



Bill No. 007

BY-LAW NUMBER 2020-

A By-law of The Corporation of the City of Barrie to adopt a Community Improvement Plan and to repeal By-laws 2016-099 and 2007-235 and all amendments thereto.

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 2020-xxx, The Corporation of the City of Barrie designated the land identified in Schedule “A” to the by-law as a 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 City of Barrie Community Improvement Project Area.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-367.

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

1. **THAT** By-laws 2016-099 and 2007-235, being by-laws adopting the Built Boundary Community Improvement Plan and the Georgian College Neighbourhood Community Improvement Area respectively, be repealed.
2. **THAT** the document attached hereto as Schedule “A” entitled “City of Barrie Community Improvement Plan – December 2019” is hereby adopted as a Community Improvement Plan pursuant to Section 28(4) of the *Planning Act*.
3. **THAT** this By-law shall come into force and effect upon the day of passing thereof.

READ a first and second time this 13th day of January, 2020.

READ a third time and finally passed this 13th day of January, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE "A" TO ATTACHED BY-LAW 2020-

**City of Barrie
Community Improvement Plan**

December 2019

**CITY OF BARRIE
COMMUNITY IMPROVEMENT PLAN**

DECEMBER 2019

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Schedule “A” Community Improvement Area Boundary

Community Improvement Plan Quick Facts

- There are 3 Grant Programs under this CIP:
 - The Redevelopment Grant Program
 - The Preservation of Built Heritage Program
 - The Affordable Housing Development Grant Program
- This Community Improvement Plan repeals and replaces the existing Built Boundary and Georgian College Neighbourhood Community Improvement Plans
- The **Redevelopment Grant Program**:
 - Provide incentives to promote the redevelopment of underutilized sites within the Urban Growth Centre (UGC) and strategic growth areas (SGA), including but not limited to brownfield sites, for the purpose of providing a mix of land uses including residential, commercial, office and institutional to help create a more complete community.
- The **Preservation of Built Heritage Grant Program**:
 - Provide financial assistance to renovate buildings that are on the municipal heritage register.
- The **Affordable Housing Development Grant Program**:
 - Provide incentives to promote the development of affordable housing units, based on a definition of “affordable” that allows the City to address the full range of housing including low and low to moderate income households;
 - Target housing solutions for the low and low-moderate income households in the community;
 - Encourage the construction of purpose-built rental units.
- **Basic Eligibility Criteria** include but are not limited to:
 - Location – Redevelopment within UGC or SGAs; affordable housing across the City;
 - Brownfield site redevelopment across the City;
 - Built Heritage properties are designated properties or those listed on the Municipal Heritage Register;
 - All applications are subject to available funding;
 - Applicants must apply before project proceeds to construction;
 - Applications will be submitted for staff review and if eligible, applications will be recommended to the Grants Review Group for consideration.
- Grants Programs have **Specific Eligibility Requirements**
- City **modified definition of “affordable”** to acknowledge the needs of low to moderate income households. The modified definition will be used for purposes of this CIP.
- **Proposed incentives** include such things as grants for a percentage of fees and charges, tax increment based funding; and for Brownfield sites, opportunity to cover some of the remediation work and required reports related to brownfield redevelopment and renovation grants to assist with interior and exterior renovations to heritage properties.
- **First In-take and transition allowance** until March 31, 2020 applications related to projects initiated during the period of time while the new CIP was being developed and/or while applications under the previous CIPs were not being accepted due to lack of available funding.

PART A: PREAMBLE

1. Background

The City of Barrie is forecasted to experience strong residential and job growth over the next 20 years. By the year 2041, the City should see a population of 253,000 and 129,000 jobs. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 directs that growth is to be focused in *delineated built-up areas* and *strategic growth areas* amongst other considerations. Downtown Barrie and along the waterfront to the Allandale GO station area has been identified as an *Urban Growth Centre* (UGC), the only such centre within the Simcoe area. Both the UGC and Major Transit Station Area (MTSA) of the Allandale GO station are components of *strategic growth areas* (SGA). Intensification in the form of mixed-use development including residential, office, commercial and institutional uses are encouraged within the UGC at a density of 150 persons and jobs per hectare. The Growth Plan also requires the City to plan for at least 50 percent intensification which means that 50 percent of all new residential dwelling units would be accommodated within the *delineated built-up area*.

As part of the work undertaken to prepare a new Official Plan for the City in 2019, an intensification supply analysis was completed to form part of the Land Needs Assessment (LNA). The analysis considered the availability of vacant and underutilized sites to accommodate residential and mixed uses. The focus of the intensification was explored within the UGC as well as along the existing identified intensification corridors and nodes as found on Schedule "I" of the City of Barrie Official Plan, 2010. The LNA concluded, in part, that there is a sufficient/large supply of intensification sites in Barrie that could help to accommodate the population and employment growth projected to 2041.

Barrie City Council's Strategic Plan 2018-2022 sets a high priority on affordable housing and growing the economy through the strategic priorities of: 1) Growing Our Economy; 2) Fostering a Safe & Healthy City; 3) Building Strong Neighbourhoods; and 4) Improving the Ability to Get Around. Staff continue to operationalize these priorities.

In May and June 2019, as part of the Development Charges Background Study and recommended Development Charges By-law, Council was provided staff reports in support of a proposal to remove certain exemptions from the Development Charges By-law and instead provide incentives through a revised or new Community Improvement Plan to incentivize community improvement and development priorities.

On June 12, 2019 Council approved the following motion:

1. *That \$2.5 million be committed through the City's Annual Business Plan and Budget to the Community Improvement Plan (CIP) Reserve to incentivize land development priorities.*
2. *That staff in the Planning and Building Services Department be authorized to hold a Public Meeting under the Planning Act in the fall of 2019 to amend the CIP Program in accordance with the provisions identified within Staff Report PLN022-19 for affordable housing and development within the Urban Growth Centre.*
3. *That in the period between adoption of the Development Charges By-law and the approval of a new Community Improvement Plan under the Planning Act, the eligibility requirements and evaluation criteria identified in paragraphs 16 to 21 of Staff Report PLN022-19, be used to assess development projects for affordable housing and development in the Urban Growth Centre.*

The City currently has two Community Improvement Plans (CIPs) in effect; the Georgian College Neighbourhood CIP and the Built Boundary CIP. Both CIPs target housing as priorities, especially affordable housing. However, the range of the incentive programs within the two CIPs and the need to be more strategic and focused with incentives has created a need to revise the CIP offering in order to achieve the desired results.

The purpose of this Community Improvement Plan (CIP) is to:

1. Incentivize development of a mixed-use nature within the Urban Growth Centre (UGC) and Strategic Growth Areas in keeping with the City's strategic development priorities;
2. Facilitate the development of more affordable housing across the city and direct affordable housing to places where they will benefit from proximity to public and private facilities and services as well as maximize the use of existing infrastructure; and
3. Facilitate renovation, restoration and adaptive reuse of existing buildings in the Urban Growth Centre and buildings included on the Municipal Heritage Register.

This CIP is intended to encourage investment by providing financial incentives that may be applied to eligible properties for projects that conform to the goals, objectives and policies of this CIP.

This CIP proposes to replace the existing Built Boundary CIP and the Georgian College Neighbourhood CIP through a repeal of their adopting by-laws. By doing so, the new CIP leverages public funds for the greatest impact across the city.

A public meeting took place on September 23, 2019 to receive feedback on the draft new CIP. Based on the feedback received, staff made necessary revisions to the text of the CIP contained in Part B.

2. Authority – Section 28 of the *Planning Act*

Authority for the provision of financial incentives is provided in Section 106 of the *Municipal Act*, RSO 2001 and Sections 28(6) and (7) of the *Planning Act*.

Section 28(1) of the *Planning Act* defines a “community improvement project area” 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.”

Schedule “A” attached to this Plan constitutes the Community Improvement Project Area which was designated by By-law XXXXX on XXXXXX, 2020.

For the purposes of developing and implementing a CIP, a municipality may engage in the following activities within the Community Improvement Project Area:

1. Acquire, hold, clear, grade or otherwise prepare land for community improvement;
2. Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the CIP;

3. Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the CIP and;
4. 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 costs of rehabilitating such lands and buildings in conformity with the CIP.

3. Basis

The City of Barrie Official Plan currently contains provisions (sections 3.6.2.2 and 3.6.2.3) regarding Community Improvement Planning which provides that any area within the City (exclusive of the lands annexed into the City in 2010) may be designated as a Community Improvement Project Area pursuant to Section 28 of the *Planning Act*.

Section 3.6.2.4 of the Official Plan states that Community Improvement Plans may provide direction, guidelines and a strategy for a number of matters, not limited to:

1. Allocation of public funds such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, redevelopment or improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings.
2. Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement.
3. Public/Private Partnerships, joint ventures and cost-sharing arrangements.
4. To achieve a variety of planning, development, growth management, transportation and health and safety and community objectives.

4 Policy Framework

Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014 provides policy direction on matters of provincial interest related to land use planning and development. This CIP is consistent with the applicable provisions of the PPS, and implements the following policies:

1.1.1 Healthy, liveable and safe communities are sustained by:

b) Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, parks and open space, and other uses to meet long-term needs.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

The definition of “affordable” means:

- a) In the case of ownership housing, the least expensive of:
 - a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
 - a. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - b. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Although the above is the current Provincial definition of “affordable”, the City of Barrie’s objective is to deal with the full range of housing options with an emphasis on the low and low-moderate income households in seeking to provide more housing units in the city to accommodate those households. Consequently the City of Barrie will use a modified version of the definition of “affordable” for purposes of this CIP, as outlined in Section 4.0 Definitions.

Census of Canada, 2016 data has shown that there is a very high percentage of individuals (i.e. nearly 44%) living in the City of Barrie with an annual income of less than \$30,000. The City also has one of the highest rental rates in all of Canada. As such, targeting housing to help the low and low to moderate income households in the City is a high priority. Providing guidance and financial incentives to prospective developers who can provide housing to meet these needs is a strategic decision of Council, seeking to make a positive impact and see new units developed in short order.

Growth Plan, 2019

Section 2.2.6.1 of the Growth Plan, 2019 requires municipalities to support housing choice through the achievement of the minimum intensification and density targets, as well as policies that establish affordable housing targets and identify mechanisms, including the use of land use planning and financial tools, to support the implementation of the policy.

Section 2.2.3.1 requires that the UGC is to be planned as a focal area for investment; accommodate and support the transit network; serve as high-density major employment areas; and accommodate significant population and employment growth.

Section 2.2.2.3 requires municipalities to develop a strategy to achieve the minimum intensification target and intensification throughout the delineated built-up area, including identifying strategic growth areas and the appropriate type and scale of development in those areas and transition to the built form in adjacent areas.

This CIP is in conformity with the Growth Plan in that the UGC and strategic growth areas are identified as priorities for incentivizing growth and investment and identifying affordable housing as a priority for appropriate housing choices within the community.

City of Barrie Official Plan

The Community Vision guiding principles in the City's existing official plan include: 1) providing a foundation for the future through promoting and managing growth that sustains and builds a strong economy and community; 2) community safety and security which aims to provide high quality programs, services and facilities for the health and well-being of the community; and 3) economic development for a prosperous future which seeks to recognize the need for a strong downtown with links to the waterfront and continue to promote a diversified, balanced and socially responsible economy.

The existing official plan sets out affordable housing targets of 10% of all new dwelling units annually should meet the definition of "affordable housing" according to the provincial definition. The Plan also encourages affordable housing to locate in close proximity to shopping, community facilities, and existing or potential public transit routes such as arterial or collector roads. Furthermore, low, medium and high density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the OP. The plan also directs a mix of land uses into the UGC seeking to strengthen the economy and role of the downtown.

The City of Barrie is currently undertaking a process to prepare a new Official Plan setting out the vision for the City for the next 20 years. The new Official Plan is required to be in conformity with the Growth Plan, 2019 and consistent with the Provincial Policy Statement, 2014. Significant emphasis in both provincial planning documents centres on supporting and encouraging growth within strategic growth areas and to provide a variety of housing types and densities to help provide affordable housing options. The City's new Official Plan will also provide an updated framework of policies to focus growth and development and support the use of CIPs as a tool to incentivize development for the overall community benefit.

5. Funding

Council has established the CIP Reserve Fund to fund the CIP initiatives. Replenishment of the reserve will occur annually as part of the City's budget process. Allocation of annual funding shall be:

- 40% Redevelopment Grant Program
- 5% Preservation of Built Heritage Grant Program
- 55% Affordable Housing Grant Program

In the event that not all of the available funding has been allocated at the end of the year, any unused funding will carry over into the following year and remain in the same allocation grant program within the CIP Reserve Fund.

PART B: THE COMMUNITY IMPROVEMENT PLAN

1.0 Purpose

The purpose of this Community Improvement Plan (CIP) is to provide financial incentives to support key planning and growth management objectives, development of affordable housing units across the City, development of a mix of uses within the Urban Growth Centre (UGC) as well as support for built heritage preservation.

2.0 Community Improvement Project Area

The Community Improvement Project Area includes all lands within the City settlement area boundary including the Built Boundary and Urban Growth Centre (UGC) as described in the Growth Plan, 2019 and shown on Schedule “A” to this CIP.

3.0 Objectives

Community Improvement Plans are a tool used to attract investment and foster redevelopment. CIPs allow for municipalities to provide for the redevelopment, reconstruction, and rehabilitation of any area whose improvement is considered desirable for various environmental, social, or community economic development reasons.

Broadly, the objectives of this CIP are to:

1. Facilitate the development of a mix of land uses within the UGC;
2. Support built heritage preservation; and
3. Support the provision of a variety of affordable housing units by offering financial support based on a continuum of housing options.

More specifically, the plan is intended to:

- a) Intensify the UGC and strategic growth areas by encouraging a mix of land uses and an increase in the number of residential units.
- b) Make use of existing municipal services and infrastructure.
- c) Create a mix of unit types across the continuum of affordable housing options, geared towards the low and *low to moderate income* households.
- d) Increase the number of affordable housing units within the City.
- e) Facilitate renovation, restoration and adaptive reuse of existing buildings in the Urban Growth Centre and buildings included on the Municipal Heritage Register.

4.0 Definitions

For purposes of this Community Improvement Plan interpretation and implementation, the following definitions shall apply:

Affordable: means

- a) In the case of ownership housing, the least expensive of:
 - 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
 - 1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Although the above is the current Provincial definition of “affordable”, the City intends to deal with the full range of housing with an emphasis on the low and low to moderate income households (i.e. those in the lowest 40th income percentiles) seeking to incentivize housing options that target helping to house those lower income households. Creativity and thinking outside of the box in developing solutions to help house the hardest to house of our community are a particular focus of this CIP. Given the inflated regional housing market situation in Barrie, the comparison of being at least 10 percent below the average market within the regional market area is well outside of the realm of possible options for affordability for the low and low to moderate income households for either home ownership or rental.

As such the City will use a modified definition of “**affordable**” for this CIP as follows:

- a) In the case of ownership housing:
 - 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low to moderate income* households. Annual household income will be based upon the most recent Census of Canada statistics for the City of Barrie which is updated every five years.
- b) In the case of rental housing:
 - 1. A unit for which the rent does not exceed 30 percent of gross annual household income for *low to moderate income* households. Annual household income will be based upon the most recent Census of Canada statistics for the City of Barrie which is updated every five years.

Low to moderate income: means households with an annual household income in the lowest 40th percentiles.

Mixed Use: means a mix of land uses including residential, commercial, retail, office and institutional, provided within or complementary to existing uses in close proximity or on the same site.

Urban Growth Centre (UGC): The extent of the UGC in the City of Barrie is shown on Schedule “A” to this CIP and Schedule “C” Defined Policy Areas of the City of Barrie Official Plan, 2010.

The form of development in the UGC are general mixed-use, high density and public transit oriented developments, which are meant to become the focal points within City.

Delineated Built-Up Area: means all land within what is known as existing Barrie. The Growth Plan calls this the *delineated built boundary*.

Delineated Built Boundary: means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target of the Growth Plan.

Market Rate Housing: means housing that has no rent restrictions. A landlord is free to attempt to rent the unit at whatever price the local market might allow.

Strategic Growth Areas (SGA): means nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact urban form. SGAs include urban growth centres (UGC), major transit station areas (MTSA), and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Land along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

5.0 Community Improvement Financial Incentive Programs

In order to assist the City in achieving the objectives outlined above, this CIP will provide incentives in the form of three programs: a redevelopment grant program, a preservation of built heritage grant program and an affordable housing development grant program as described below.

The **Redevelopment Grant Program** is intended to provide incentives to promote the redevelopment of sites within the UGC and strategic growth areas, including but not limited to brownfield sites and vacant or underutilized sites, for the purposes of providing a mix of land uses including residential, commercial, office and institutional to help create a more complete community.

The **Preservation of Built Heritage Grant Program** supports the renovation, restoration and preservation of buildings on the Municipal Heritage Register.

The **Affordable Housing Development Grant Program** is intended to provide financial support and incentives to promote the development of affordable housing units, including those targeted at providing housing solutions for the low and *low to moderate income* households in the community. Purpose-built rental units are included in this program. Even though not all rental units are necessarily affordable, increasing the supply of rental units eases pressure on the supply and contributes to an overall, more affordable rental housing market.

6.0

General Eligibility Requirements for Incentive Grant Programs

Projects will be given consideration under any of the above-noted grant programs subject to satisfying the following, as appropriate:

1. **Funding Availability:** All applications will be considered subject to the availability of funding.
2. **Apply First:** An application can only be received prior to the commencement of the project development (i.e. construction) unless otherwise stated in the details of either grant program. Works commenced after submitting a grant application but prior to the approval of an application are done at the applicant's risk.
3. **Application In-take Periods:** Applications will be given consideration during 3 in-take periods each year. The in-take periods will be January 1st to March 31st (except during transition taking place from December 2019 to March 31st 2020); April 1st to June 30th; and July 1st to October 31st. Any applications received after October 31st in any given year will be held until the following year, unless there is money available in the CIP Reserve Fund to warrant consideration of the application.
4. **Application Processing:** All applications will be submitted on-line and reviewed by staff using the evaluation score card. If eligible and subject to available funding, applications will be recommended to the Grants Review Group for approval.
5. **Location:** For the **Redevelopment Grant Program**, the property is within the UGC or within a strategic growth area. Brownfield sites can be anywhere across the City. For the **Preservation of Built Heritage Grant Program**, the property is listed on the Municipal Heritage Register. For the **Affordable Housing Development Grant Program**, the property is within the CIP project area (i.e. across the entire City).
6. **Affordable Housing:** The proposed development is for purpose-built rental units, affordable rental housing units along the housing continuum, with greater than three units, or contains a minimum of 25% affordable units of the total number of residential units proposed in an ownership project.
7. **Housing Continuum:** The project is providing emergency housing, transitional housing, social housing or affordable not-for-profit charitable home ownership units or rental units, or otherwise targeting low and *low to moderate income* households (as defined) through other innovative housing solutions.
8. **Tenure:** The owner of a condominium development that is proposed to contain a minimum of 25% affordable units of the total number of residential units proposed shall be considered eligible for the Affordable Housing Development Grants, provided it has been demonstrated, to the satisfaction of the City of Barrie, that a partnership has been established with a recognized not-for-profit housing provider for the management of the affordable units for a period of not less than 20 years.

9. **Taxes:** 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.
10. **Orders:** Any outstanding Order from the City Building Services Department or the City By-law Enforcement Department must be complied with prior to the consideration of any application or must be rectified through the proposed development.
11. **Legal Non-conforming:** Expansion, enlargement or improvements of existing legal non-conforming uses shall not be eligible.
12. **Total Costs:** The total of the grants and loans made in respect of particular lands and buildings shall not exceed the eligible cost of improvements with respect to the lands and buildings. Projects may qualify under more than one Grant Program.
13. **Other Legislation and Standards:** All approved works shall conform to all relevant provincial legislation and all relevant municipal by-laws, standards, policies and procedures including, but not limited to, the Official Plan and Zoning By-law.
14. **Inspection:** City staff, officials and/or agents of the City may inspect any approved eligible property that is subject of a financial incentive program application.
15. **Peer Review:** The City reserves the right to peer review/audit any studies and/or works approved under a financial incentive program, at the expense of the applicant.
16. **Other Costs:** The City is not responsible for any costs incurred by an applicant in relation to any of the above financial incentive programs.
17. **Default:** If the applicant is in default of any program requirement, or any other requirement of the City, the City may delay, reduce or cancel its financial incentive program approval.
18. **Discontinue:** The City may discontinue any financial incentive program at any time. Notwithstanding this, approved eligible properties will continue to receive approved municipal financial incentives, subject to compliance with the requirements set out herein and any associated by-law and/or agreement.

7.0 The Redevelopment Grant Program

7.1 Purpose

The purpose of the Redevelopment Grant Program is to provide financial incentives to promote the redevelopment of underutilized sites within the UGC or strategic growth areas, and the redevelopment of brownfield sites throughout the City, for the purpose of providing a mix of land uses including residential, commercial, office and institutional to create a more complete community with ease of access to essential services.

7.2 Specific Eligibility Requirements:

The Redevelopment Grant Program is available to property owners that meet the location criteria in 1) below, and the following specific eligibility criteria as appropriate:

1. Location:
 - a. The property or a consolidation of properties must have a minimum of 100m of frontage on a road within the UGC or along an intensification corridor or at one of the intersections identified as an intensification node as shown on Schedule "I" to the City of Barrie Official Plan, 2010; or
 - b. Properties within 500m of a transit station (e.g., Allandale GO station or the transit mobility hub).
2. Proposals shall comply with applicable official plan policies including densities and applicable zoning requirements.
3. Proposals shall demonstrate that they meet or exceed the City's Official Plan density requirements of people and jobs per hectare.
4. Properties within the strategic growth areas or mixed use nodes and corridors shall be required to comply with the City's mixed use nodes and mixed use corridors zoning standards. In addition the applicable intensification area urban design guidelines shall be included in the design.
5. The grant shall only be provided where the full amount of commercial space is developed in conjunction with residential as required in the zoning by-law, or where a mix of uses including office, institutional and residential is being provided as part of a comprehensive development proposal. In the case of intensification corridors, at least 50% of the ground floor shall be developed for commercial use to qualify for the grant. A lesser percentage of ground related commercial, office or institutional will not be eligible, unless Council passes a resolution to allow for consideration of a specific proposal.
6. The commercial or office uses shall be provided in combination with residential development and shall meet the applicable density requirements. Single purpose (single storey) commercial developments shall not be eligible for this grant program except for a grocery store of a minimum of 30,000 sq. feet within the UGC, however, such use is encouraged to be within a mixed use, multi-storey building preferably.
7. The development shall be in accordance with the vision for the intensification areas and built form as set out in the latest intensification area urban design guidelines. In cases where the development complies with the zoning but does not, in the opinion of City Planning staff, reflect the intensification area urban design guidelines, the property shall not be eligible for the redevelopment grant program.
8. A grant application for a redevelopment proposal must be submitted at the time of Site Plan application and will be reviewed during the Site Plan application approval process.
9. The proposed development includes Green Energy Design Elements for energy efficiency and long-term savings, to the satisfaction of the City.
10. The proposed development incorporates architectural/building design excellence using materials that will require minimal maintenance, to the satisfaction of the City.

7.3 Brownfield Sites Redevelopment Eligibility:

1. Redevelopment of brownfields anywhere within the City shall be considered as eligible.
2. For purposes of this CIP, a brownfield site is a property or part of a property with or without buildings having a history of either industrial or commercial uses and which as a result of these uses has become environmentally contaminated and remediation is needed in order to develop the site for a more sensitive land use.

8.0 The Preservation of Built Heritage Grant Program

8.1 Purpose

The purpose of the Preservation of Built Heritage Grant Program is to provide financial incentives to support the preservation of buildings included on the Municipal Heritage Register in the City.

8.2 Specific Eligibility Requirements:

1. The property is within the Built Boundary, including the UGC, and listed on the Municipal Heritage Register as updated from time to time.
2. Eligible renovations to properties listed on the Municipal Heritage Register include interior and exterior renovations or improvements such as:
 - a) Adaptive re-use, upgrade to building code, accessibility and HVAC improvements and façade and sign improvements.
 - b) Restoration and renovation of the interior or exterior of buildings that improve the heritage features of the building.
 - c) Improvements that result in increased energy efficiency of buildings.

9.0 The Affordable Housing Development Grant Program

9.1 Purpose

The purpose of this grant is to incentivize the development of purpose-built rental units, affordable housing units (rental or ownership) or the provision of a minimum of 25% of units within a development being provided at market rates, that meet the definition of “affordable” herein, and those units will be registered and maintained as affordable for a minimum of 20 years.

9.2 Specific Eligibility Requirements:

The Affordable Housing Development Grant is available to property owners that meet one or more of the following eligibility criteria:

1. The project is proposing to provide greater than three affordable housing units.
2. The project is providing emergency housing, transitional housing, social housing or affordable not-for-profit charitable home ownership or is providing other creative housing solutions to help house the hardest to house of Barrie's population.
3. The project is proposing affordable housing units with pricing geared entirely to the low and *low to moderate income* (i.e. households with an annual household income in the lowest 40th percentiles) to address the current gap in the housing spectrum in Barrie.
4. The project is proposing purpose-built rental residential units.

Any proposal meeting one or more of the eligibility criteria above, must also meet all of the following:

5. The proposed development is meeting or exceeding the City's official plan density requirements of people and jobs per hectare;
6. The proposed development has demonstrated, to the satisfaction of the City of Barrie, the close proximity (i.e. within 600m) to transit facilities (including the South Barrie or Allandale GO Station, Barrie Transit Terminal and/or transit bus route or bus stop);
7. The proposal has demonstrated, to the satisfaction of the City of Barrie, that there are adequate and available municipal services (i.e. including sewer, water and storm water) and utilities with appropriate capacity to service the proposed development;
8. The proposed development includes Green Energy Design Elements for energy efficiency and long-term savings, to the satisfaction of the City; and
9. The proposed development incorporates architectural/building design excellence using materials that will require minimal maintenance, to the satisfaction of the City.

10.0 Proposed Incentives

10.1 Redevelopment Grant Program Incentives:

1. Redevelopment grants for mixed-use projects within the UGC or other intensification areas include a Tax Increment Based Grant and a Charges and Fees Grant for the mixed-use component of the development. The calculation and timing of payout of this grant is described below in section 12.1.
2. A grant for the following charges or fees for the commercial, office or institutional component may be applied for:
 - a. 50% of Development Charges for the ground related commercial, office and/or institutional component of the project.
 - b. 50% of the Building Permit Fees for the ground related commercial, office and/or institutional component of the project.
 - c. 100% of the Planning Application Fees for the entire project.
3. The tax increment based grant is for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development.

10.2 Brownfield Redevelopment Incentives:

1. The following costs associated with Brownfield redevelopment will be paid back through a tax increment based grant if approved:
 - a. Costs for the preparation of a Phase One and Two Environmental Site Assessment; or Costs to prepare a Risk Assessment to Table 2 Standard (to a maximum amount of \$30,000).
 - b. Costs of preparing a remediation and monitoring plan.
 - c. 50% of the costs of rehabilitating the property to permit a record of site condition to be filed with the Ministry of the Environment and Climate Change (to an upper limit of \$100,000 per property).
 - d. 50% of the cost of complying with a certificate of property use issued under section 168.6 of the Environmental Protection Act (to an upper limit of \$100,000 per property).
2. The foregoing costs shall be capped with the lesser value of the total of the tax increment based grant or the costs of studies and remediation combined for any given property.
3. Only those remediation costs incurred after the execution of an agreement with the City will be eligible for rebate. Remediation costs that have previously been incurred by the applicant are not eligible for the program funding.
4. These studies shall be completed by a qualified professional as required under the applicable legislation.

10.3 Preservation of Built Heritage Grant Program Incentives:

1. A renovation grant for the preservation of built heritage is available for properties listed on the Municipal Heritage Register.
2. Where an application is approved under this program, assistance will be in the form of a grant for 50% of the eligible renovation costs to a maximum of \$25,000 per property, whichever is the lesser.

10.4 Affordable Housing Development Program Incentives:

1. Only those units within a development or redevelopment that meet the “affordable” housing definition of the City of Barrie defined in Section 4.0 above will be eligible for the full suite of Affordable Housing Development Grant incentives.
2. Purpose-built rental units that do not meet the *affordable* housing definition of the City of Barrie defined in Section 4.0 will be eligible for incentives based on sub-section 8 below.
3. Affordable home ownership units offered by Not-For-Profit service providers and/or charitable service providers offering a sweat-equity type of ownership model which offer affordable home ownership units or other innovative approaches to provide housing solutions and which have processes and/or mechanisms in place to ensure continued affordability of the unit for a specified period of time will also be eligible.
4. Where an application is approved under the Affordable Housing Development Grant program, assistance will be in the form of a grant for:
 - a. Eligible Planning Act application fees
 - b. Eligible Building Permit fees
 - c. Tax increment based funding for the incremental tax increase paid back over a five year period, except where the properties are exempt from taxes
 - d. Applicable Development Charges.
5. The Development Charges Equivalent grants are based on the applicable Development Charges required in accordance with the Development Charges By-law in effect at the time.
6. Building Permit Fees Equivalent grants are based on the full building permit fee required at the time of building permit application. The building permit fees equivalent grant shall not include conditional building permit fees, unless this fee is approved by the Grant Review Group.
7. Planning Application Fees Equivalent grants include all application fees applicable to planning processes, including pre-consultation request forms, application fees for site plan, rezoning, official plan amendments, severance, minor variance, or other planning application process, relevant to the type of affordable housing being proposed on a specific site. Planning Application Fees Equivalent grants shall not include security deposits, or letters of credit normally required through the planning process.
8. The grants are for equivalent costs of a percentage of the applicable Development Charges as well as a percentage of Building Permit and Planning Application Fees based on the percentage of affordable units within the development. The value of the grants for all types of affordable housing is outlined as follows:
 - a. Emergency Housing, Transitional Housing, Social Housing and Purpose-built Rental Housing: a payment equalling 100% of the DCs based on the percentage of *affordable* units within the development. Purpose-built rental not offered as *affordable* units, will qualify for 25% of the DCs to a maximum of \$250,000 for the project provided the units are offered and kept at a rate geared not to exceed 30% of gross annual household income for 60th income percentile households. All projects are eligible for 100% of the building permit fees and planning application fees for the entire residential project.

- b. Affordable home ownership offered by Not-For-Profit service providers, charitable service providers offering a sweat-equity type of ownership model, or other innovative partnerships or models which offer affordable home ownership units within the development and which have processes and/or mechanisms in place to ensure the continued affordability of the unit for a specified period of time. The value of the grant for this form of affordable housing would be the same as for a) above with the building permit fees portion of the grant based on only the units that are *affordable*.

10.5 Additional Affordable Residential Units Incentives (Per Door Grant)

1. To jump-start affordable housing in locations that best serve the needs of the community, especially those proposed developments geared to the low and low to moderate income households, a grant of \$10 per square foot of newly created affordable housing residential space to a maximum of \$20,000 per affordable dwelling unit, whichever is lesser may be applied for as part of the overall incentives under the Affordable Housing Development Grant Program. Payments of this portion of the grant will be made only upon the occupancy permit being issued for the units. The maximum amount of incentive provided under this aspect of the program to any approved eligible property will not exceed \$200,000.

11.0 Grants Programs Rules and Requirements

1. The provision of any grant as described in Part B of this CIP under any grant program shall be administered on the basis of merit and the limit of funding available in accordance with administrative rules governing the grant programs.
2. All applicants for financial assistance will be required to complete an application form through APLI, providing all required information, including but not limited to outlining the location of the property, the type and nature of the proposed development or redevelopment, the anticipated completion date, the estimated value of the project and the financial incentives being applied for.
3. Specific details regarding the grants, application and administration procedures shall be set out in the Grant Application Form and may change from time to time without the need for an amendment to this CIP.
4. Eligible costs for redevelopment or improvements incurred prior to an application under this CIP shall not be eligible for funding, unless otherwise stated.
5. Development or redevelopment carried out prior to the approval of the CIP shall not be eligible for funding, except Not-for-Profit or Charitable Sweat Equity units constructed after June 1, 2019.
6. The City will allow for applications to be received and processed up to March 31, 2020 for eligible projects that may not have been able to apply for grants during the time of transition to the new CIP and their project planning approvals have advanced but construction has not started as of the effective date of this CIP.
7. Any of the grant programs may be structured as loans or forgivable loans if necessary, to secure City interests.
8. Where DC discounts are already in place through the Development Charges By-law, the grants will be based on the greater of the two.

9. Incentive programs will be available to a property owner only. The City may extend the original grant payment schedule to a new owner subject to an amended agreement with the new owner.
10. Tax increment based grant payments to the original owner will cease if the original owner sells the property prior to payment of all installments per the schedule, and the grant has not been transferred or assigned through an agreement to the new owner.
11. Assistance granted under any financial incentive program for a particular applicant is not transferable to any other property.
12. All applicants will be required to enter into an agreement with the City of Barrie specifying the amount to be paid by the City and the payment period. In all cases the property owner must consent to the agreement in writing.
13. The legal agreement between the applicant and the City of Barrie regarding any Affordable Housing Development Grants will contain a clause to ensure that the eligible affordable housing units remain as affordable in accordance with the definition in this CIP for a period of not less than 20 years.
14. Payment of grants will occur following the applicant entering into an agreement with the City of Barrie and the provision of the applicable documentation to demonstrate that the work has been completed as required. (For example, the necessary studies or plans have been prepared and approved for the brownfield redevelopment proposal and a record of site condition has been registered with the Ministry, or a site plan agreement has been entered into for the redevelopment grant program as required.)
15. Applicants are required to pay the necessary fees and charges, as required, at the time of making *Planning Act* applications and Building Permit applications, unless otherwise specified under the programs. If a proposal is approved under any of the grant programs, the eligible, equivalent fees will be rebated as described.

12.0 Implementation

12.1 Administration and Timing of Payment of Grants

1. This CIP will be implemented through the provisions of the Official Plan and Section 28 of the *Planning Act*, 1990, R.S.O.
2. Overall implementation of the grant programs shall be subject to Council review and approval of program details and budgetary allocation.
3. Approval of grants will be delegated to City staff. City Planning staff will review the applications against the application score card and make recommendations to an interdepartmental Grants Review Group consisting of the General Manager of Infrastructure and Growth Management, General Manager of Corporate and Community Services and the Director of Finance. The Grants Review Group will make decisions on the allocation of grants.
4. The CIP and associated financial incentives shall be administered by the City of Barrie Planning and Building Services and Finance Departments.
5. Potential eligible projects that have advanced planning approvals and are proceeding to the building permit application stage but have not been able to apply for any grant funding under the previous CIPs (i.e. Built Boundary and Georgian College Neighbourhood CIPs), will be allowed to make application for funding under this new CIP once it is in effect as long as the application is received by March 31, 2020.

6. Where properties that are not subject to taxes are redeveloped, the base tax shall be based on the tax that would be applied to the land and buildings based on the current use. (For example, a municipal property or a church converted to a commercial use shall not have a zero base tax from which to calculate the tax increment)
7. The issuance of a building permit to commence construction of an approved project must take place within eighteen months of the grant approval, and this clause is to be specified within the agreement. Failing to comply with this timing will allow the City to withdraw the grant approvals and the funds will revert back into the CIP Reserve Fund.
8. The **timing of the grant payment** shall be as follows:
 - a. Affordable Housing Development Grant Program: Emergency Housing, Transitional Housing, Social Housing, Affordable Rental Housing, and Affordable Not-For-Profit, Charitable Home Ownership or equivalent affordable housing initiatives – the applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees Grant will be paid at the time of a building permit application. For clarity, the Planning Application Fees will have been paid at the time of Planning Act applications, and any eligible fees grant will be paid out at the time of Building Permit application;
 - b. The Per Door Grant under the Affordable Housing Development Grant Program – would be paid out at the time of occupancy permit issuance for the affordable housing units;
 - c. Redevelopment Program Grants – the Charges and Fees Grant and Tax Increment Grant for the commercial, office or institutional components of a development shall be payable upon Municipal Property Assessment Corporation (MPAC) re-assessment of the property after development or redevelopment has occurred;
 - d. The Built Heritage Preservation Grant will be paid at the time of completion of the works, demonstrated to the satisfaction of the City of Barrie, and shall be paid out up to one year after approval of the grant;
 - e. The Tax Increment Grant for mixed use redevelopment projects or affordable housing projects shall be paid through the incremental taxes upon MPAC re-assessment of the property after development or redevelopment has occurred, for a maximum of five years. The total payment shall not exceed the cost of redevelopment. The annual grant will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages of the increment as follows:
 - i. Year 1 – 100% of tax increment (pro-rated)
 - ii. Year 2 – 100% of tax increment
 - iii. Year 3 – 75% of tax increment
 - iv. Year 4 – 50% of tax increment
 - v. Year 5 – 25% of tax increment

For additional clarification, the tax increment shall be calculated as the difference between:

- I. The annualized municipal taxes resulting from the increased assessment from project completion, as provided by Municipal Property Assessment Corporation (MPAC), adjusted if applicable by subsequent assessment appeal decisions, and
 - II. The annualized municipal taxes based on assessment the day before the effective dates of the assessment increase noted above.
- f. The Brownfield Tax Increment Grant shall cover the eligible costs for the brownfield redevelopment to be paid through a Tax Increment Grant upon re-assessment of the property after redevelopment has occurred. The repayment will be for the lesser of total eligible costs and the tax increment grant payment over five years (i.e. if the sum of eligible costs is less than the total paid out over the five year period, then the repayment schedule shall be ended when the full amount of eligible costs is paid out. The final year payment would then not need to be based on the percentage amount set out below.)

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

- i. Year 1 – 100% of the tax increment (pro-rated)
- ii. Year 2 – 100% of the tax increment
- iii. Year 3 – 75% of the tax increment
- iv. Year 4 – 50% of the tax increment
- v. Year 5 – 25% of the tax increment

For additional clarification, if the eligible costs exceed the amount paid out by the end of the five year period, no further payments will be made.

The tax increment shall be calculated as the difference between:

- a) The annualized municipal taxes resulting from the increased assessment from the project completion, as provided by Municipal Property Assessment Corporation (MPAC), adjusted if applicable by subsequent assessment appeal decisions; and
- b) The annualized municipal taxes base on assessment the day before the effective date of the assessment increase noted above in a).

12.2 Financing of Incentives

1. Council may approve an annual budget for the CIP Reserve Fund exclusively for funding the Per Door, Development Charges, and brownfield mitigation and/or rehabilitation activities described in the incentive programs.
2. The balance of the percentage paid out through the Tax Increment Based Grant Program may be assigned to a CIP Reserve fund in order to build up funds.
3. The grants awarded for the Planning Act application fees and Building Permit application fees will be absorbed in the respective departments as lost revenue. Grants awarded for Tax Increment relief will be absorbed by the City as lost assessment.

4. All of the programs described in Part B are to be funded by the City of Barrie or in conjunction with such other Federal or Provincial programs which may be available.
5. In the event that not all of the available funding has been allocated at the end of the year, any unused funding will carry over into the following year and remain in the same allocation grant program within the CIP Reserve Fund.

12.3 Monitoring/Reporting and Revisions

1. Records of all grants and incentives awarded shall be maintained and the following shall be documented:
 - a. The number and location of grants from each program.
 - b. The number of new affordable housing units added to the housing supply in the city.
 - c. The number and type of affordable housing units provided on the continuum of affordable housing provided for through the program.
 - d. The construction value of all projects awarded grants through both programs.
 - e. The amount of commercial, office and institutional floor space added to the UGC and strategic growth areas.
 - f. The number of heritage properties awarded grants and the total value of grants.
2. An annual review and monitoring report of the CIP programs will be provided to City Council.
3. City Council may alter, change, amend or modify the terms, conditions and details of any grant program under this CIP.
4. The addition of a new grant or loan program shall require an amendment to this CIP; however, the City of Barrie may discontinue any program without requiring an amendment to this Plan.
5. Minor or technical amendments (e.g. correcting typographical errors) may be made without Council approval. Major or substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval.

Schedule "A" - Community Improvement Project Area Boundary

