

PUBLIC MEETING

PROPOSED BUILT BOUNDARY COMMUNITY IMPROVEMENT PLAN

Date: April 4, 2016

Contact: Kathy Brislin MCIP, RPP
Senior Policy Planner
ext. 4440
kathy.brislin@barrie.ca



Outline

- Background
- Community Improvement Project Area
- Programs – Renovation and Redevelopment Program
- Renovation Program
- Redevelopment Program
- Process
- Examples
- Next Steps

Background

Downtown Barrie: The Next Wave



Prepared By the

ALLANDALE CENTRE COMMUNITY IMPROVEMENT PLAN



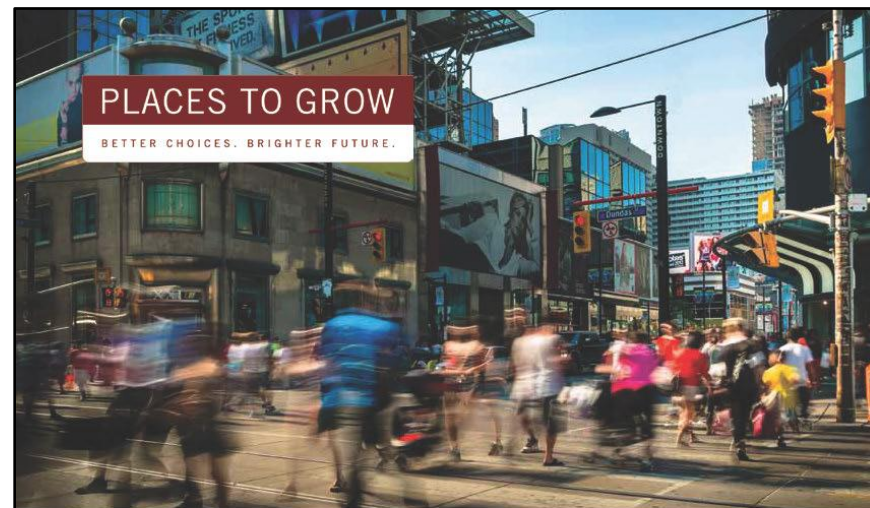
Prepared by the
Planning Services Department
Consolidated September 2009



2014 Provincial Policy Statement

Under the *Planning Act*

Ontario.ca/PPS



PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

Growth Plan

for the Greater Golden Horseshoe, 2006

OFFICE CONSOLIDATION, JUNE 2013



 Ontario
Ministry of Infrastructure

VIBRANT BUSINESS ENVIRONMENT

- Build a global startup community
- Eliminate obstacles to business growth and investment
- Attract and retain a talented workforce
- Promote Barrie's strengths



RESPONSIBLE SPENDING

- Embrace innovation to improve how we do business
- Demonstrate value for money
- Improve understanding of how tax dollars are spent
- Build a community that respects both current and future taxpayers



INCLUSIVE COMMUNITY

- Promote and facilitate community connections
- Provide great public spaces
- Encourage affordable housing
- Support diverse and safe neighbourhoods

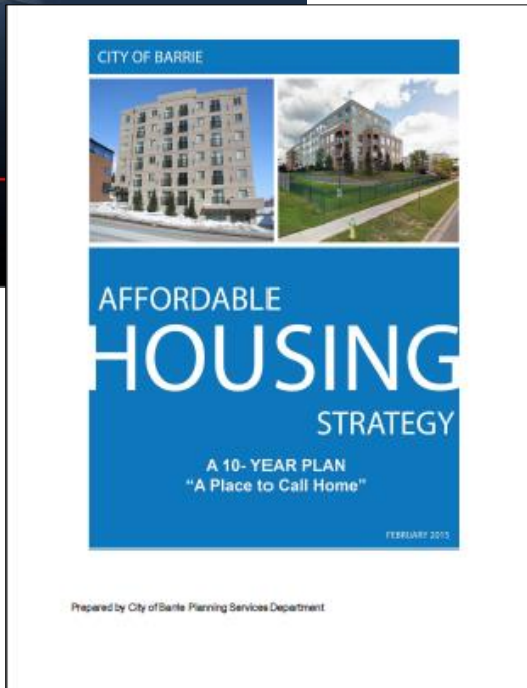
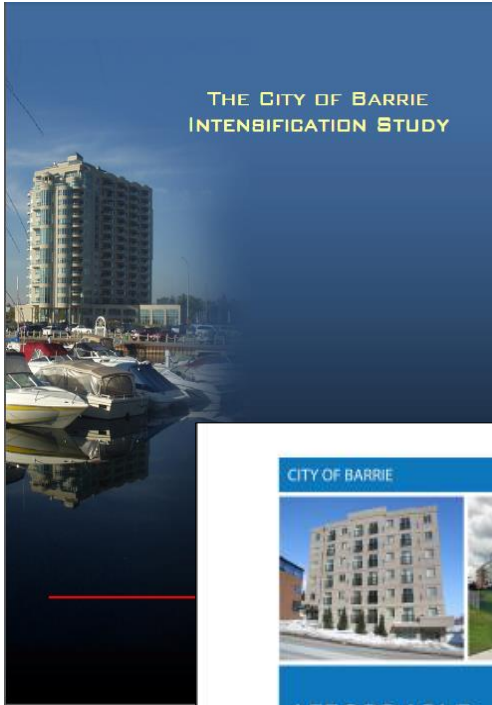
WELL PLANNED TRANSPORTATION

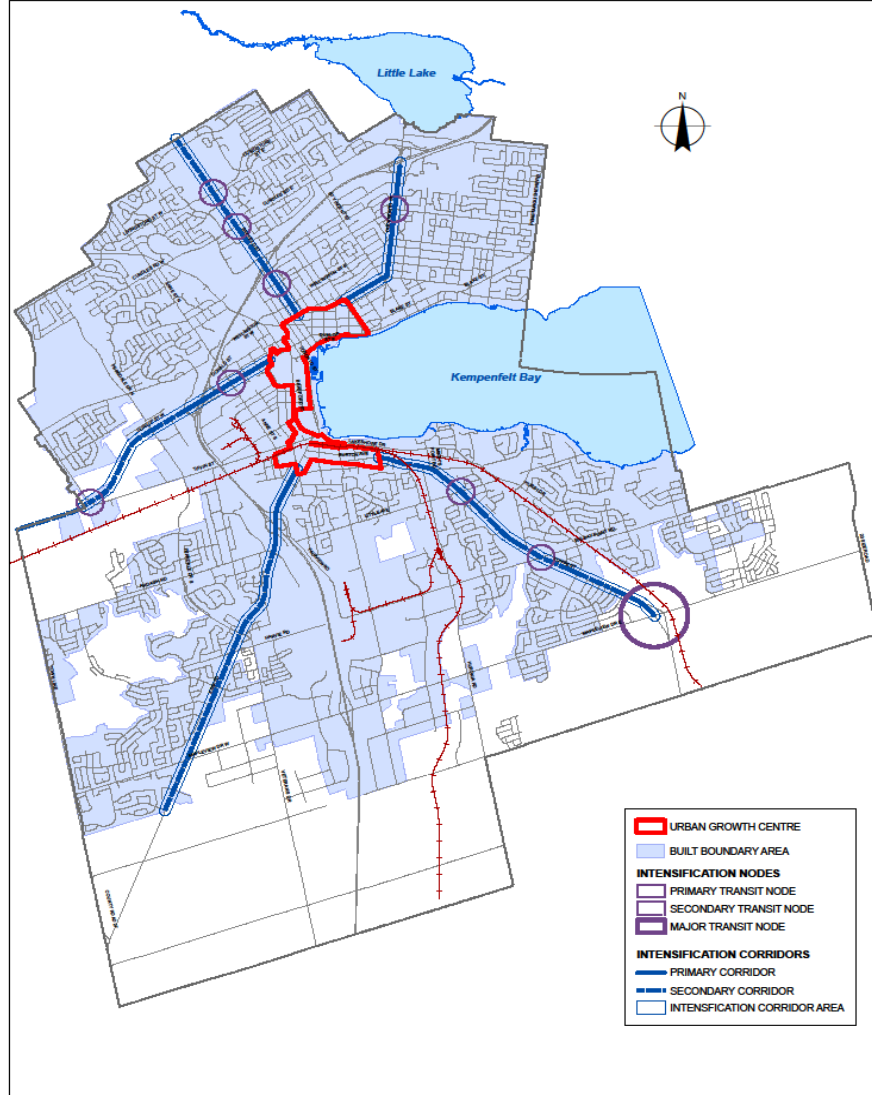
- Improve our road network
- Improve options to get around
- Improve road safety

CLIENT: CITY OF BARRIE

PROJECT: 2014 - 2018 STRATEGIC PLAN

Strategic Priorities





Programs

Renovation

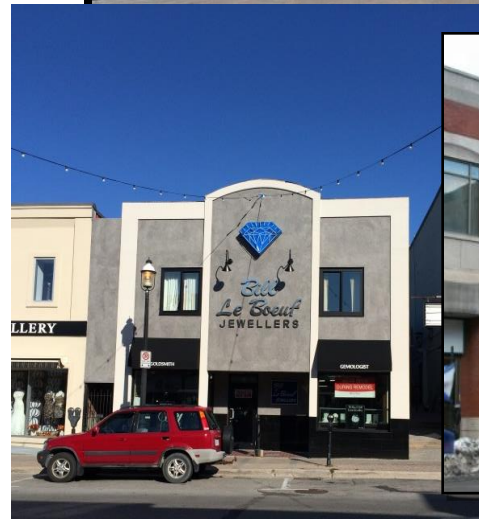
- Adaptive Re-use and Restoration
- UGC, and Listed Buildings
(Includes Designated and non-designated listed)
- Delegated Approval DOP
- Evaluation Criteria
 - Vacant Building
 - Units and Jobs
 - Affordability
 - Design Elements -

Redevelopment

- Affordable Housing
 - Emergency Shelter
 - Transition Housing
 - Social Housing
 - Affordable Rental
- Brownfield Redevelopment
- Intensification Area Ground related commercial
- Delegated Approval Senior Management with Planning Input
- No evaluation Criteria

RENOVATION PROGRAM

- Delegated Approval - Director of Planning
- \$25,000 or 50% of Renovation Costs whichever is less.
- Owner
- Taxes up to date
- Standard Grant Agreement
- Annual Budgeted Funds
- Evaluation Criteria
 - Affordable Residential
 - Office Space
 - Design elements



Redevelopment Program Delivery



Affordable Housing DC Equivalent , BP and Planning Fees

- Emergency Housing - 100%
- Transitional Housing - 75%
- Social Housing - 50%
- Rental 25%



Intensification Areas - Retail – Street level

- Correct Mix, Density and Built form
- Incentive Focus on ground related Retail .



Brownfields

- Studies and costs to RSC:
 - Studies Phase I and II Environmental Assessment
 - Or Risk Assessment - Table 2 Standard
 - Costs of Preparing a Remediation and Monitoring Plan

Redevelopment Grant Program

Affordable Housing Grant

Rental Residential Component

Paid as a separate Grant upon 50% occupancy:

- DC Equivalent 25%
- BP fees 25%
- Planning Fees 100%

Intensification Areas Grant

Ground Floor Retail Component

Paid through Tax Increment Based Grant

- DC Equivalent 50%
- BP Fees: 50%
- Planning Fees: 100%

Brownfield Redevelopment

Brownfield Costs

Paid through Tax Increment Based Grant

- Cost of Studies and some
- Remediation Costs



Hypothetical Example

- Brownfield Costs
 - \$500,000
- Retail Commercial Costs
 - \$500,000
- 30 Affordable Rental Units
 - \$500,000
- Eligible Costs for Tax Increment
 - \$1,000,000
- Tax Increment
 - Scenario A \$100,000
 - Scenario B \$400,000

Year 1	100%	
Year 2	100%	
Year 3	75%	25%
Year 4	50 %	50%
Year 5	25%	75%
		Tax Increment - Developer
		Tax Increment Balance CIP Reserve

Process

- At pre-consultation and site plan application stage discuss and determine potential/eligibility – what components (Renovation and Redevelopment
- Receive comments from policy on potential eligibility
- As with all CIPs shall meet Policy, Zoning Urban Design Guidelines - Appeals of zoning by-law amendments shall not be eligible.
- Once the Site plan revisions are received send to Grant Evaluation Committee (senior management with input from Planning Staff)
- Conditional approval with estimates and a grant agreement is prepared – should be registered with the site plan agreement
- No funds advanced before this agreement is in place

Next Steps

- Ongoing consultation with stakeholders
- Report to General Committee