITY OF WELLAND approve the provision of the property municipally known as Lot 172 of Plan NP951 on Lincoln Street to Habitat for Humanity Niagara at nominal cost.

The City has previously conveyed municipally owned lands to Habitat for Humanity at a nominal cost (donated) or far below market value.

This report is presented to Council in response to the Committee's motion.

DISCUSSION:

Site

The subject parcel, identified as Lot 172 of Subdivision Plan NP951 (Appendix II) is approximately 313 square metres (3369.10 square metres), located at the south-west corner of Lincoln Street and Empress Avenue. The subject parcel is currently vacant and zoned as Residential Low Density 1 (RL1) which permits the proposed development.

Proposal

Habitat for Humanity Niagara is proposing to construct an affordable dwelling on Lot 172, Lincoln Street. The residential building is planned to be 92.25 square metre (993 square feet) with 3 bedrooms. The dwelling is proposed to incorporate on-site parking, a rear and front yard, covered porch and covered rear deck.

Habitat for Humanity provides families with affordable home ownership by providing them with a mortgage they can afford that is geared to their income.

A concept plan for the proposed development is shown in Appendix III.

City Fees

As a non-profit residential development, the proposed project is exempt from City Development Charges under Section 22(c) of By-law 2022-163.

It should be noted that the MOU requires Habitat pay all fees associated with construction of the dwelling. The City is responsible under the MOU for the installation of one (1) 25 mm water lateral from Lincoln Street and one (1) 100mm sanitary sewer lateral from Lincoln Street to the property line of any lot transferred by the City to Habitat for Humanity Niagara. Habitat for Humanity Niagara will be responsible for all other applicable fees including Building and Planning fees.

Planning Considerations

City Staff recommend conveying the subject Lot at nominal cost to Habitat for Humanity Niagara for the construction of the planned affordable home. The surrounding neighbourhood consists mainly of single detached homes and an elementary school to the north along Lincoln Street. Notably, similarly sized lots along Lincoln Street also accommodate single detached homes. As mentioned, home ownership is becoming increasingly unattainable, the proposal will help expand City's affordable freehold housing stock.

FINANCIAL:

The City's financial responsibilities associated with conveying the subject lands include the costs of providing one (1) water lateral from Lincoln Street and one (1) sanitary sewer lateral from Emperess Ave to the property line. The estimated servicing cost of \$15,000 to \$20,000 will be funded through the Affordable Housing Reserve Fund. Additionally, costs related to the land conveyance to Habitat for Humanity Niagara include a land registration fee of \$84.00 and a sale price of \$2.00.

ATTACHMENT:

- Appendix I - Habitat for Humanity Niagara Letter
- Appendix II - Subject Lands Location Map
- Appendix III - Lot 172 on Lincoln Street - Proposed Site Plan & Elevations