

**From:** Julian Manzo <Sent: Sunday, May 5, 2024 10:45 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Cc:** Shelby White <Shelby.White@barrie.ca>  
**Subject:** Comments for PUBLIC Meeting Regarding Barrie Bonus program included in the draft Housing CIP

Good evening,

I am writing to provide feedback regarding the proposed Housing Community Improvement Plan (CIP).

In particular, I would like to focus on section 3.4.3 “Barrie Bonus for Additional Residential Units (ARUs)”.

I would like to start off by mentioning that I think this is a really amazing incentive that will help to decrease financial barriers that are present regarding the development/construction of new ARUs.

I definitely think that this section of the the Housing CIP should be implemented.

I would like some clarity on a few aspects of the “Barrie Bonus”, as it directly effects my plans (and I’m sure the plans of others who are considering creating more affordable housing).

At this time, I have tentatively qualified for the “Simcoe County Secondary Suites Loan” for 3 ARUs on my property (Pending permit issuance for each unit).

I am currently working with an architect to create my plans for each unit and, once they are completed, will submit them to the City of Barrie for Permit review.

Knowing that the Barrie Bonus is in consideration, I would hate to start my project and potentially miss out on a considerable amount of funds. On the other hand, I would hate to delay my project and be denied the funds that have been made available for me, pending permit issuance.

The project I am looking to undertake is quite expensive and I’m not sure I can make it work, even with the current funding Simcoe County is offering at this time (\$30,000 per ARU).

It is for this reason I am considering pausing my plans/construction of the new ARUs and waiting to find out whether the Barrie Bonus will be implemented (as well as waiting to find out when the funding issuance/applications will come into effect).

Having said that, I think the following should be clarified during this process:

1. When could an individual apply for the Barrie Bonus?
  1. In my case, if I start the permitting process, hire a contractor, and start building my ARUs, could I still apply for the Barrie Bonus once I start the process?
    1. If so, what would be the final cutoff regarding when an individual could apply for the Barrie Bonus?
      1. Having clarity on this would allow myself (and others contemplating building affordable housing ARUs) to start the process without fear of missing out on a substantial amount of financial help/assistance (Barrie Bonus) if/when the Barrie Bonus is implemented.

Suggestion:

Would it be possible to accept applications for the Barrie Bonus (once implemented) for any project that was started from January 2024 or later (even though this was before the Barrie Bonus was implemented)? If this were the case, I would be able to start the process without fear of losing out on significant financial help.

2. Would the Barrie Bonus be available for an individual homeowner for each ARU they received funding for through Simcoe Secondary Suites (I have currently been tentatively approved for funding for 3 ARUs). I would not be able to even contemplate being able to afford building more than one ARU if it wasn't for the Simcoe funding.

Suggestion:

Base the Barrie Bonus funding on the Simcoe Secondary Suite funding. Allow single homeowners to apply and be accepted for the Barrie Bonus for multiple units (as long as they have been accepted by the Simcoe Secondary Suites program).

COMMENTS:

1. Barrie Bonus Amount (\$15,000 per unit)

I do think \$15,000 would be a significant help, however knowing how expensive constructing these additional ARUs is, I do believe increasing the amount would significantly increase the amount of ARUs being constructed in Barrie.

Increasing the Barrie Bonus to \$30,000 per ARU, which would be matching the Simcoe Secondary Suite maximum amount, would definitely help persuade many individuals that were "on the fence" about starting the process to go ahead with the project.

I have received many quotes for my three ARUs, which ranged from \$65,000 - \$150,000. Although \$30,000 from Simcoe County, and an additional \$15,000 from the Barrie Bonus would help, it would still require significant financial investments from individuals in order to actually create the wonderful affordable ARUs.

Suggestion:

Increasing the Barrie Bonus amount from the proposed \$15,000 to \$30,000 (or more).

Thank you so much for your time.

Sincerely,

Julian Manzo



May 7<sup>th</sup>, 2024

Shelby White | Senior Planner  
City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

Sent via e-mail: [Shelby.White@barrie.ca](mailto:Shelby.White@barrie.ca)

Dear Ms. White:

**RE: Comments on the City of Barrie Draft Housing Community Improvement Plan  
Skydevco Inc.  
10 Grove Street West – Purpose-Built Rental Apartment Development**

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On behalf of Skydevco Inc. (Skydev), please find comments regarding the City of Barrie's draft Housing Community Improvement Plan (CIP), which was released for public consultation on April 15, 2024. Skydev is submitting comments on the proposed CIP as it applies to supplying more rental housing to the City of Barrie.

We would like to begin by commending the City of Barrie for their efforts on this proposed CIP as we do see it as an improvement to the current CIP and believe if implemented will assist the City in its objective of incentivizing more purpose-built rental and affordable housing projects.

For context, our Client's lands at 10 Grove Street West are currently subject to site-specific Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval. The location of the lands is shown in Figure 1 below. The Proposed Development is shovel-ready and construction is actionable for this year (refer to Figure 2 for the Proposed Development). A building permit application has been submitted to the City for approximately 800 of the 928 purpose-built rental apartment units. Skydev is ready to proceed with the development of the Subject Lands on a critical site that is located at the Highway 400/Bayfield Street gateway to the downtown area and is in proximity to public transit routes. The Proposed Development would increase the City's total market supply of purpose-built rentals by approximately 20% and take a significant step towards the City's and Province's housing pledges. With a purpose-built rental project of this scale, current construction costs, and interest rates, our Client requires robust CIP program incentives in order to proceed with the construction of this important project.

**Figure 1: Location of 10 Grove Street West**



**Figure 2: 10 Grove Street West Development**



We have experience with the City's existing CIP, and while the intent of the current CIP aims to facilitate more purpose-built and affordable housing, the issue affecting successful implementation is the program's overall reliance on and lack of funding available. Skydev applied to the City's CIP program in April 2022 to deliver affordable rental apartments as part of the Proposed Development but was refused primarily due to insufficient funds in the City's reserve. Skydev applied again in October 2022 for rental housing benefits under the CIP and was again refused due to changes and outdated implications of Bill 23 on the CIP. The overall reserve amount previously allocated annually for the CIP grants was not sufficient to facilitate meaningful affordable and purpose-built housing starts especially for larger projects. It is for this reason that our comments focus on non-reserve fund incentives.

We believe more can be done and have provided the following comments for the City's consideration with the objective of enhancing the draft CIP as currently proposed and delivering the most robust CIP tool in order to implement the City's vision. Our team would be happy to discuss these comments further with City staff and look forward to continuing to participate in the Housing CIP update process.

Regarding the City's draft Housing CIP, we offer the following additional comments on how the program can be improved to help the City realize its objective of getting more purpose-built rental and affordable housing projects off the ground:

**1. Automatic Approvals for Developments that Meet the Criteria for Non-Reserve Grants and Incentives**

It is understood that the proposed Tax Increment Equivalent Grant (TIEG) and Approval to Defer Developments Charges (DCs) to Occupancy Permit Incentive are not subject to reserve funding. As such, it is requested that developments that meet the criteria for these grants and incentives which are not subject to reserve funding be automatically applied.

**2. Tax Increment Equivalent Grant (TIEG) to be Increased from 5 Years to 10 Years**

Further to the above, the non-reserve fund TIEG incentive is the single most important initiative to encourage rental housing in Barrie. Granting property tax discounts on revenues that would otherwise not exist will attract investment in rental housing without the need to fund a reserve. We recommend revising this incentive as follows to be competitive with other municipalities in Ontario:

For the TIEG, a 10-year tax increment phase-in of 100% reduction from years 1-6, 80% in year 7, 60% in year 8, 40% in year 9, and 20% in year 10 be applied. The proposed 10-year tax increment phase-in has been provided in other Municipalities and has proven to be effective in facilitating affordable and purpose-built rental housing.

**3. Defer Development Charges to Occupancy Permit to also Include Deferral of Cash-in-Lieu of Parkland Payment to Occupancy and Waive any Interest on these Deferrals**

This incentive should be enhanced by also including the deferral of any cash-in-lieu of parkland payment to occupancy to align with the deferral of the Development Charges.

Both of these deferrals should also exclude interest.

These changes would further enhance the intent of this incentive.

#### **4. Improved Transparency on Available Funding and Overall Decision-Making Process**

We request that more transparency be provided regarding the decision-making process for grants that have reserve funding. When the previous applications were made by Skydev under the City's previous CIP, little to no information was provided regarding the amount of funding that was available in the City's reserve. It was also unclear as to how decisions were made by the City's internal CIP Committee regarding CIP grant and incentive requests for developments that met or exceeded the minimum program requirements.

It is requested that the Housing CIP include more clarity on the decision-making process and the amount of available reserve funds as knowing the amount of reserve funding will determine if it is worthwhile to make a grant application.

It is further requested that a more transparent decision-making process be implemented so that applicants can understand why their requests were or were not granted. We would request that the decision be delegated to staff for approval with applicants being able to answer any questions that arise from the reviewers.

It is noted that the projected growth for the City of Barrie is to increase to 298,000 people by 2051, which represents an increase of approximately double the current population. It is further noted that the City of Barrie Council adopted the Affordable Housing Strategy (AHS) in November 2023, and the City was recently awarded significant funding from both the Federal and Provincial governments to facilitate housing. We hope that with the recent adoption of the AHS by Council, as well as the funding announcements from the Federal and Provincial governments, our recommendations can be incorporated into the proposed draft CIP moving forward.

Yours truly,

**MHBC**



Kory Chisholm, BES, MSc, MCIP, RPP  
Partner



Shayne Connors, BAH, MSc  
Intermediate Planner

*cc. Greg Jones, SkyDev*  
*cc. Sarah Reeve, SkyDev*



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# AFFORDABILITY COMMITTEE

## 10 Grove Street West

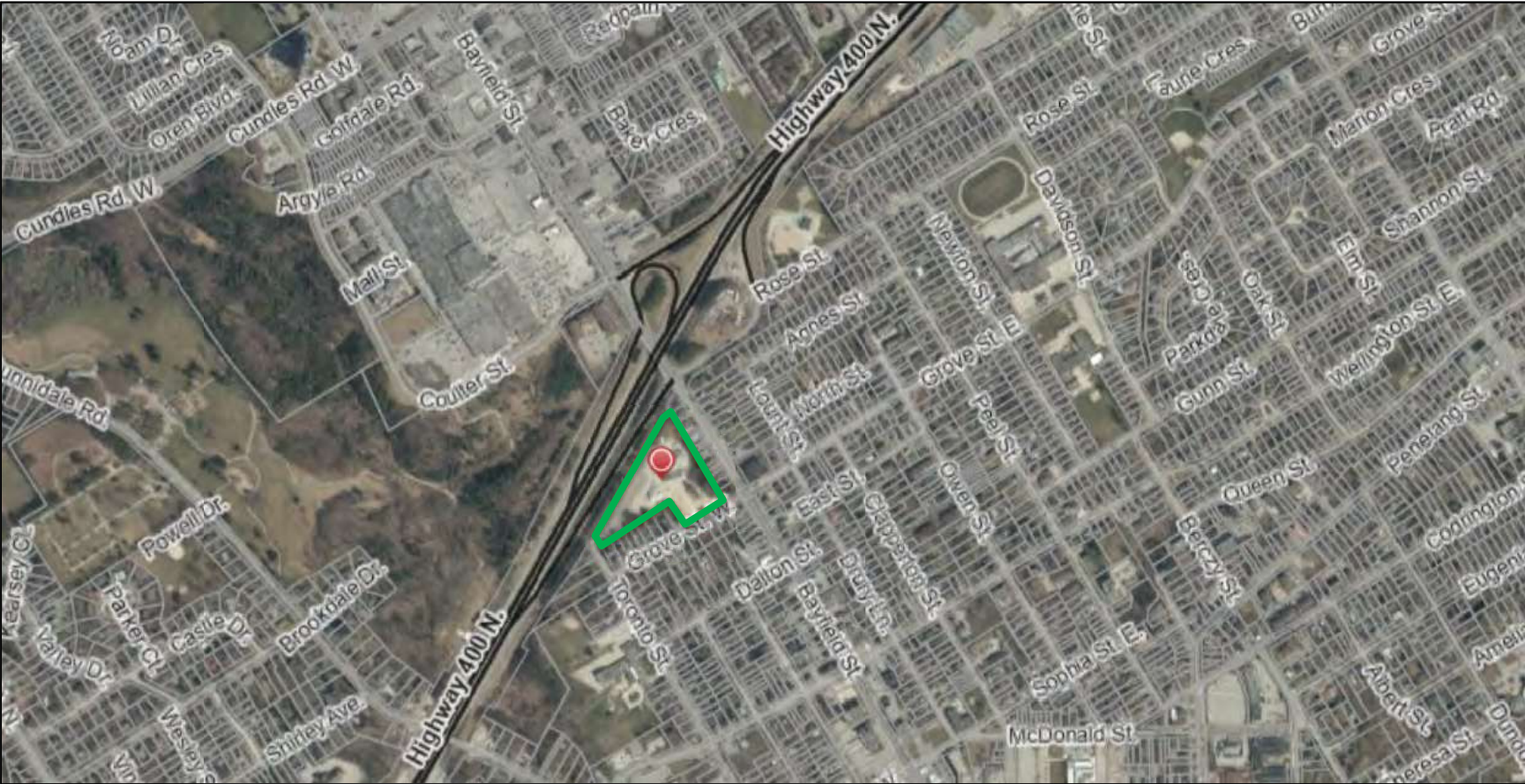
City of Barrie

Kory Chisholm, BES, MSc, MCIP, RPP | Partner

Greg Jones | President, SkyDev

May 8, 2024

# Location





# Architectural Renders



# Architectural Renders



# Project Highlights

- Total of 928 purpose-built rental units.
- OPA, ZBA and SPA approved.
- Building Permits submitted for approx. 800 units.
- Shovel-ready this year.

# Housing CIP Comments

1. Automatic Approvals for Developments that Meet the Criteria for Non-Reserve Grants and Incentives.
2. Tax Increment Equivalent Grant (TIEG) to be Increased from 5 Years to 10 Years.

# Housing CIP Comments Cont'd

3. Defer Development Charges to Occupancy Permit to also Include Deferral of Cash-in-Lieu of Parkland Payment to Occupancy and Waive any Interest on these Deferrals.
4. Improved Transparency on Available Funding and Overall Decision-Making Process



THANK YOU