

GENERAL COMMITTEE MEETING
PLANNING & DEVELOPMENT SERVICES

REPORT P&B-2026-08
April 28, 2026

SUBJECT: Response to Notice of Motion - Update on LIV
Communities Development

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RECOMMENDATION:

THAT Council receives for information Report P&B-2026-8 – Response to Notice of Motion - Update on LIV Communities Development.

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.

EXECUTIVE SUMMARY:

This report provides Council with a status update on the LIV Communities development, known as Lock & Quay, located along the west side of the Welland Recreational Waterway. Since waiving the conditions of purchase in March 2023, the developer has completed the land acquisition, advanced key planning and environmental approvals, and secured approval under the City’s Brownfield Community Improvement Plan. While Niagara Region did not approve its portion of the Brownfield Tax Increment Grant and Tax Assistance Program in September 2025, the project continues to progress, with a development agreement nearing completion and site plan control approval pending. The update is provided for information purposes and outlines key milestones, approvals, and items currently in process for this long-term, master-planned waterfront development.

BACKGROUND:

On December 16, 2025, City Council approved the following motion:

THAT Council directs staff to provide a report to Council with an update with the development of LIV Communities along the waterway. Ref. No. 25-19

This report provides an update on the status of the LIV Communities development since they waived the conditions of purchase on March 20, 2023.

DISCUSSION:

The LIV Communities development is located on lands that were previously known as the “Northern Reach”. LIV Communities purchased the lands from the City through a competitive RFP process and they now own the lands. They are being marketed by LIV Communities as “Lock & Quay. The lands are located on the west side of the Welland Recreational Waterway between Woodlawn Road and Highway 406.

Lock & Quay is a large, master-planned waterfront community proposed by LIV Communities along the Welland Canal, planned to deliver approximately 3,800–4,500 housing units over multiple phases in a mix of townhomes and mid-rise condos. The development emphasizes public waterfront access, parks, trails, and a mixed-use village core, and is intended to be a long-term, city-shaping project supporting Welland’s growth and waterfront revitalization goal. The lands are considered a Brownfield under the City’s Brownfield Community Improvement Plan.

The table below describes provides the key dates and associated actions:

Date	Action
March 20, 2023	Payment of \$4 million and waving conditions of purchase and sale.
September 19, 2023	Submission of Plan of Subdivision
October 10, 2023	Submission of Environmental Study Grant (ESG)
October 23, 2023	Approval of \$20,000 ESG
April 23, 2024	Payment of \$11 million and sale closed
August 7, 2024	Submission of Brownfield CIP Incentive Application
September 5, 2024	Approval of Brownfield CIP Application TIG & TAP (see Appendix I)
September 3, 2025	Niagara Region does not approve their share of the TIG & TAP
October 18, 2024	Submission of a complete site application for Block 1
April 23, 2026	Payment of \$10 million plus payment of \$600,000 for 3% VTB

April 23, 2027	Payment of \$10 million plus payment of \$300,000 for 3% VTB
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Items currently in process:

Item	Status
Development Agreement for Entire Site	Near completion
Development Charges Credit Agreement	Near completion
Site Plan Control Application	Waiting for Development Agreement

FINANCIAL:

There are no immediate financial implications from receiving this update report.

On April 23, 2026 and April 23, 2027, the funds received from LIV Communities will be allocated to the Economic Development Reserve Fund. Until the date of receipt, these amounts will be included in the reserve reporting as an anticipated receipt/commitment to show the projected balance of the reserve.

Tax Increment Grants and Development Charge credits are tied to the construction of buildings and the associated development charge infrastructure works. While already committed to by virtue of entering the agreements, these amounts will be funded in the budgets when the incentives are eligible to be paid. Development services would report back to Council on these incentives in the regular quarterly Council Information Package update.

ATTACHMENT:

Appendix I – Brownfield CIP Application Approval