



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: E. TERRY, RPP, PLANNER, EXT. #5135

NOTED: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: ANNUAL COMMUNITY IMPROVEMENT PLAN (CIP) 2018 PROGRESS REPORT

DATE: AUGUST 12, 2019

The purpose of this Memorandum is to advise members of Council on activities completed in the Built Boundary and Georgian College Neighbourhood (GCN) Community Improvement Plans (CIPs). The 2018 Community Improvement Progress Report covers the period January 2018 through to December 2018 and is attached for your information.

In 2018 \$483,284 was committed and \$84,974 was paid out for grants. The Corporation of the City of Barrie has invested approximately \$3.68 million over the last 14 years through CIP's, with a corresponding assessment increase of more than \$40 million (taking into account only those projects that have benefited from the Tax Increment Based Grant).

Activity Highlights

Highlights for 2018 include:

- Approved grants to assist development of 35 affordable housing units (\$608,284).
- Approved grants to support 2 significant adaptive re-use projects for complete site redevelopment (\$50,000).
- For 2018 the total amount committed for all of the redevelopment grants was \$483,284.
- The estimated total value of construction from renovation grants is \$4,236,841.45
- Substantial increase in the number of applications received (over previous CIP loan/grant programs).
- 12 approved renovation grants
- 15 new or improved residential units from renovation grants
- 1 approved multi-residential development from renovation grant
- 1 Project involved a heritage building
- 1750 sq. m. of new or improved office space from renovation grants
- 5800 sq. m. of new or improved retail space from renovation grants
- 20 estimated total jobs in new or improved office space from renovation grants



PLANNING AND BUILDING SERVICES MEMORANDUM

Next Steps

The findings and recommendations from the June 2018 WSP peer review as well as opportunities for improvement that have come to light through implementation of the CIPs will be addressed in a revised CIP presented to Council before the end of 2019. The revised CIP will focus on 2 key priorities:

- Affordable Housing – to support the provision of a variety of affordable/attainable housing options
- Development in the Urban Growth Centre and other intensification nodes and corridors for higher density residential development and mix of uses

A Work Plan for the CIP amendment process has been developed, with public engagement anticipated to commence in the Fall.



PLANNING AND BUILDING SERVICES MEMORANDUM

APPENDIX "A"

2019 ANNUAL CIP PROGRESS REPORT



THE CITY OF BARRIE
Community Improvement Plan (CIP)
2018 PROGRESS REPORT



AUGUST **2019**

Prepared by Planning & Building Services

INTRODUCTION

2018 was a successful year for the Community Improvement Plans (CIPs) in the City of Barrie. 2018 was the second year of implementation of the Built Boundary CIP. Several approved incentive applications carried over from the former Downtown and Allandale CIP programs were funded and completed in 2018.

CIPs provide for the redevelopment, reconstruction, and rehabilitation of any area whose improvement is considered desirable for various environmental, social, or community economic development reasons. CIPs are allowed under Section 28 of the *Planning Act*, which (among other things) enables cities to provide financial incentives in the form of loans or grants to property owners to help cover the costs associated with improvements.

Under the Built Boundary CIP and based upon available funds, the City of Barrie offers a Renovation Grant to assist with the improvement, restoration, or adaptive re-use of existing buildings in the Urban Growth Centre or buildings listed on the Municipal Heritage Register and a Redevelopment Grant to assist with more substantial projects in key intensification areas with a focus on affordable housing and remediation of brownfields.



PURPOSE

The purpose of this Community Improvement Plan is to provide for Financial Incentives designed to achieve emerging community goals and priorities which target key planning and growth management objectives for development within the Built Boundary, including: affordable housing, brownfield redevelopment, and mixed-use development within the intensification areas.



In addition to the Built Boundary CIP, Barrie also has the Georgian College Neighbourhood (GCN) CIP, which was adopted in 2007 and remains in effect. While there is some overlap between the areas covered by these two CIPs, applications may only be eligible under one of the two (i.e. an application submitted under one CIP is ineligible to apply for the other).

The GCN CIP offers a Tax Increment Based Grant to help property owners where rehabilitation or development of multi-unit residences has resulted in increased assessment, as well as Application, Permit, and Special Fees Grants to help cover the costs of various fees associated with the planning and development process.

The scope of this report covers the applications that were received and approved in 2018 under the two CIPs currently in effect.

The Homestead Bakery which relocated to 80 Dunlop Street East, is an example of the success of the CIP program.

BUILT BOUNDARY CIP

The Built Boundary CIP (reflected in the purple areas on the map on the following page) provides financial incentives within the Built Boundary, and the key intensification areas including the Urban Growth Centre, Intensification Nodes and Corridors and Major Transit Station areas identified on Schedule I of the Official Plan, as well as properties listed on the Municipal Heritage Register.

The incentives are intended to support and facilitate:

- the renovation and adaptive re-use of existing buildings within the urban growth centre, and heritage buildings within the Built Boundary area;
- development of affordable housing;
- brownfield redevelopment; and
- mixed-use development with incentives for commercial uses in the key intensification areas.

2018 OVERALL HIGHLIGHTS



Affordable Housing

Approved grants to assist development of

35 affordable housing units

\$608,284



Mixed Uses

Approved grants to support

2 significant adaptive re-use projects

for complete site redevelopment

\$50,000



Increased Interest

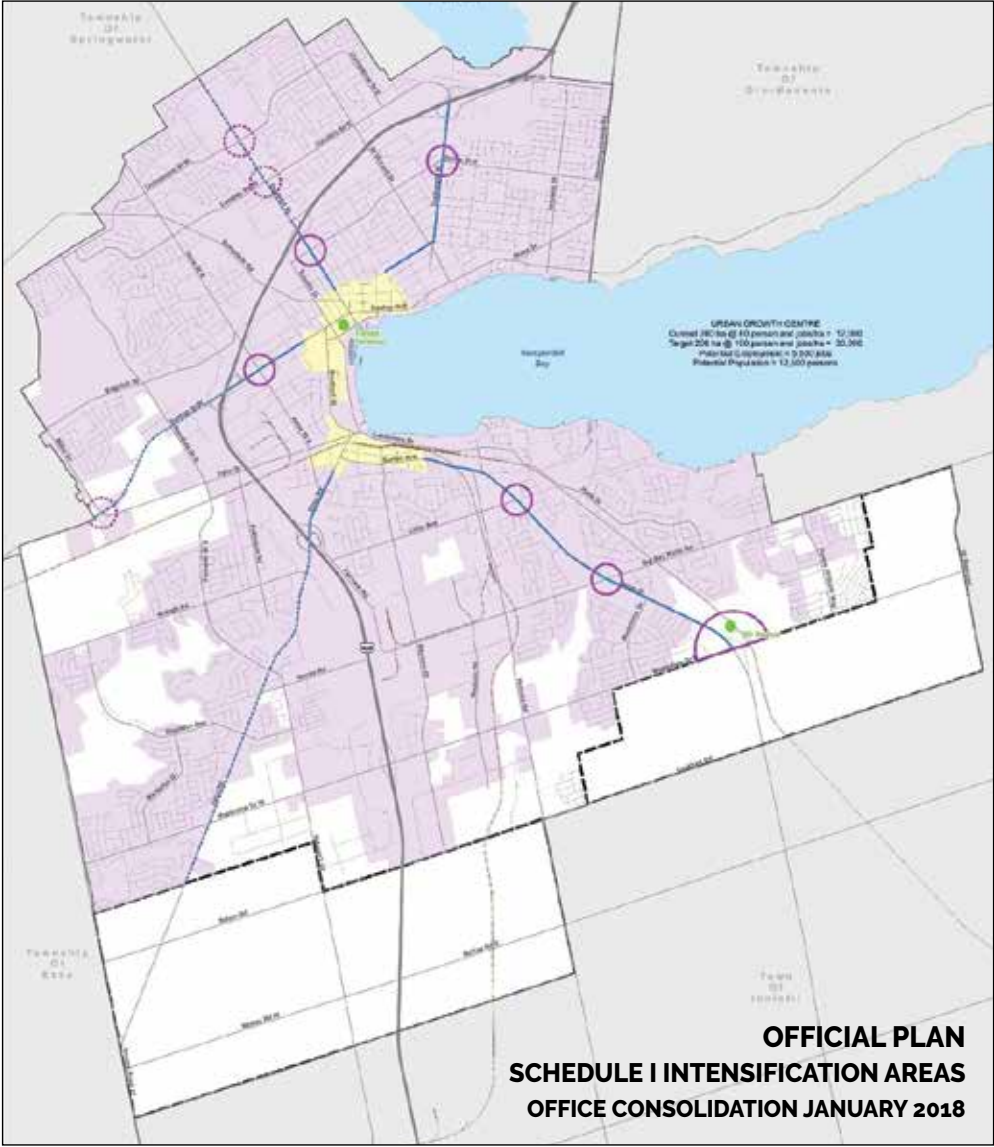
Substantial increase in # of applications received

(over previous CIP loan/grant programs)

26 Applications

The financial incentives available in 2018 under the Built Boundary CIP included:

- **A Renovation Grant Program** to assist in the improvement, restoration or adaptive re-use of existing buildings within the Urban Growth Centre and assist with restoration and renovation of heritage characteristics of buildings listed on the Municipal Heritage Register.
- **A Redevelopment Grant Program** for more substantial redevelopment projects which provides incentives for affordable housing, brownfield redevelopment and mixed-use intensified development in the key intensification areas within the built up area of the City.



Built Boundary Community Improvement Plan Area

- Major Transit Stations (50-120 units per ha)
- Primary Node/Major Transit Node (50-120 Units per ha)
- Secondary Node (50-120 Units per ha)
- Primary Corridor (50 Units per ha)
- - - Secondary Corridor (50 Units per ha)
- Urban Growth Centre (150 persons/ jobs per ha)
- Built-up Area

2018 ACTIVITY WITHIN THE BUILT BOUNDARY CIP

The Built Boundary Community Improvement Plan saw its second year of implementation in 2018. Overall in 2018, 26 applications were received for the two financial incentive programs under this CIP; 19 for the Renovation Grant (12 of which were approved) and 7 for the Redevelopment Grant (5 of which were approved). The total funding commitments for both grants conditionally approved in 2018 is \$778,851.

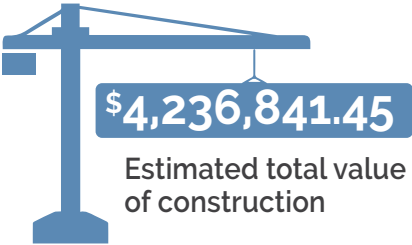
Renovation Grants:

The intake period for applications for the 2018 Renovation Grant ran from June 25 – August 3. Over this time, 19 applications were received, 1 was determined not to be eligible for consideration and a total of 12 Renovation Grant projects were conditionally approved with a total funding commitment of \$295,546 for these projects. The City was not able to fund all qualifying applications due to available funds.

The number of applications received was an increase from the intake window in the previous year. This increase in uptake may have been due to a greater awareness about the intake process, with a call for applications within a specific time frame. In addition, the change from a forgivable loan to a grant program may have resulted in increased interest in the program.

None of the Renovation Grants approved in 2018 have been paid out as of June 1st 2019. Given the City was only able to notify successful applicants in late January 2019, staff anticipate that the majority of the grants will be paid out in 2019 once the work on the projects has been completed. Seven of these projects are significant projects which will result in the creation of new affordable housing units.

RENOVATION GRANT HIGHLIGHTS 2018



15 New or Improved
Residential Units
\$150,000
in grants



 **1 PROJECT**
Involving Listed/Designated
HERITAGE BUILDINGS
\$23,110.37
in grants

1 IMPROVED MULTI-RESIDENTIAL (>3 UNITS)

20 ESTIMATED TOTAL JOBS IN NEW OR IMPROVED OFFICE SPACE

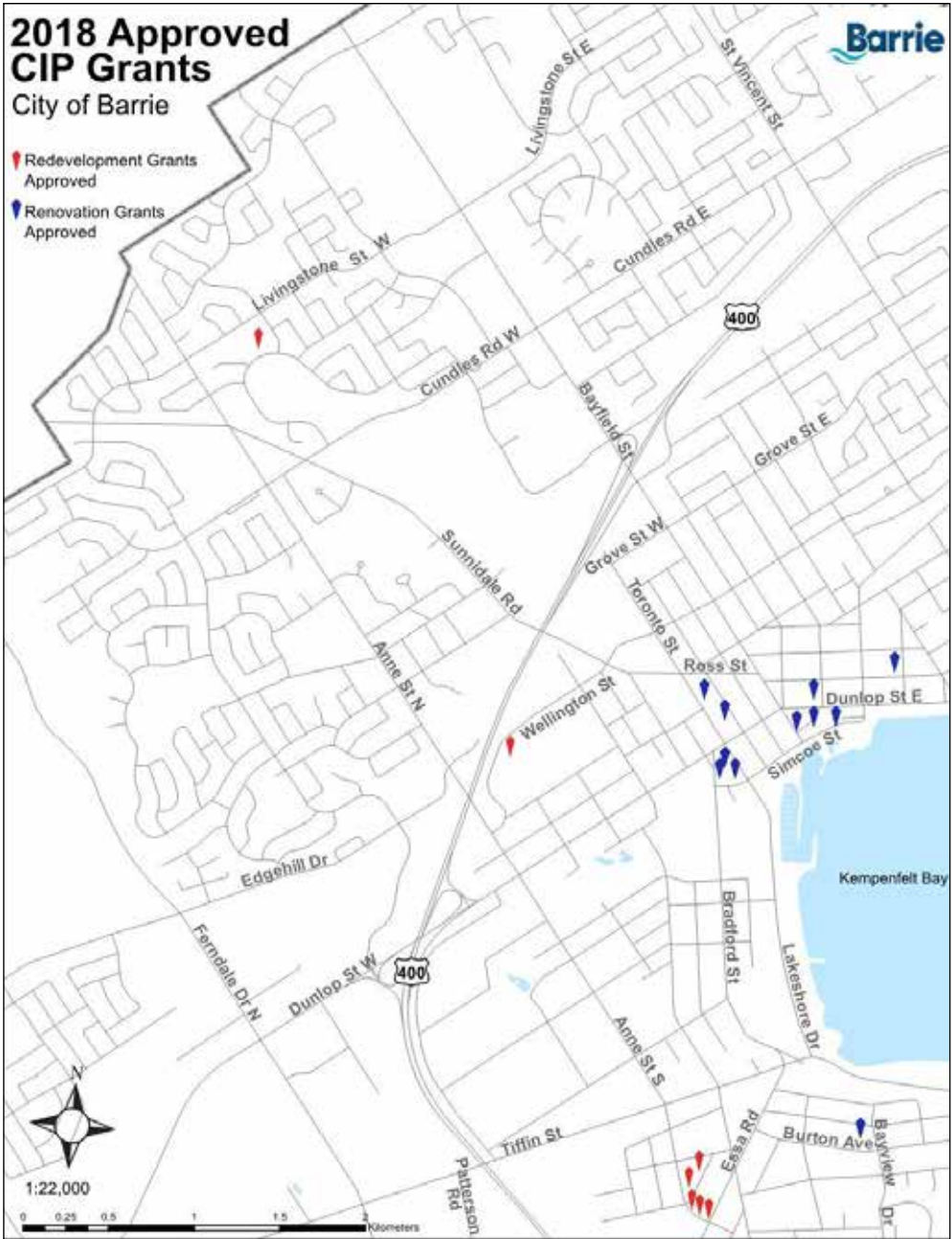
1750 M² NEW OR IMPROVED OFFICE SPACE

5800 M² NEW OR IMPROVED RETAIL SPACE

2018 Approved CIP Grants City of Barrie



- Redevelopment Grants
Approved
- Renovation Grants
Approved



The map above shows the distribution of the Renovation and Redevelopment CIP Projects approved through the 2018 program.

Redevelopment Grants

Five Redevelopment Grants were approved in 2018:

Applicant	Address	Application Details
Habitat for Humanity Huronia	209, 211 & 213 Anne Street	Affordable not-for-profit sweat equity home ownership units. The units, located on Anne Street South. Grant Total: \$57,269
Melchior Management	135 Wellington Street W.	5 additional affordable units from vacant space in the lower level of a 57 Unit Apartment Building. Grant Total: \$26,904
Redwood Park Communities	164 & 170 Essa Road	Post-Treatment supportive temporary house (5 Units) for those experiencing chronic homelessness and struggling with addictions. Grant Total: \$152,115
Habitat for Humanity Huronia	25 & 27 Centre Street	A semi-detached home to help two families with an affordable pathway to home ownership. Grant Total: \$49,708
Salvation Army	151 Lillian Crescent	Proposal to build a 12 unit family house and support centre for families in crisis. Grant Total: \$197,288

Redevelopment Grants can be applied for at any time, there is no intake window for this type of grant.

The purpose of the Redevelopment Grant Program is to provide financial incentives for (re)development which entails any of the following:

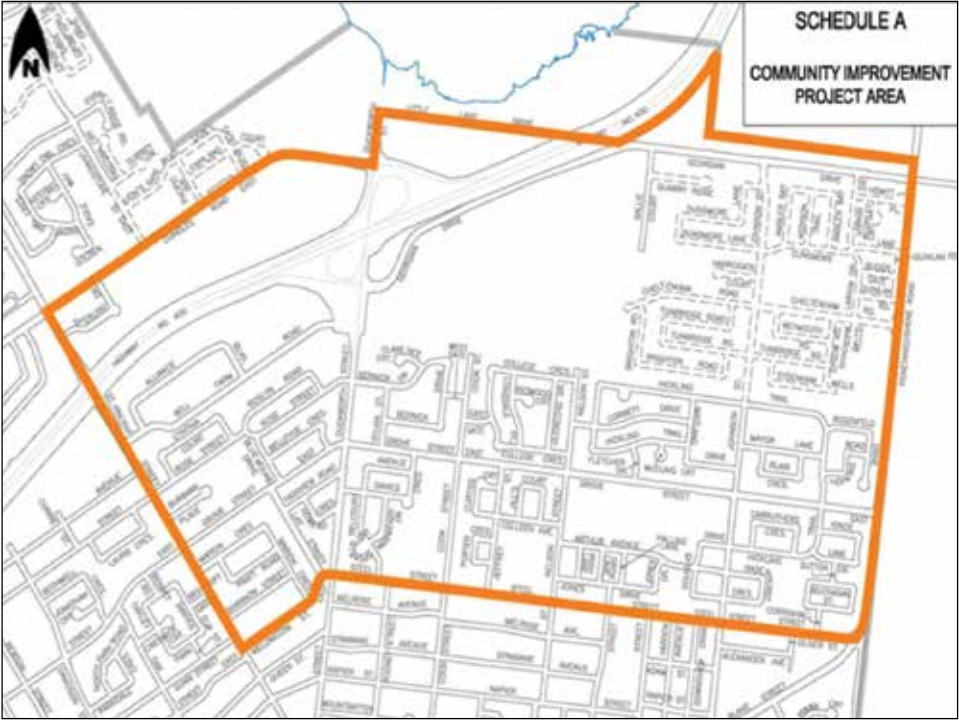
- The provision of a variety of affordable housing. Affordable housing grants include a Tax Increment Grant and Affordable Housing charges and fees grant.
- The development of the Intensification Areas within the density, mix of uses and built form required in accordance with the Official Plan and Zoning By-law.
- To support the redevelopment of Brownfield sites within the built boundary.

Approval of all redevelopment grants are administered by the Redevelopment Grant Review Group.

For 2018 the total amount committed for all of the **redevelopment grants** are **\$483,284**.

GEORGIAN COLLEGE CIP

The Georgian College study area is located in the north-east corner of the City and occupies approximately 5 square kilometers. One of the goals of the Georgian College Neighbourhood Plan is to identify opportunities for the development of medium and high density housing in areas near the College. One application was received in 2018 for the Georgian College CIP and received funding for fees and permits. Value of the funding was \$80, 559.67



LOOKING AHEAD

Currently funds for the CIP programs are limited. As part of the Development Charge Background Study, finance staff are exploring opportunities to provide additional funding to the CIP programs in support of growing Barrie's economy. Concurrently, planning staff are undertaking a review of the priorities that the CIP programs are trying to incentivize in the context of the goals of the Official Plan update. Staff are working on the development of a new CIP that will focus on key development priorities to incentivize:

- Affordable Housing – to support the provision of a variety of affordable/attainable housing options.
- Development in the Urban Growth Centre and other intensification nodes and corridors for higher density residential development and mix of uses.

As part of this work, staff recommend a review of the Georgian College program and exploring the opportunity to incorporate the objectives of this CIP grant into the new CIP.



Visit "Financial Incentives" for CIP
at [**barrie.ca/planning**](http://barrie.ca/planning)