



**DEVELOPMENT SERVICES
MEMORANDUM**

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2024

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. MUNNOCH, PLANNER, EXT. 4416

WARD: ALL

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR A PROPOSED CONSERVATION OF BUILT HERITAGE
COMMUNITY IMPROVEMENT PLAN**

DATE: JUNE 12, 2024

The purpose of this Memorandum is to advise members of Affordability Committee of a Public Meeting for a proposed Conservation of Built Heritage Community Improvement Plan (CIP). It also summarizes the proposed CIP program, which is intended to replace the existing Preservation of Built Heritage CIP program.

On March 8, 2023, Council adopted motion 23-G-038 as follows:

1. That Staff Report DEV008-23 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That the application in-take periods for the Affordable Housing and Redevelopment Grant Programs offered through the City of Barrie CIP be put on hold until:
 - a) The Development Services and Finance Departments have had an opportunity to investigate the financial implications associated with the passing of the *More Homes Built Faster Act, 2022* (Bill 23), as it relates to Development Charge (DC) exemptions and reductions for affordable, attainable, rental, and non-profit housing, as defined by the Act; and,
 - b) The Development Services Department updates the Affordable Housing Strategy which may include amending the CIP to respond to legislative changes associated with Bill 23, as well as to improve the financial incentives offered by the Affordable Housing and Redevelopment Grant Programs to better deliver affordable housing to the community.
3. That staff schedule a statutory public meeting, in accordance with the *Planning Act*, as soon as possible to initiate the process for the following amendments to the City's Community Improvement Plan: a) Update section 8.2 to provide further clarity with respect to the eligibility requirements for renovations and improvements to heritage buildings that qualify for funding through the Preservation of Built Heritage Grant Program.
4. That, in the future, staff can schedule statutory public meetings when deemed appropriate to amend the CIP, such as following the review and update of the Affordable Housing Strategy (DEV008-23).

Background

Further to Council motion 23-G-038, and [as introduced at Affordability Committee on Wednesday, May 8, 2024](#), City of Barrie staff are undertaking a review of the existing City of Barrie CIP and the programs offered through it. These existing programs include the Redevelopment Grant Program, Affordable Housing Development Grant Program, and Preservation of Built Heritage Grant Program. As explained in [Staff Report](#)

[DEV027-24](#), staff recommend it would be most appropriate to repeal the existing City-wide CIP and replace it with a dedicated Housing CIP, and a separate Conservation of Built Heritage CIP.

Since the passing of [Bill 23](#), several legislative changes have been made with respect to the *Ontario Heritage Act*, including changes to the status of current, and future, listed properties on the City's [municipal heritage register](#). The proposed Conservation of Built Heritage CIP accounts for these changes and would better target property owners with designated heritage properties, as well as encourage people to designate their properties which contain historical significance.

Proposed CIP Program

The draft Conservation of Built Heritage CIP has been designed to provide financial support to owners of designated heritage properties, to offset costs associated with maintaining the heritage attributes that the City has deemed to be of public value and worth conservation. The proposed program, which has been simplified and streamlined from the existing Preservation of Built Heritage Grant Program, is intended to support owners of designated heritage properties, as well as act as a tool to encourage the designation of additional properties with historical significance.

One (1) financial grant program is proposed to provide financial support, in the amount of 60% of the total cost of eligible work, to a maximum of \$10,000.00, whichever is the lesser amount. This amount is a reduction from the current grant program, which offered up to \$25,000.00.

The draft proposed Conservation of Built Heritage CIP document has been linked in this Memorandum and can be viewed on the City's [Conservation of Built Heritage website](#). The proposed Community Improvement Project Area includes all lands within the City of Barrie.

Basic Eligibility Criteria

To be eligible for CIP funding:

- The **property must be designated under Part IV of the *Ontario Heritage Act*** and have identified heritage attributes (e.g. a building or any of its architectural elements) established in a City of Barrie by-law; and
- Funding is **only available for restoration, renovation and or repairs to the identified heritage attributes** of the property/building.

Additional details regarding eligible work are identified in Section 3.4 of the draft Conservation of Built Heritage CIP.

What is a Designated Heritage Property?

Designated heritage properties are those which have been evaluated for and found to have cultural heritage value or interest, as defined in the Regulations to the *Ontario Heritage Act*. These designated properties are recognized through a municipal By-Law that is passed by City Council and registered on title.

Designated properties are considered important enough to warrant legal protection and municipal control, which consequently can make regular maintenance and repairs more expensive and onerous. Heritage attributes may not be altered without Council approval, and should only be minorly altered, as the intent of designation is future conservation.



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Proposed Intake Periods

As currently drafted, the Conservation of Built Heritage CIP proposes one (1) intake period per year for CIP applications. The CIP notes the details of how the intake period is scheduled, including the timing and length of the period.

Funding Considerations

Staff have proposed that the draft Conservation of Built Heritage CIP be funded initially using the existing CIP Reserve Fund that is dedicated to the current Heritage Grant program. As of the writing of this Memorandum, there was \$162,082.50 in that fund, however some of that money has already been allocated to approved 2023 and 2024 grant applications. The total amount of funding available to the proposed CIP will be finalized, pending payout of already approved grants, prior to bringing a report back to General Committee.

Finance and Development Services staff would make any additional annual funding recommendations through annual budget deliberations.

Next Steps

Notification of the proposed Conservation of Built Heritage CIP has been circulated to members of the public as well as stakeholders in the community, in accordance with the *Planning Act*.

Planning staff will review and consider all comments that are received through the public engagement process. All comments that are received will be identified and addressed in the Planning staff report. Based on feedback during the public consultation process, the expectation is that the CIP program may be revised before returning to Council for approval. Planning staff are targeting early fall 2024 for the staff report to be brought forward for General Committee's consideration of the proposed Conservation of Built Heritage CIP.

Should the new Conservation of Built Heritage CIP be approved, it will replace the existing City of Barrie CIP. Council should be aware that once the existing CIP is repealed, as proposed by [Staff Report DEV027-24](#), the current Preservation of Built Heritage CIP program will no longer have enabling local policy, and therefore, cannot be implemented.

If you have any questions, please contact the Planning file manager, Liam Munnoch, Planner at ext. 4416, or liam.munnoch@barrie.ca.