
TO: GENERAL COMMITTEE

SUBJECT: REVIEW OF EXISTING FINANCIAL INCENTIVES PROGRAMS

WARD: ALL

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EXTENSION # 4440

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RECOMMENDED MOTION

1. That lands within the built boundary shown in Appendix "A" attached to this Staff Report PLN032-15, be designated Community Improvement Project Area to allow for incentives to be developed through a Community Improvement Plan.
2. That a draft Community Improvement Plan (CIP) be prepared with incentives as outlined in Appendix "B" attached to this report to support community strategic objectives and priorities, growth management and planning objectives within the designated Community Improvement Project Area shown in Appendix "A" including affordable housing, brownfield redevelopment, and the development of mixed use nodes and corridors.
3. That staff undertake further consultation with the Province, the public, and stakeholders on the proposed Community Improvement Plan and financial incentives, including the holding of a statutory public meeting, and report back to General Committee.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this Staff Report is to recommend a framework for developing a new Community Improvement Plan (CIP) with 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.
5. This report arises from several converging considerations which are summarised as follows:
 - a) The need to assess the current Downtown, Allandale and Georgian College CIP's, in light of the fact, that they were developed prior to the Places to Grow Provincial Growth Plan (henceforth Growth Plan) came into effect.
 - b) Council direction for staff to explore opportunities for a sustainable source of funding of the CIP financial incentives (Motion 10-G-257).

- c) Development of incentives for brownfield redevelopment as part of a Brownfield Strategy.
- d) Review of incentives for Affordable Housing as recommended in both the Affordable Housing Strategy and the Built Form Task Force Report.
- e) Investigation into potential incentives for Intensification Nodes and Corridors, to mitigate the cost of development, subject to zoning approval of zoning for mixed use nodes and corridors. (Incentives PLN002-15)(15-G-022)(Mixed Use Zoning PLN018-14)

Existing Community Improvement Plans & Financial Incentives

- 6. There are currently 3 CIPs in effect including the Downtown CIP, Allandale CIP, and Georgian College CIP each with incentives to achieve specific goals including tax increment grants (TIG), loans and grants for façade improvements, etc. The CIPs have had success in achieving a number of objectives and goals as measured by increased assessment, and an increased inventory of student housing (See Annual Progress Report – November 30, 2015 Memo to Council).
- 7. The Downtown and Allandale CIPs, more or less, correspond with the Official Plan City Centre designation and Planning Area and Urban Growth Centre (UGC) boundary. The third CIP is the Georgian College Neighbourhood CIP which offers grants for projects that provide for multi-unit student housing in managed apartment buildings.
- 8. The current CIP's, particularly Downtown and Allandale CIP's have been incrementally modified to add incentives, expand or modify existing programs, or expand the CIP Project Area boundaries and address issues such as lighting and laneway safety raised by the BIA or other stakeholders in the CIP areas.

ANALYSIS

Planning Context of the Current CIP Plans

- 9. The Downtown and Allandale CIP's were adopted in a time when storefront vacancy rates in the Downtown and Allandale were high. These CIP's were founded on the principle that a healthy vibrant City Centre supports and benefits the City and broader region as a whole, and thus warrants special consideration in the form of financial incentives to attract business to these areas. While this may remain valid today, storefront vacancies and building façade in the Downtown have improved.
- 10. Furthermore, since these CIP's were prepared, the planning landscape at the local and provincial level has changed considerably with greater emphasis on addressing urban growth, sustainability and transportation challenges.
- 11. At the provincial level, the Places to Grow Growth Plan for the Greater Golden Horseshoe and the updated 2014 Provincial Policy statement came into effect after these CIP's were adopted. The Growth Plan identifies the City of Barrie as an Urban Growth Centre (UGC) within the region. Intensified mixed use development including residential, office, commercial and institutional uses are contemplated at densities of 150 persons and jobs per hectare in the UGC. The Growth Plan also sets population targets and requires at least 40% of growth to be accommodated within the built up area before expanding into Greenfield areas.
- 12. In response to the Growth Plan and development pressures, the City prepared an Intensification Study in 2009 which identified key intensification areas including the UGC, mixed use nodes and

corridors along major arterial roads, intersections and areas within walking distance of transit stations.

13. Urban Design Guidelines were prepared in 2011 for these key intensification areas to support a high standard of urban design and to provide guidance for development of private and public realm lands in these intensification areas. Zoning standards for mixed use nodes and corridors have been developed to implement the type of development envisaged for these areas.
14. Other City initiatives, that have been developed since Downtown and Allandale CIP's were prepared, include, the incorporation of updated Brownfield policies into the Official Plan; and, the approval of an Affordable Housing Strategy.
15. At this time, it is necessary to consider the development of a new CIP to facilitate the development of more affordable housing units; to encourage the clean-up and development of brownfield sites; and, to encourage development of mixed use nodes and corridors.

Proposed Community Improvement Plan & Financial Incentives

16. A public meeting, per the Municipal Act, is required to introduce financial incentives through a CIP. Although the Ministry of Municipal Affairs and Housing (MMAH) no longer approves CIPs they are required to review and approve the proposed community engagement plan.
17. The recommended programs to be considered, and refined through public consultation, are outlined in the proposed CIP attached as Appendix "B" to this report. In addition, the guiding principles and eligibility criteria, under which the Programs will be managed, are outlined in Appendix "B".
18. The two financial incentive programs, proposed for community consultation, include a renovation grant to replace the current loan and façade program; and, a redevelopment grant to facilitate the development of more affordable housing units; to encourage the clean-up and redevelopment of brownfield sites; and, to encourage the development of mixed use nodes and corridors.

Renovation Grant Program

19. The Renovation Grant Program is intended for small scale projects which are comparable to, and intended to replace, forgivable loan programs currently available in the Downtown and Allandale CIP areas. The grant is for renovating, restoring and improving existing buildings within the Urban Growth Centre (UGC) identified on Schedule I of the Official Plan. In addition, Heritage buildings listed on the Municipal Heritage Register will be eligible for this grant which is intended to restore, improve and maintain the heritage characteristics of these buildings.
20. The replacement of the current four *Forgivable Loan* programs with a single *Renovation Grant* program will simplify the application process and reduce administrative processing time and costs. In addition, it is anticipated that this will remove some barriers associated with registration of forgivable loans, and reduce costs to owners when changes are needed for re-financing, or transferring loans with a change of ownership under the current forgivable loan programs.
21. As with the current forgivable loans, these grants would be subject to delegated approval by the Director of Planning, subject to annual budgetary allocation of funds.

Redevelopment Grant Program

22. This program is intended for redevelopment projects, within the specified areas or type of project within the built boundary. Redevelopment includes adaptive re-use and additions to existing buildings on eligible properties, and redevelopment of vacant lands on eligible properties.

23. For redevelopment projects, that include affordable housing units, this grant program would include, as recommended by the Built Form Task Force, a development charge exemption grant, on a sliding scale, based on housing segmentation including emergency shelter, transitional housing, social housing, rental housing, and affordable home ownership (Refer to Appendix "C" attached). In addition, these types of redevelopment projects would be eligible for a Tax Increment Grant as established in our existing CIPs.
24. For redevelopment projects, that address brownfield sites, and/or, mixed use nodes and corridors objectives, under this grant program, these types of projects would be eligible for a Tax Increment Grant, as established in our existing 3 CIPs.
25. The redevelopment projects, that achieve student housing objectives, as outlined in the Georgian CIP would continue.
26. Staff are currently reviewing the application process for redevelopment grants in terms of streamlining the application review and approval process; and, to help expedite the program objectives and will report back to General Committee.

ENVIRONMENTAL MATTERS

27. The Redevelopment Grant Program for Brownfield costs will facilitate clean up and redevelopment of vacant contaminated sites. Similarly, sites identified as existing conditions in the Source Protection Plan are eligible for the Redevelopment grant which support soil and water quality improvement.
28. The Redevelopment Grant framework provides scope to layer in grant enhancements for adding sustainability features such as LEED or green rooves, geothermal or solar energy applications.

ALTERNATIVES

29. The proposed CIP framework, outlined above, is presented for consultation purposes. At this time, there are a number of variations on the type of incentive programs offered and timing of payment of the grant. Staff recommend that, following consultation, some options be prepared and evaluated in the context of achieving the CIP objectives.

FINANCIAL

30. The recommendations at this stage would not have an immediate budgetary impact. Following the public consultation, staff will report back to General Committee with recommendations regarding the proposed CIP.
31. If the CIP is approved, applications could be received in 2016 with funding most likely needed in 2017. Staff anticipate that an annual operating budget contribution would continue to be required as with the current financial incentive programs in order to ensure that the CIP reserve fund is maintained.

Transition - Current Programs:

32. This staff report recommends that current small forgivable loans and grants for significant grant applications within the Downtown and Allandale CIP's be received up to April 30th 2016, and considered and processed under the current CIP provisions. Afterwards, projects will follow the new renovation or redevelopment grant programs.

33. Two significant grant applications in the Allandale area have not received funding approval in previous years. One of these may require funds to be budgeted in 2017 if considered and approved by Council in 2016. In addition, funds have been set aside for part of another project in the Downtown CIP area which has not been acted on at this point. Staff recommend leaving these funds in the budget at this time.
34. In terms of budgeting for CIP incentives, an application is on file for a student housing project in the Georgian College CIP. Staff anticipate reporting to Council in 2016 on this application, and if considered and approved, funds may need to be budgeted for payment in 2017 and in subsequent years.

Funding of Proposed Renovation Grant Program

35. Staff recommend that these grants be funded in a similar way to the current small forgivable loans through an annual budgetary process. Stable predictable funding would facilitate administration of this program. In review of past years for small grants and forgivable loans, the annual budgetary amount assigned has been between \$150,000 and \$250,000 for forgivable loans and small grants. For the past five years, the full amount has been allocated to applications received by the end of the summer of any year. New applications received after that date are held for consideration in the following year subject to budgetary approval.
36. To align with other streetscape improvements, it is suggested that there be built-in flexibility to target specific areas for a specified time frame. For example, the Renovation Grant can be prioritized so as to encourage renovations of buildings with frontage on Dunlop Street between Mulcaster Street and High Street. These priority areas for allocation of funds would be considered on an annual basis, through the budgetary process, and review of a monitoring/progress report.
37. With the transition measures proposed, if the proposed new CIP Renovation program is implemented in 2016, funding for these grants would only need to be budgeted for in the 2017 budget.

Funding of Redevelopment Grant Program

38. The previous tax increment grants were based on Council consideration of every application. As with current grants, all grants are subject to funding availability which shall be confirmed by the Treasurer. Staff will report back to General Committee on suggested program delivery options to stream line the application and review process.
39. Staff have currently included condominium development, which meets the affordability criteria outlined in the Affordable Housing Strategy, as being eligible for the programs described herein. However, as part of the consultation process, staff will be working with the Legal Services Department to determine the feasibility of securing the long term affordability of condominium projects which receive grants through a development agreement which would include a mechanism for recovering costs if the project fails to meet affordability criteria.
40. Although staff are not aware of any proposed emergency shelters, transition housing or social housing applications at this time, it is possible that with the proposed incentives in place, the City may receive an application for any one of these types of affordable housing projects before sufficient funds are available in the CIP reserve fund to cover the cost of Development Charge Equivalent Grant being recommended through this program. In this eventuality, the application would require Council approval.
41. Redevelopment grants, that are funded through the tax increment based program, would be paid out after the development is completed and the increased taxes are paid. It is likely that any projects considered and approved in 2016 under this program would at the soonest need to be

paid out in 2018. Thus there is no direct budgetary impact to be considered for this type of project at this time.

42. A more substantial fund, in an amount to be determined following the public consultation and review of this new CIP, may need to be allocated to the reserve account through the 2017 budgetary process. This would cover projects for which funds may not be available until such time as the redevelopment grant fund can be built up through diverting a portion of the tax increment revenue received from other projects that are approved.
43. Staff are recommending that a percentage of taxes collected from a project, approved under the proposed CIP's tax increment grant program, be allocated to the CIP reserve account in order to build up this account. As shown on the table below, a percentage would be paid out to cover costs of development and the remaining percentage would be placed in the account to funding future affordable housing projects that need a direct grant, or that would benefit from some front end funding.

Tax Increment Grant Payment to Applicant	Tax Increment Revenue Allocated to the Redevelopment Grant for future Projects
Year 1 -100% pro-rated	0%
Year 2 -100 %	0%
Year 3 - 75%	25%
Year 4 50%	50%
Year 5 -25 %	75%

44. Until such time as sufficient funds are available in the CIP reserve fund through diverting a portion of the increased taxes from the Tax Increment Grant approved projects, the reserve fund would require an annual budgetary allocation which could come from the following or any combination thereof:

Option A: Use Existing Available CIP Reserve Funds:

45. Prioritise emergency shelter or transition housing projects from available funds in the CIP reserve. This would be over and above the 2016 budget recommendation for small grants and loans for the Downtown and Allandale CIPs. If these funds were used for this type of affordable housing project in 2016, then new funds would have to be budgeted if dormant applications were re-activated.

Option B: Apply a percentage of any surplus in any year to fund the CIP Reserve:

46. If there is any surplus from annual operating budget, an option may be to allocate some of this to fund redevelopment grants for emergency, transition or social housing projects that need direct grants or a percentage of front end funding.
47. This option does not provide a certainty that funds would be available but does offer some opportunity to earmark some of these funds for these types of affordable housing projects.

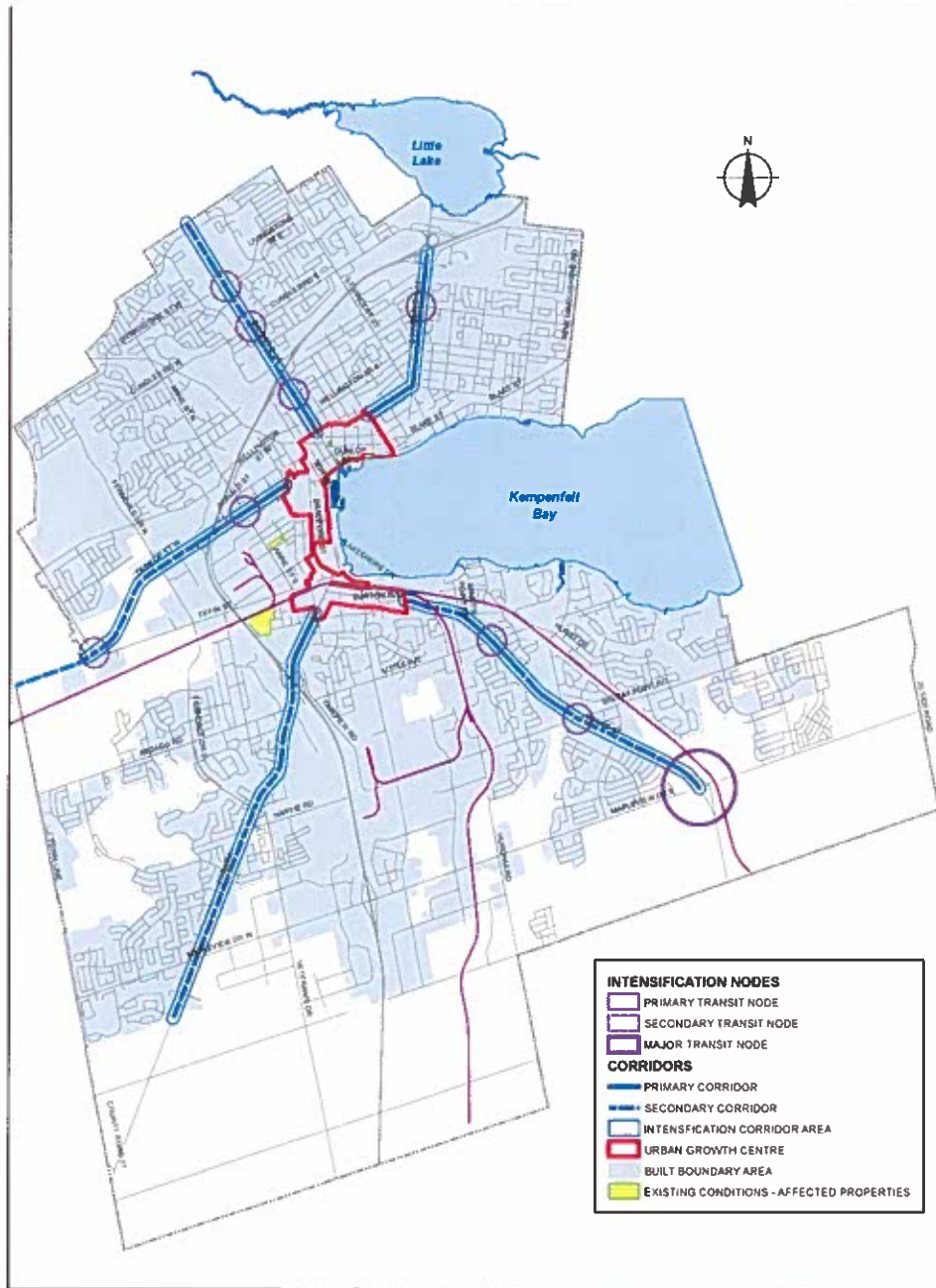
48. These proposed changes would put in place a long term strategy which would replace the need to consider DC deferral grants.

LINKAGE TO 2014-2018 STRATEGIC PLAN

49. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
- Responsible Spending
 - Inclusive Community
50. The expenditure of public funds to target outcomes and achieve growth management and planning and development objectives that may otherwise be difficult to achieve given barriers to development in the built boundary.
51. Incentives are proposed at different levels to encourage a spectrum of affordable housing types which supports an inclusive community.

Attachments: Appendix "A" – Built Boundary – Community Improvement Project Area
Appendix "B" – Framework for Financial Incentives Proposed CIP Plan
Appendix "C" – Housing Spectrum – Level of Grant

APPENDIX "A"
BUILT BOUNDARY – COMMUNITY IMPROVEMENT PROJECT AREA



APPENDIX "B"

FRAMEWORK FOR FINANCIAL INCENTIVES PROPOSED CIP PLAN

1.0 ELIGIBLE PROJECTS WITHIN THE BUILT BOUNDARY (CIP PROJECT AREA)

Properties located within the Urban Growth Centre identified in the Community Improvement Project Area Map - Appendix "A" subject to the specific eligibility criteria detailed for Renovation Grants and Redevelopment Grants.

2.0 RENOVATION GRANT

The purpose of this grant is to assist in the restoration of ground and upper-level commercial uses within the Downtown and Allandale area, and listed buildings.

The proposed improvements are intended to provide for complete use of existing buildings for a combination of residential, commercial and mixed use opportunities in these areas.

Applies to:

Buildings within the Urban Growth Centre identified on Schedule I of the Official Plan.

Buildings listed on the Municipal Heritage Register.

Description

Eligible renovations include interior and exterior renovations or improvements such as façade and sign improvements, adaptive re-use improvements and upgrade to building code improvements. In addition, the restoration and renovation of the interior or exterior of buildings listed on the Municipal Heritage Register.

The improvements shall result in occupied office or residential space on upper levels, and improved retail space at street level.

This grant is intended to support availability of enhanced office and residential space on upper floors and reduce property tax rebates for unoccupied office space.

Added employment and residential population in these upper level areas would support daytime street level retail activity on affected main streets.

The grant shall only be available to property owners (not tenants) who will be required to enter into a Renovation Grant Agreement with the City.

Eligibility Criteria:

Eligible Buildings

Existing buildings located within the Urban Growth Centre identified on Schedule I of the Official Plan.

Buildings Identified on the City of Barrie Municipal Heritage Register where works proposed restore the interior and exterior heritage features.

Buildings which comply with all applicable by-laws and have taxes paid up to date at the time of application.

Ineligible Projects:

Auto related service stores, uses that involve drive through facilities.

Funding:

A basic grant for property owners for 50% of the renovation costs or \$25,000 per property whichever is the lesser.

An enhanced grant for property owners for 60% of the renovation costs or \$50,000 per property where a grocery store or drug store is offered on the ground floor of an existing building within the UGC or that is listed on the Municipal Heritage Register and in the appropriate zone.

Program Delivery Process:

Following annual operating budgetary approval, staff will advertise and invite applications for grants to be submitted within a set time frame for consideration.

A call for applications with a deadline setting out eligibility criteria and evaluation criteria and priority streets will be advertised.

Following the closing date the list of applications and details will be made available to the Director of Planning who shall evaluate only complete applications that meet all the criteria. Evaluation criteria shall be applied to select projects approved (refer to Appendix 1 – Evaluation Criteria).

Approval will be conditional and the works will be required to be completed within a year of conditional approval. If works are not completed within the specified time frame, conditional approval will be revoked and the applicant will be required to re-apply.

A Renovation Grant Agreement which may be registered on title between the City and the owner will be executed prior to release of funds for the grant.

Grants will be paid at the time of at least 50% occupancy of the building, and full occupancy where office space is provided at the upper levels.

Approved projects shall be completed within a year of approval, and extensions for completion of the work may be granted to conditionally approved projects at the discretion of the Director of Planning.

3.0 DEVELOPMENT CHARGES EQUIVALENT GRANT

A development charges equivalent grant will be available for different types of affordable housing.

The purpose of the grant is assist with front end payment of costs of development, with different percentages of the grant assigned to different types of affordable housing provided.

Housing qualifying for this type of grant shall meet social housing thresholds to qualify for this grant.

Refer to table in Appendix "C" for the grant equivalents applicable to types of affordable housing.

4.0 REDEVELOPMENT GRANT

The purpose of this grant is to provide for new developments in accordance with City planning policies:

- Proposed incentives include supporting within significant developments in the key intensification nodes and corridors
- Brownfield redevelopment

- The provision of Affordable housing within the built up area.
- Significant redevelopment of sites with existing buildings and designated heritage buildings.

Applies to:

Redevelopment Projects that result in an increased assessment of at least \$200,000 and that meet one of the following criteria:

- a. Properties or a consolidated group of properties with a minimum of 100m frontage on a road forming an Intensification Corridor, or on one of the intersection forming an Intensification nodes, within the Built Boundary Area as shown on the Community Improvement Project Area Map - Appendix A.
- b. Eligible intensification projects developed on confirmed brownfield sites within the Built Boundary Area as shown on Community Improvement Project Area Map - Appendix A.
- c. Adaptive re-use of buildings listed on the City of Barrie Heritage Register including designated or listed buildings within built boundary shown on the Community Improvement Project Area Map - Appendix A.
- d. City, County or lands owned by a School Board which are developed for an Innovation Centre or Community Hub within the built boundary area shown on the Community Improvement Project Area Map – Appendix A.
- e. Projects that involve clean-up of “Existing Condition” sites as identified in the Source Protection Plan.
- f. Any projects that involve the provision of types of affordable housing within the built boundary.

Eligible Projects shall comply with applicable density and zoning requirements. Properties within the Mixed Use Nodes and corridors shall be required to comply with the City’s mixed use node and corridor zoning standards and address the Intensification Area Urban Design Guidelines.

Description

A tax increment based grant will be offered to a property owner to cover a percentage of certain costs for eligible projects located on eligible properties within the built boundary described in Section 3.0 above.

The tax increment based grant is proposed to cover the following costs or a percentage of costs for eligible projects based on the type of project and deliverables:

- Building Permit Fees
- Planning Application Fees
- Costs of Environmental Site Assessments for Brownfields
- Clean up costs
- Costs associated with the provision of affordable housing based on a sliding scale as identified in Appendix “C”
- A percentage of costs for units built with universal design/accessibility

Verified brownfield redevelopments would be eligible for certain costs to be offset by the tax increment.

Eligible costs to be recovered from the tax increment would include:

- a) Costs of a Phase 2 and 3 Environmental Assessment Study, and Risk Assessment where clean up or site rehabilitation is confirmed as necessary
- b) Costs of preparing a Remediation and Monitoring Plan
- c) 50% of the costs of site remediation with an upset maximum that can be specified
- d) 50% rebate on building permit fees
- e) 50% rebate on development charges, except where an exemption of discount is in effect through the development charges by-law.

The intention is to only provide funding for costs of a site that is contaminated, and is to be used for a more sensitive use. In cases where a risk assessment determines that clean-up is not required, the redevelopment project will not be eligible for the below costs

Percentage of Tax Increment Repayment to Rebate Eligible Development Costs

Year 1	100 % pro-rated	Year 1	100%
		Year 2	90%
Year 2	100 %	Year 3	80%
		Year 4	70%
Year 3	75 %	Year 5	60%
		Year 6	50%
Year 4	50 %	Year 7	40%
		Year 8	30%
Year 5	25 %	Year 9	20%
		Year 10	10 %
Maximum: \$ 2.5 Million per project		Maximum: \$ 5 Million per project – applies only to specified affordable housing projects	

Enhanced Grant levels will be provided for certain types of affordable housing and based on a continuum of affordability and type and amount of affordable housing provided (refer to Appendix "C" - Affordable Housing Spectrum: Grant Levels).

It is intended that additional components are to be layered in at a future date as details and performance standards are developed for incorporation of sustainable development features.

For example, different levels of grant could be applied based on LEED or other sustainable development standards.

In addition incorporating sustainability elements, such as green roofs, solar or geothermal energy, recycled grey water, LID design and salt management plans, may be layered in through added scoring evaluation criteria.

Redevelopment Grant Process

A grant application shall be submitted at the time of Site Plan application and will be reviewed in parallel to the Site Plan application.

If a grant application is submitted after a Site Plan application has commenced or processed, a Site Plan amendment application or (new Site Plan application if applicable) shall be required to accompany the grant application and ensure enhanced development requirements of the redevelopment grant are addressed through the Site Plan review process.

Staff may provide feedback on a redevelopment grant application at the Site Plan Pre-consultation stage, at which time basic eligibility will be determined in conjunction with the Planning Department review. If the grant application comes in after the Site Plan pre-consultation meeting, the deliverables and requirements for Site Plan control may be elevated to meet the higher quality deliverables required for projects supported by grants.

Planning staff will evaluate the grant application for compliance with basic eligibility requirements and circulate the grant application for comments to applicable departments and provide a summary of comments to the landowner.

Upon receipt of an amended Site Plan to address the comments and recommendations from the Site Plan review, the landowner will submit a final grant application with amended Site Plan requirements including enhanced requirements for the grant application.

Staff's review shall evaluate the grant subject the following criteria:

- a) The project shall meet the minimum eligibility criteria in terms of location (a) to (e) noted, in paragraph 43 of this report.
- b) The project shall comply with all City By-laws and standards including the Mixed Use Node (MU1) and Mixed Use Corridor (MU2) zone when located in intensification nodes and corridors.
- c) The projects within the key intensification areas shall comply with minimum density standards established within the Official Plan where there is no implementing zoning provision in place.
- d) Where these projects are located outside of key intensification areas a minimum density of 50 units per hectare, and a maximum density of 120 units per hectare shall apply. (This is the lowest density range within the key intensification areas).
- e) The project shall have a minimum score of 50 out of 100 points based on the scoring criteria noted in Appendix "B" to be eligible.
- f) A minimum of 10% of new housing units shall be affordable as set out in section 3.3.2.2 of the Official Plan.
- g) The project shall meet the applicable Urban Design and Site Plan requirements to the satisfaction of the City of Barrie, Tall buildings guidelines and CEPTED Policies of the Official Plan to the satisfaction of the Planning Department.
- h) All projects are subject to funding availability, in consultation with Finance.

If approved, conditional approval shall be granted and legal services will prepare a Redevelopment Grant Agreement. The legal fees for this agreement and costs of registration on title may recover added to the eligible costs funded through the tax increment.

4.0 The Sale, Lease or Disposal of Public Lands for Special City Initiatives:

The primary purpose of the Built Boundary CIP is to facilitate investment and encourage the redevelopment in areas and with projects that meet community planning and growth management objectives.

In some instances, direct action on the part of the municipality may be appropriate to realize the objectives through special projects in areas identified.

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

1. Acquire land within the Built Boundary Community Improvement Project Area without the approval of the Minister, after the CIP is approved;
2. Hold land acquired within specified areas within the Built Boundary Community Improvement Project area; and
3. Clear, grade, or otherwise prepare the land for community improvement.

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

1. Construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality or other public body in conformity with the CIP and sell, lease or otherwise dispose of any such buildings and land appurtenant thereto.
2. 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 CIP.

The City may prioritize lands or areas for undertakings as described above. The type of project envisaged may include adaptive re-use of buildings for affordable housing, development of museums, Community Hubs or Innovation Centres through Private Public Partnerships, on former schools sites, or other publicly owned lands.

Definitions:

Emergency Facility Housing: Short term interim housing such as shelters, to address an immediate need to take a person or persons out of a harmful or high risk situation.

Transitional Housing Facilities: is a temporary type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training.

Social Housing: Not for Profit housing, rent geared to income housing, housing where rental costs are supplemented with government subsidy.

Affordable Rental Housing: for purposes of the Grant program this shall be 30% of the lowest level income levels of minimum wage or provincial subsidy (lower than the PPS definition of affordable). Note that provision of 10% of affordable housing per the provincial policy definition of affordability is a pre-requisite to qualify for the Redevelopment grant. Provision of any housing at affordability lower than this definition will qualify for the affordable housing costs to be rebated through the tax increment.

Intensified Condominium Housing Units offered at affordable prices are intended to be to set a level below that of the provincial definition.

Affordable Home ownership housing: Affordable housing offered to those in greater need with assistance to home ownership through an NGO, Charity, Church Group or other support organization such as Habitat for Humanity. (Caters to income levels that are lower than the provincial definition of affordability for provision of 10% of affordable housing).

Community Hubs: Any public space offering coordinated education, health care or social services. A community hub should provide a focal point and facilities to foster greater community activity and bring residents, the local business community and smaller organizations together to improve quality of life in their areas.

Innovation Centres: are spaces that ignite innovation. These spaces include meeting rooms, equipment and office space that are available for people to network and learn through seminars, workshops, events, peer to peer groups, and 1-1 mentoring. Support is given to start-ups to commercialize their ideas, offer resources and facilities to help small/medium enterprises to innovate within their organization. They may be linked to an academic or research institution.

Grocery Store: is a retail store that primarily sells food, including fresh food and packaged food. Additional household products may also be included.

Drug Store: a retail store where medicines are sold along with other miscellaneous articles (such as food, cosmetics, personal hygiene and cosmetic products). Medicines sold would include over the counter and should include prescription medicines available through a pharmaceutical dispensary.

APPENDIX 1 TO APPENDIX "B"
CIP SCORING CRITERIA
RENOVATION GRANT EVALUATION CRITERIA

Criteria	Factor	Score (Points)	Maximum Points
1. Application required on Location Selected Street	For example Year 1 Dunlop Street between Mulcaster and High Street – Subject		
2.Type of Development	Office and/or residential above grade	10	20
		10	
	At grade retail	10	
3.Property Description	Vacant Building	10	10
	Partially Vacant Building	5	
4.Conversion Type	Pre-existing vacant space	10	10
	Renovation	5	
5.Employment	Creates 10+ jobs	15	15
	Creates 6-10 jobs	10	
	Creates 1-5 jobs	5	
6.Residential Units Added	5+	15	15
	2-5	10	
	1	5	
7.Sustainability	<ul style="list-style-type: none"> • LEEDS or equivalent • Energy Saving Measures 		10
8.Design	<ul style="list-style-type: none"> • Materials utilized • Contribution to heritage preservation and character of the area • Accessibility • Landscaping • Signage 		20
			100

**CIP SCORING CRITERIA
REDEVELOPMENT GRANT PROGRAM (OVER \$100,000)**

Criteria	Factor	Score (Points)	Maximum Points
1. Density (Number of people/jobs per ha)	Meets and/or exceeds Intensification Targets	15	15
2. Mixed Use Ground Related Commercial in Intensification corridors.	Provides 50% or more of street level commercial space in mixed use corridors.	15	15
3. Official Plan Affordable Housing Policies	Achieves the minimum 10 percent target for all new housing units to be affordable housing	20	20
4. Property Description	Vacant Site	10	10
	Vacant Building	5	
	Partially Vacant Building	2	
5. Type of Development	Mixed Use	15	15
6. Sustainability	<ul style="list-style-type: none"> • LEEDS • Energy Saving Measures 	5	5
7. Design	<ul style="list-style-type: none"> • Materials utilized • Contribution to heritage preservation and character of the area • Accessibility • Landscaping • Signage 	20	20
			100

APPENDIX "C"

HOUSING SPECTRUM - LEVEL OF GRANT

Emergency Housing Facilities	Transitional Housing Facilities	Social Housing	Affordable Rental Housing	Affordable Ownership Multi-Tenant Buildings (subject to review)
Development Charge Equivalent Grants				
100% DC Equivalent Grant	75% DC Equivalent Grant	50% of DC Equivalent Grant.	25% of DC Equivalent Grant	15% of DC Equivalent Grant
Application Fee Grant				
100 % Building Permit Equivalent Fees	75% Building Permit Equivalent fees.	50% Building Permit Equivalent fees.	25% Building Permit Equivalent fees.	Not Applicable
100% Planning Application Fees Grant.	75% Planning Application Fees Grant.	50% Planning Application Fees Grant.	25% Planning Application Fees Grant	Not applicable