The City of BARRIE

Legal Services Department
MEMORANDUM

TO: **INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE**

FROM: **PETER KRYSIAK**

RE: **GEORGIAN COLLEGE NEIGHBOURHOOD CIP TAX INCREMENT BASED GRANT APPEAL – COMMITTEE REQUEST**

DATE: **SEPTEMBER 20, 2018**

On September 17, 2018, during the subject appeal hearing, the Committee requested that staff provide additional documents and information related to the appeal. This memo intends to provide these materials.

1) Staff have no correspondence on file with the appellant that in any way relates to the potential approval of the grant under appeal.

2) Georgian College Neighbourhood Community Improvement Plan (appendices omitted) is attached as Appendix "A".

3) Financial Incentives Application submitted by Podium Developments is attached as Appendix "B".

4) Tax Increment Grant payment details are set out below.

Year	% Tax Increment	Grant Amount
2018	100% (pro-rated)	$90,458.87
2019	100%	$262,929.30
2020	75%	$197,196.98
2021	50%	$131,464.65
2022	25%	$65,732.33
		$747,782.12

The total grant payment to the appellant over a 5-year period would be $747,782.12. The total grant amount is committed to an applicant when a grant is approved. Therefore, the CIP reserve balance must contain sufficient funds to cover the full amount of any approved grant.

The total CIP reserve balance available for all CIP grants is $464,107.74. This balance excludes 19 grants which have been recommended for approval. The annual CIP reserve fund allocation has historically been $200,000 and is subject to Council consideration and approval as part of the budget approval process.

The approval of this grant means Council would have to direct an additional sum of $283,674.38 to be added to the reserve fund, with all funds being committed to the appellant. In addition, the 19 recommended grants could not proceed at this time.

APPENDIX "A"

Bill No: 249

BY-LAW NUMBER 2007- 235

A By-law of The Corporation of the City of Barrie to adopt a Community Improvement Plan.

WHEREAS Section 28(4) of Part IV of the *Planning Act*, R.S.O. 1990, c. P.13 ("the *Planning Act*"), empowers the council of a municipality in which a by-law designating a community improvement project area has been passed to adopt a community improvement plan;

AND WHEREAS pursuant to By-law 2007-175, The Corporation of the City of Barrie designated the land identified in Schedule "A" to the by-law as a community improvement project area to be known as The Georgian College Neighbourhood Community Improvement Project Area;

AND WHEREAS the Council of The Corporation of the City of Barrie deems it expedient and in the interest of the municipality to adopt a community improvement plan for the land designated and known as The Georgian College Neighbourhood Community Improvement Project Area;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 07-G-591.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the document attached hereto as Schedule "A" entitled "The Georgian College Neighbourhood Community Improvement Plan" is hereby adopted as a community improvement plan pursuant to Section 28(4) of the Planning Act.

2. **THAT** this by-law shall have effect immediately upon final passing.

READ a first and second time this 12th day of November, 2007.

READ a third time and finally passed this 12th day of November, 2007.

THE CORPORATION OF THE CITY OF BARRIE

_____

MAYOR – D. ASPDEN

_____

CITY CLERK – DAWN A. MCALPINE

SCHEDULE "A" TO BY-LAW 2007-235

GEORGIAN COLLEGE NEIGHBOURHOOD COMMUNITY IMPROVEMENT PLAN

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PART A

PREAMBLE

Preamble

1.0 Background

The advantage of having a Community College with several university affiliations within the City of Barrie extends to cultural, economic and social benefits for the community as a whole. However, as with other communities with large student populations there are a number of challenges and issues that arise between the resident community and the student community. The residential areas in the immediate proximity to the college are particularly affected, as these areas tend to be most attractive for student housing.

The City of Barrie has responded to the challenges by providing a forum for the stakeholders to openly communicate, seek solutions to problems, and to address the conflicting interests. As a result of a series of Town and Gown Committee meetings, the Georgian College Neighbourhood Strategy was initiated.

The Georgian College Neighbourhood Strategy identifies four goals as follows:

- to identify opportunities for the development of medium and high density housing (for students) in areas near Georgian College;
- to encourage/facilitate the development of housing for students in areas near Georgian College;
- to ensure the safety of all forms of student housing and increase compliance with City by-laws and regulations; and,
- to develop methods to improve communication and information sharing among town and gown partners including residents, landlords, students, Georgian College and the City.

Included in the actions recommended to achieve these goals is the following:

Provide financial incentives to encourage multiple unit housing developments suitable for student accommodation in areas near Georgian College.

This Community Improvement Plan proposes to provide financial incentives to encourage development of housing suited to students in proximity to the college. This may provide an alternative housing form to the predominantly single detached units which are presently available in the nearby area.

The concentration of students at selected locations as opposed to dispersal in single detached houses has the advantage of establishing a critical mass of students with similar needs and lifestyle, which facilitates establishing transportation links and the creation of a neighbourhood identity.

This Community Improvement Plan was presented to the public for consultation purposes. (additional wording to be added as appropriate following the consultation process.)

This Community Improvement Plan entitled *The Georgian College Neighbourhood Community Improvement Plan* consists of financial incentives in the form of grants, and provides for direct municipal intervention through acquisition or disposition of lands. These measures are proposed to stimulate private sector participation in the provision of housing suited to students thereby revitalizing the areas surrounding Georgian College as designated in the Georgian College Neighbourhood Community Improvement Project Area.

2.0 Authority – Section 28 of the Planning Act

Normally, Section 106 of the Municipal Act, 2001 prohibits "bonusing" of manufacturing business or other industrial or commercial enterprise. However, an exception is made in Section 106 of the Municipal Act for municipalities exercising powers under Section 28(6) or (7) of the Planning Act. Section 28 of the Planning Act allows municipalities with provisions in their Official Plans relating to community improvement to designate by by-law a "community improvement project area". Once this is done, a municipality may prepare a "community improvement plan" for the community improvement project area. It is the City of Barrie's intention, through adoption and approval of this CIP, to avail itself of said waiver by providing for funding opportunities available under the Municipal Act and the Planning Act.

According to Section 28(1) of the Planning Act, a "community improvement project area" is defined as "an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason".

For the purposes of carrying out a CIP, a municipality may engage in the following activities within the community improvement project area:

a) Acquire, hold, clear, grade or otherwise prepare land for community improvement (28(3));

b) Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (28(6));

c) Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (28(6)); and,

d) Make grants or loans to the registered owners, assessed owners, and tenants of lands and buildings to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan (28(7)).

3.0 Basis

The Planning Act allows Council to adopt a by-law to designate all or part of an area identified in the Official Plan as a Community Improvement Project Area. An approved Community Improvement Plan gives the municipality the authority to implement a grant and offer other incentives notwithstanding certain statutory limitations in the Municipal Act.

Section 3.6 Community Improvement Planning of the Official Plan as amended by OPA 100 states under Policy 3.6.2.2 Location: "Any area within the City which requires attention in terms of Community Improvement may be designated as Community Improvement Project Areas in accordance with Section 28 of the Ontario Planning Act."

PART B

THE COMMUNITY IMPROVEMENT PLAN

The Community Improvement Plan

1.0 Purpose

The purpose of the Georgian College Neighbourhood Community Improvement Plan is to stimulate investment in intensified residential development within the Georgian College Neighbourhood Community Improvement Project Area and to encourage the provision of quality housing suitable for a growing student population by providing incentives for the redevelopment, rehabilitation, or improvement of existing properties which merit improvement or are underutilized.

2.0 The Community Improvement Project Area

The Georgian College Neighbourhood Community Improvement Project Area includes an area which is generally within 20 minutes walking distance (1000m) of Georgian College and is bounded by:

- St. Vincent Street to the west,
- Cundles Road East and Duckworth Street to the northwest,
- Little Lake Drive, Highway 400 and the City Limits north of Georgian Drive to the north,
- Penetanguishene Road to the east, and
- Steel Street and Wellington Street to the south.

The Georgian College Neighbourhood Community Improvement Project Area is shown on Schedule A of this Community Improvement Plan.

This Plan is founded on the issues and recommendations identified in the Georgian College Neighbourhood Strategy which constitutes the guiding framework for decision making and future development of the area over the next 20 years. The majority of the study area is within a reasonable walking distance of Georgian College and several potential development sites within 10, 15 and 20 minute walk from the campus have been identified in the Georgian College Neighbourhood Strategy. The following objectives for the Community Improvement Plan have been derived from the Georgian College Neighbourhood Strategy:

3.0 Objectives

The objectives of the plan are as follows:

1. To promote residential intensification within the Community Improvement Project Area.

2. To stimulate investment in projects that provide quality medium and high density rental accommodation suited to students through the development or redevelopment of appropriates sites in proximity to the College.

4.0 Financial Incentives

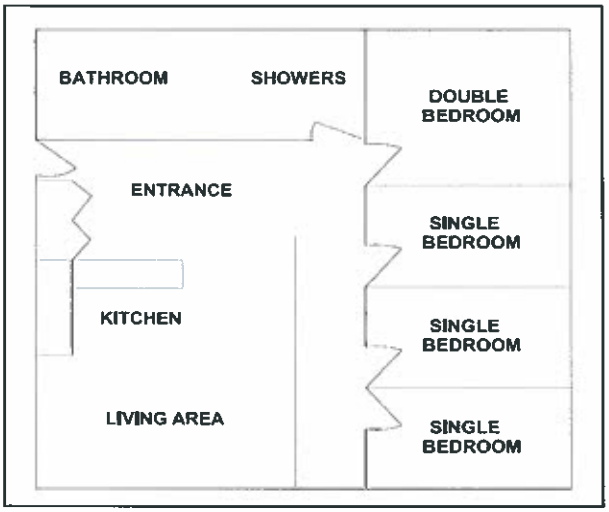
In order to implement these objectives, the City will provide the incentives in the form of a tax increment based grant and application fees grant to encourage improvement or redevelopment of eligible lands and buildings in the Georgian College Neighborhood Community Improvement Project Area.

4.1 General Eligibility Criteria

1. The property must be within the Georgian College Neighbourhood Community Improvement Project Area as identified on Schedule A to this Community Improvement Plan.

2. All applications for assistance shall demonstrate through an approved building permit that the project is designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area. Refer to Concept Plan Figure 1 below, which is provided as an example.

Figure 1 – Concept Plan



3. Any owner of a property within the Georgian College Neighbourhood Community Improvement Project Area may apply for assistance.

4. Tenants or an owner of a residential condominium unit or condominium development shall not be eligible for any of the grants available under this Community Improvement Plan.

5. Improvements shall be made to buildings or land in accordance with the purpose and the objectives of this Community Improvement Plan, the Official Plan, the Zoning By-Law and other municipal By-laws in effect.

6. Expansion, enlargement or improvements of existing legal non-conforming uses shall not be eligible. However, where improvements are proposed to bring uses into closer conformity with the intent of the Official Plan and Zoning By-Law or Building Code, such improvements may be considered for a grant under this CIP.

7. The property under consideration shall not be in a position of property tax arrears or shall have a payment schedule acceptable to the City Treasurer at the time of application.

8. The total of the grants and loans made in respect of particular lands and buildings shall not exceed the eligible cost of the Community Improvement Plan with respect to those lands and buildings.

4.2 Tax Increment Based Grant

4.2.1 Intent

To provide financial assistance to property owners in the Georgian College Neighbourhood Community Improvement Project Area for the rehabilitation of under utilized land and buildings and which results in increased assessment and the provision of additional multi-unit residential[1] rental housing. This may include the rehabilitation of vacant lots, under utilized or derelict buildings. The program will provide a grant for a portion of the taxes resulting from increased assessment for development or redevelopment initiatives that further the objectives of this plan.

4.2.2 Specific Eligibility Requirements

1. Any owner of an eligible property within the boundaries of the Georgian College Neighbourhood Community Improvement Project Area.

2. The building shall be rehabilitated or the property shall be redeveloped to an extent that such investment will result in an increased assessment of the property of at least $100,000 and includes some multi unit residential rental accommodation.

3. The project shall be designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area. Refer to Concept Plan Figure 1 on page 10.

4. This shall apply to residential development in the multi residential property class.

4.2.3 Program Details

1. Where the City has approved an application under this incentive, assistance will be in the form of an annual grant for a period of five years starting the year that the increase assessment is billed and paid.

2. The tax increment shall be calculated as the difference between:

   a) the annualized municipal taxes resulting from the increased assessment from project completion, as provided by Municipal Property Assessment Corporation, adjusted if applicable by subsequent assessment appeal decisions, and

   b) the annualized municipal taxes based on assessment the day before the effective date of the assessment increase in (a).

3. The annual Grant will be equal to a percentage of the taxes paid for the City's portion on the property taxes, in decreasing percentages of the tax increment as follows:

Year	% of Tax Increment
1	100% (Pro-rated)
2	100%
3	75%
4	50%
5	25%

4. The grant for Year 1 will be pro-rated based on the effective date for the increased assessment.

5. This grant does not exempt property owners from increases or decreases in municipal tax rate changes relating to provincial capping legislation or from changes in assessment for any other reason.

Note: 1. The multi-unit residential property class is defined as property used for rental residential purposes that consist of seven or more self contained units.

6. The starting point for taxes levied on cleared or partially cleared parcels which are cleared after the date of approval of this Community Improvement Plan shall be based on the municipal taxes levied the day before clearance.

4.3 Application Fees, Permit Fees and Special Fees Grant

4.3.1 Intent

To encourage investment of both commercial and residential projects within the Georgian College Neighbourhood Community Improvement Project Area by providing a grant equal to all or part of the municipal fees.

4.3.2 Specific Eligibility Requirements

1. The grant shall apply to fees for planning applications, building permits, for new or upgraded residential developments.

2. This incentive does not apply to any required performance securities such as letters of credit posted by the proponent.

3. The project shall be designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area. Refer to Concept Plan Figure 1 on page 10.

4.3.3 Program Details

1. Planning Application Fees:
   Assistance will be provided in the form of a grant for 100% of applications fees for all City approved applications made under the Planning Act, including Official Plan Amendments and Zoning By-Law Amendments, Site Plans, Plans of Condominium and Committee of Adjustment applications.

2. Parkland Dedication:
   Assistance will be provided in the form of a grant of up to 100% of the cash-in-lieu of parkland dedication requirements for residential development in the multi-residential property class, within the Georgian College Neighbourhood Community Improvement Project Area. This grant shall also apply to commercial and institutional components of mixed use developments consisting predominantly of residential development in the multi residential property class. The Industrial property class shall not be eligible.

3. Building Permit:
   Assistance will be provided in the form of a grant which amounts to 25% for the first $25,000.00 of a building permit fee and 50% for any amount above $25,000.00 applicable to the same building for all approved building permits within the Georgian College Neighbourhood Community Improvement Project Area. Condominium developments will not be eligible for this grant.

4. In all cases, payment of planning application fees, building permit fees or special permit fees will be required by the City at the time of application for the respective planning approval or permit. Payment of grant(s) will be made upon final inspection of the completed project and final inspection by City staff, and when at least 50% occupancy is established.

5.0 General Rules

1. The provision of any grant as described in Part B, Section 4 of this Community Improvement Plan shall be administered on merit based on evaluation criteria established by the City of Barrie in accordance with the purpose, objectives and rules of the Georgian College Neighbourhood Community Improvement Plan to the limit of funding available.

2. Improvements carried out prior to final approval of the Georgian College Neighbourhood Community Improvement Plan will not be eligible for funding.

3. Incentives will be available to a property owner or assignees with written consent of a property owner in the Georgian College Neighbourhood Community Improvement Project Area upon satisfactory completion of the projects.

4. Payment of funds for an approved grant under the application fee grant program shall not be made if the property is in tax arrears at the time of advancement of funds. If a property is in tax arrears, any payments may be applied to clear the arrears and any excess funds will be paid to the owner. Funds shall not be advanced for the approved grants under the Tax Increment Based program if a property is in tax arrears at the time of advancement of funds for any given year through the duration of the program. Funds cannot be applied to clear the arrears in the case of the Tax Increment Based grant program.

5. Assistance granted under any financial incentive program for a particular project or development is not transferable to any other property.

6. If ownership changes prior to the completion of the Tax Increment Based grant commitment, the City may at its sole discretion continue advancement of funds to the new owner. The original owner shall however not benefit from amounts advanced under the Tax Increment Based after an ownership change has occurred.

7. More than one eligible proponent may make application for a group of abutting or consolidated properties in order to encourage comprehensive rehabilitation of lands or buildings on properties.

8. Eligible properties and buildings shall have no outstanding charges, legal claim, lien or tax arrears that may affect title to the land.

9. More than one grant may apply to lands and buildings, however the total amount of the grants that is provided in respect of lands and buildings shall not exceed the eligible cost of the community improvements made with respect to those lands and buildings.

10. All applicants for financial assistance will be required to complete an application form outlining the location of the property, the type and nature of the improvements or development to be undertaken, the anticipated completion date, the estimated value of the project and the financial incentives for which application is being made. The City will review all applications within the context of furthering the objectives of the Georgian College Neighbourhood Strategy.

11. Terms and conditions of the grants, including administrative procedures, are to be detailed in the Application form for the grants. These may be changed, altered, amended or modified by the City of Barrie provided they are in accordance with this CIP.

6.0 Municipal Acquisition, Disposal, Investment, Holding or Clearance of Land

1. The primary purpose of the Georgian College Neighbourhood Community Improvement Plan is to create affordable high quality housing in an attractive student lifestyle neighbourhood.

2. In some instances direct action on the part of the municipality may be appropriate to realize the objectives as outlined in Part B Section 3.0 of this plan.

3. Council may undertake any or a combination of the following as set out in Section 28(3) of the Planning Act:

   a) Acquire land within the Georgian College Neighbourhood Community Improvement Project Area without the approval of the Minister, after the Community Improvement Plan is approved;

   b) Hold land acquired within the Georgian College Neighbourhood Community Improvement Project area; and

   c) Clear, grade, or otherwise prepare the land for community improvement.

4. Council may also undertake any or a combination of the following as set out under Section 28(6) of the Planning Act:

   a) Construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality in the Georgian College Neighbourhood Community Improvement Project Area in conformity with the Community Improvement Plan and sell, lease or otherwise dispose of any such buildings and land appurtenant thereto.

   b) Sell, lease or otherwise dispose of any land acquired or held by the municipality in the Community Improvement Project Area for a use in conformity with the Community Improvement Plan.

5. The City may prioritize lands or areas for undertakings as described in Section 6(3) and 6(4) of this Community Improvement Plan.

6. As part of exercising the powers granted under Section 28 of the Planning Act, the City shall prepare a report available for the public which will outline the following:

   - Identification and description of the strategies to be employed.
   - The purpose and objective of the undertaking.
   - The role of the municipality and other parties in the undertaking.
   - The financial implications for the municipality.
   - The potential timing of the undertaking.

7.0 Implementation

1. The Georgian College Neighbourhood Community Improvement Plan will be implemented through the provisions of Section 3.6 of the Official Plan and Section 28 of the Planning Act, 1990, R.S.O.

2. Overall implementation of the grants shall be subject to Council review and approval of the details and budgetary allocation.

3. Approval of grants is delegated to City staff except where the total amount of the grants is anticipated to exceed $100,000, in which case Council shall consider the grant application.

4. Where an application is refused by staff under delegated approval of this Community Improvement Plan, this decision may be referred to the Development Services Committee for review and recommendation to Council and the decision of Council with respect to a grant applications made under this Community Improvement Plan is final.

5. The grants outlined in Part B of the Community Improvement Financial Incentives, Section 4, may be available immediately upon approval of this Plan, subject to the requirements of each program. Retroactivity of the incentives prior to approval of this CIP shall not apply.

8.0 Administration

The Georgian College Neighbourhood Community Improvement Plan and the Financial Incentives shall be administered by the City of Barrie Development Services and Finance Departments.

9.0 Financing of Incentives

1. Council may approve an annual budget for grants.

2. The grants described in Part B Section 4 are to be funded by the City of Barrie or in conjunction with such other County, Federal or Provincial programs which may be available.

10.0 Monitoring and Amendments

1. Records of all grants and incentives awarded shall be maintained and the following shall be documented:

   a) Value of grants.
   b) Number of additional rental residential units added.

2. Annual reviews and tracking of grants and activities relating to the Georgian College Neighbourhood Community Improvement Plan shall be submitted to Council.

3. As a result of this review, terms, conditions and details of any grants may be changed, altered, amended or modified by the City of Barrie provided that where changes, alterations, amendments or modifications require an amendment to the Community Improvement Plan such amendments may be subject to consultation with the Minister of Municipal Affairs and Housing.

4. The addition of a grant shall require an amendment to this Community Improvement Plan; however, the City of Barrie may discontinue any program without requiring an amendment to this Plan.

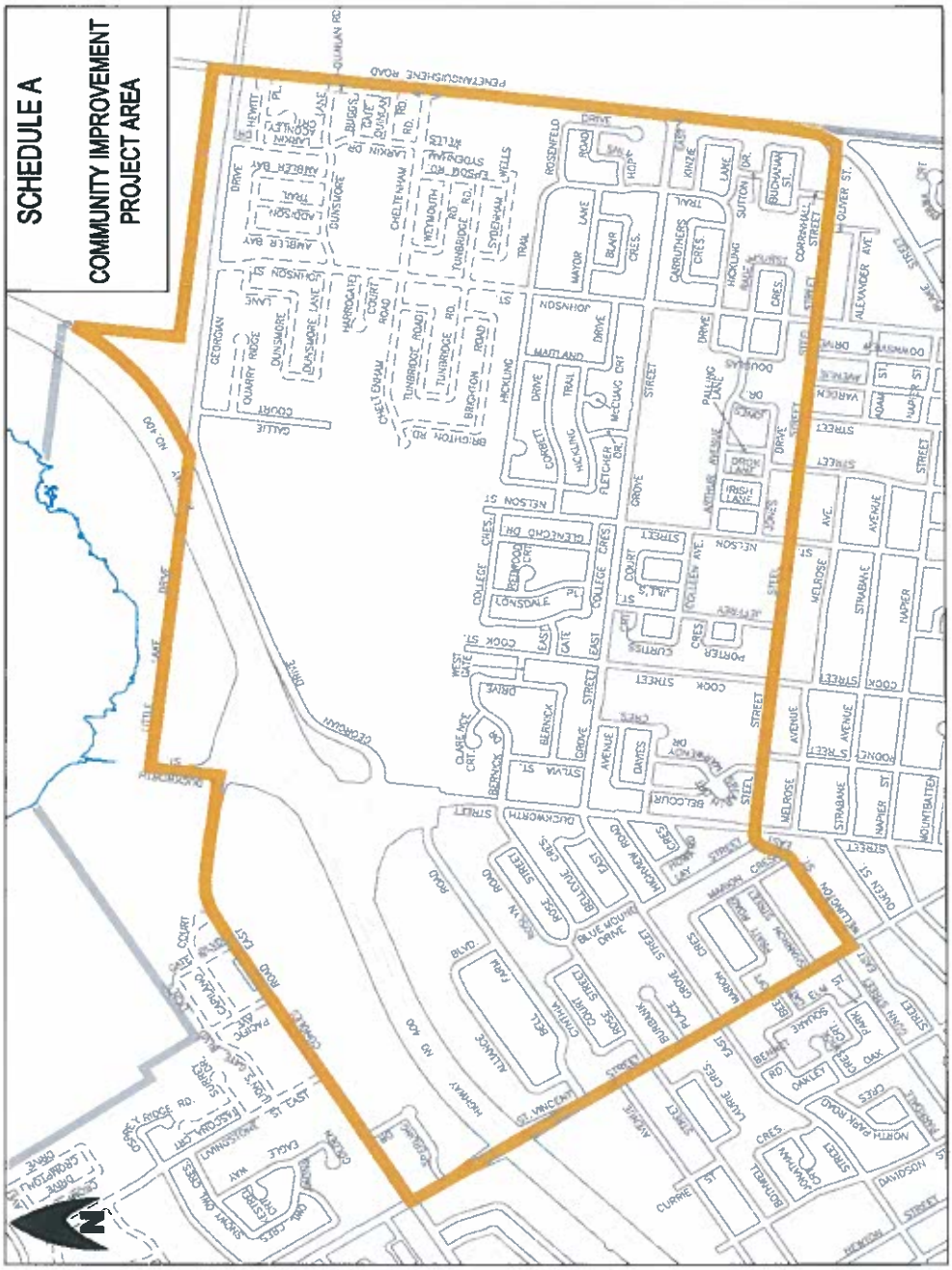
11.0 Interpretation

Part B Sections 3 to 11 inclusive and Schedule A attached, constitute the Community Improvement Plan for the Georgian College Neighbourhood Community Improvement Project Area.

SCHEDULE A

COMMUNITY IMPROVEMENT PROJECT AREA BOUNDARY

SCHEDULE A



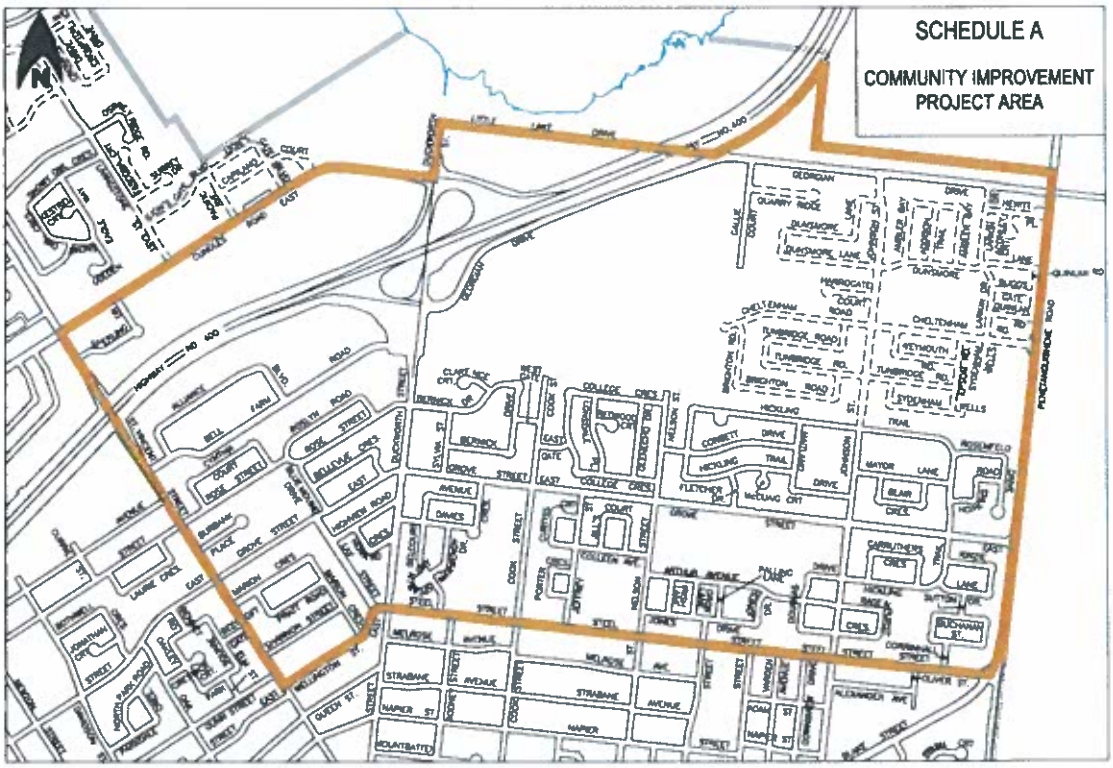
Georgian College Neighbourhood Community Improvement Plan Financial Incentives Application

The Georgian College Neighbourhood includes all of the Georgian Drive and Grove Street East Planning Areas and portions of the Alliance, Wellington, and Little Lake Planning Areas. The boundary of the Neighbourhood is generally defined by a reasonable walking distance to the College.

This strategy has been implemented to highlight the importance of Georgian College to the City of Barrie, and demonstrate this unique opportunity to encourage safe and accessible student oriented housing while promoting increased density in the northeast end of the City.

Financial Incentive Package:

- Tax Increment Based Grant
- Application Fees Grant



The objectives of the Georgian Neighbourhood CIP are:

- The primary goal is to increase the availability of medium density residential rental housing for students as an alternative to the predominantly single detached units which are presently available in the nearby area.

- To identify opportunities for the development of medium and high density housing (for students) in areas near Georgian College.

- To encourage/facilitate the development of housing for students in areas near Georgian College.

Georgian College Neighbourhood Community Improvement Plan Financial Incentives Application

GRANT APPLICATION PROCESS

If you are proposing to develop new intensified student housing, and mixed use commercial use with student housing or convert existing buildings or sites within the Community Improvement Project Area, for student housing staff will be happy to assist you in determining eligibility and guide you through the process.

The Grant Application should be submitted in advance of the work or application or permit in order to be eligible for the assistance. Funding cannot apply retroactively to projects.

The lead contact for your application will be **Kathy Brislin, Policy Planner Phone: 739-4220 Ext 4440**

Other City contacts who are available to assist you in various aspects of the application are listed below:

Building Permits: Stephen Barks, Ext. 4355
Site Plan Control, Planning Applications: Development Planning Department
Taxation and Assessment Information: Renate McDougall, Ext. 4791

Please do not hesitate to contact any of the above staff members should you have any questions or need assistance.

We thank you for your interest, and invite you to complete the attached application form with staff's assistance.

Georgian College Neighbourhood Community Improvement Plan Financial Incentives Application

Application Number *(for office use)*

APPLICATION FORM

SECTION A: APPLICANT INFORMATION

Date
FEBRUARY 4, 2015

Name of Applicant: PODIUM DEVELOPMENTS c/o Christian Huggett NOTE: If the applicant is other than the registered owner, a Letter of Authorization by the Owner must be completed.		
Street Name: 3 BRIDGMAN AVE	House Number:	Suite/Floor/Apt: 205
City/Municipality: TORONTO	Province: ON	Postal Code: M5R 3V4
Phone Number: 647-828-2364	Fax Number: 1-888-519-5361	
Email address *(optional)*: CHRISTIAN@PODIUMDEVELOPMENTS.COM		

SECTION B: PROPERTY INFORMATION

Municipal Address: 306-318 GEORGIAN DRIVE
Legal Description (Lot and Plan No.): PARK LOT 10, REGISTERED PLAN 302 AND PART OF LOT 6, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF VESPRA, AND PART OF LOT 1, REG PLAN 51M-737
Assessment Roll Number: 4342 306 - 0374, 310 - 0373, 314 - 0372, 318 - 0629

Describe Existing Condition of Property: 306, 310 AND 314 GEORGIAN ARE CURRENTLY DETACHED DWELLINGS ON DEEP RESIDENTIAL LOTS. THESE THREE HOUSE ARE VACANT, ARE BOARDED UP AND WILL BE DEMOLISHED WHEN POSSIBLE AFTER SNOW. 318 GEORGIAN DRIVE IS A VACANT PARCEL.

Please check which best describes the property:

Vacant Site [X] Vacant Building [X] Partially Vacant Building [ ]

Georgian College Neighbourhood Community Improvement Plan
Financial Incentives Application

Are there any outstanding work orders associated with the property? Yes ☐ No ☒

Please list any deficiencies on the property:
NONE KNOWN.

What is the Estimated Age of the Building *(if applicable)*:
BUILDINGS WERE BUILT AROUND 1970

Is the Building Identified as a Heritage Resource? Yes ☐ No ☒

Are there any arrears on property taxes? Yes ☐ No ☒

SECTION C: PROJECT INFORMATION

Building Permit Number: TBD	Permit Application Date:
Estimated Start Date: April 2015	Estimated Completion Date: September 2016
Value of Project *(from Building permit)*:	Building Permit Fees Paid:
Other Fees Paid *(please specify)*: 20,075 (ZBA + SPA) + Additional SPA Fees	

Existing Gross Floor Area (GFA): 5,000-6,000SF		
GFA Proposed to be added: +/-110,000SF		
Number of Student Units Proposed: 73		
Total Number of Units Proposed: 73		
Mixed Use - Proposed Floor Area N/A	New Commercial: N/A m^2	Existing Commercial: N/A m^2

Number of Residential Units: 73 units	% of GFA: 100
Number of Commercial Units: 1 management office	% of GFA:
Number of Retail Units:	% of GFA:

Georgian College Neighbourhood Community Improvement Plan Financial Incentives Application

Description of Improvements *(attach drawings if available)*:
This CIP application will assist in providing 73 new student housing units (360 bedrooms) within the CIP area and within walking distance of Georgian College. The proposed units are offered in stacked townhouses, which allow for shared living (kitchens, living rooms) while each student will have private study areas, ensuites and bedrooms. A large indoor and outdoor amenity area is provided, consolidated away from the street and found adjacent to a management office, which allows for maximum surveillance and monitoring. Parking is provided on-site, located off a loop driveway that will provide two ingress/egresses into the site. One driveway is built along the property line to allow for servicing the neighbouring consolidated lot (290-302 Georgian Drive).
Estimated cost of Proposed Improvements:
Date and Source of Estimates:
Will the proposed improvements include barrier free access?
Yes - both barrier-free units , barrier free parking and barrier-free amenity areas will be provided on-site.
Estimated Property Value after Improvements:
+/-20 million dollars

SECTION D: APPLICATION DETAILS/TYPE

Has the Property been the subject of previous Applications for Incentives or Grants?

Yes ☐ No ☒

If Yes, then please specify:

Type:	Amount:	Status:
Type:	Amount:	Status:

Georgian College Neighbourhood Community Improvement Plan
Financial Incentives Application

Please select which type of Grant you are applying for:

GRANTS	Tax Increment Based Grant	X	**Go to Section E**
	Planning and Building Permit Fees Grant	X	**Go to Section F**

SECTION E: TAX INCREMENT BASED GRANT

NOTE: A Residential Condominium is not eligible for this grant.

Assessed Property Value: TBD	Date of Assessment:
Current Municipal Taxes *(municipal portion only)*:	Estimated Municipal Taxes after Improvements:
Estimated Property Value after Improvements: +/-20 million dollars.	

SECTION F: PLANNING AND BUILDING PERMIT FEES GRANT

TYPE OF APPLICATION	CONTACT PERSON	AMOUNT	DATE OF PERMIT OR APPLICATION	DATE APPROVED
Official Zone Amendment				
Zoning	Ms. Janet Foster, Planning	12,000	October 10, 2014	TBD
Committee of Adjustment				
Site Plan Control	Ms. Janet Foster, Planning	8,075	October 10, 2014	TBD
Building Permit	TBD	TBD	TBD	TBD
	TOTAL			

Please use the following checklist to ensure you have completed the application in full

Completed all applicable sections of the application form?	x
Provided an overall estimate?	x
Attached drawings?	x
Have you attached the Owner authorization letter, if applicable?	x

Georgian College Neighbourhood Community Improvement Plan
Financial Incentives Application

I/WE HEREBY APPLY for a grant under the Georgia College neighbourhood Community Improvement Plan. I/WE agree to abide by the conditions of the grant.

I/WE HEREBY CERTIFY that the information given herein is true, correct, and complete in every respect and may be verified by the Municipality.

Digitally signed by Christian Huggett
DN: cn=Christian Huggett, o=Podium Developments, ou=Manager of Planning and Development, email=chrisman@podiumdevelopment.com, c=CA
Date: 2015.02.04 15:35:26 -05'00'

February 2, 2015

SIGNATURE OF REGISTERED OWNER OR APPLICANT — DATE

SIGNATURE OF REGISTERED OWNER OR APPLICANT — DATE

DATE RECEIVED: _____

OWNER AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the Owner(s) that the applicant is authorized to make the application must be completed.

Consent of the Owner Concerning Personal Information:

Consent of the Owner to the Use and Disclosure of Personal Information

I Oskar Johansson of Georgian Drive Barrie Corporation am the owner of the land that is the subject of this application and for purposes of the Municipal Freedom and Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

February 2, 2015

SIGNATURE OF REGISTERED OWNER — DATE

DATE RECEIVED: _____