
TO: GENERAL COMMITTEE

SUBJECT: PROPOSED BUILT BOUNDARY COMMUNITY IMPROVEMENT PLAN
REPORT ON PUBLIC MEETING AND CONSULTATION

WARD: ALL

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EXTENSION # 4440

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RECOMMENDED MOTION

1. That a new Community Improvement Plan (CIP) known as the Built Boundary Community Improvement Plan be approved as outlined in Appendix "A" to Staff Report PLN009-16.
2. That By-law 2016-001 adopting the Built Boundary Community Improvement Project Area be amended in accordance with Schedule "A" attached to the Built Boundary Community Improvement Plan in Appendix "A" to Staff Report PLN009-16.
3. That the additional taxes realized through increased tax assessment relating to CIP projects that are not paid to the applicant as outlined in Table A (Tax Increment Based Payment Schedule Staff Report PLN009-16) be transferred to the CIP Reserve to fund future CIP Projects.

PURPOSE & BACKGROUND

Purpose

4. The purpose of this Staff Report is to recommend approval of a new Community Improvement Plan (CIP) referred to as the Built Boundary Community Improvement Plan which proposes financial incentive programs to support the renovation of existing heritage buildings and buildings within the urban growth centre, and the provision of affordable housing, brownfield redevelopment within the built boundary, and mixed-use development in the intensification areas which include the Urban Growth Centre, and Intensification Nodes and Corridors and Transit areas identified on Schedule I to the Official Plan (Appendix "B" to staff report PLN009-16).

Background

5. On November 30, 2015, General Committee received Staff Report PLN032-15 which proposed a framework for a new Community Improvement Plan to replace the Downtown Next Wave and Allandale Community Improvement Plans, and recommended that staff undertake further consultation, including the holding of a statutory public meeting, and report back to Council in this regard.

6. Since November 30, 2015, staff have circulated the draft Built Boundary Community Improvement Plan to the Ministry of Municipal Affairs, internal departments, various developers, consultants, the Downtown BIA, neighbourhood associations, and property owners who had previously applied for incentives offered under the Downtown and Allandale CIP.
7. A statutory public meeting was held on April 4, 2016 regarding the proposed CIP as well as a public open house which was held on May 4, 2016 at City Hall.

Overview

8. This proposed new Built Boundary CIP is intended to replace and expand upon the programs offered under the existing Downtown and Allandale CIPs. The Downtown and Allandale CIPs have been in effect since 2004 and 2005 respectively and were developed with the specific objective of downtown revitalization. The CIPs and the background studies were prepared and adopted under a very different policy regime which predated the Provincial Growth Plan, the Provincial Policy Statement (including amendments thereto) and the most recent update to the City's Official Plan.
9. In June of 2006, subsequent to the adoption of the two existing CIPs, the Provincial Growth Plan came into effect and identified downtown Barrie as an Urban Growth Centre (UGC). The Growth Plan requires 40% of new growth in municipalities to occur through intensification within a "built boundary" identified by the Province, and also established population and density targets for designated UGCs. The Growth Plan also requires municipalities to identify intensification areas within their municipal boundaries.
10. As a result, the City amended its Official Plan in 2009 to identify these intensification areas which included the designated UGC. In 2013, Council received Urban Design Guidelines for these intensification areas to provide guidance for development of lands within both the private and public realm. In September of 2015, Council approved two new zone categories intended to implement these design guidelines and support intensification in delineated nodes and corridors. These new zones do not apply to the UGC as the majority of lands within this area already support intensification. Refer to Appendix "C" attached comparing the boundaries of the UGC with the Downtown and Allandale CIP Areas.
11. Other City strategic initiatives that have been approved since the Downtown and Allandale CIPs were prepared include the incorporation of updated brownfield policies into the Official Plan to govern the redevelopment of potentially contaminated lands, and the approval of an Affordable Housing Strategy to remove barriers and promote the creation of housing which meets the needs of citizens of all ages and income brackets.
12. The key objectives of the proposed CIP are to address these policy initiatives by facilitating not-for-profit and private sector development of more affordable housing units and encouraging the clean-up and development of brownfield sites within the Built Boundary and encouraging the development of intensification areas including the Urban Growth Centre and Intensification Nodes and Corridors and Transit Areas identified on Schedule I of the Official Plan (Appendix "B") as mixed use development in accordance with the desired built form and density.

ANALYSIS

Proposed Community Improvement Plan & Financial Incentives

13. The Built Boundary CIP expands the area eligible for assistance to lands shown on Appendix "B" and proposes two financial incentive programs: a Renovation Grant and a Redevelopment Grant.

Renovation Grant Program

14. The Renovation Grant Program is intended for small scale projects for existing buildings, and is intended to simplify and replace the 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), and to support the restoration and improvement of buildings listed on the Municipal Heritage Register.
15. Staff are recommending a grant program to replace the existing forgivable loan programs to assist in removing issues associated with registration of forgivable loans as has been identified by some recipients. Through monitoring, staff have been advised that the current Downtown and Allandale forgivable loan programs create issues for owners when re-financing or transferring loans to new owners. The proposed new program is intended to resolve these issues by providing a one-time grant with a conditional agreement to be registered on title.
16. As with the current forgivable loan programs, staff are recommending that the approval of these grants be delegated to the Director of Planning Services, and be subject to annual budgetary allocation of funds.
17. Staff are also proposing that the approval of the renovation grants be subject to evaluation criteria to rank and score the merits of a project. This will assist decision making in allocation of funds.
18. The proposed CIP provides flexibility to adjust the evaluation criteria and scoring of applications in order to be responsive to changing conditions and priorities of the City, and Council's strategic objectives. These evaluation criteria will be subject to monitoring and annual reporting.

Redevelopment Grant Program

19. The Redevelopment Grant program is intended for development/redevelopment projects within the intensification areas and brownfield redevelopment and affordable housing projects within the built boundary. Redevelopment includes adaptive re-use and additions to existing buildings on eligible properties, and development of vacant lands on eligible properties. Three types of grants targeted towards each of the strategic priorities identified above are proposed under the Redevelopment Grant program which are summarized as follows:

- a) Affordable Rental Housing Grant

This grant program is for affordable housing provided within the built boundary area identified on Schedule I to the Official Plan. The grant provides a onetime payment equalling a percentage of development charges, building permit fees and planning application fees for a continuum of housing types outlined as follows:

- i. Emergency housing: a payment equalling 100% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of emergency housing units developed within the project.
- ii. Transitional housing: a payment equalling 75% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of transitional units developed within the project.
- iii. Social housing: a payment equalling 50% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of social housing units developed within the project.

- iv. Rental housing: a payment equalling 25% of development charges and building permit fees applicable to affordable units, and planning fees based on the percentage of affordable rental housing units developed within the project.

b) Brownfield Redevelopment Grant

Any brownfield development/redevelopment projects within the built boundary will be eligible for a grant covering specified costs associated with site remediation, to be paid back through a Tax Increment Based Grant after the project is developed, based on the following 5 year payment schedule:

Year	Percentage of Tax Increment Grant Payment
1	100% pro-rated
2	100%
3	75%
4	50%
5	25%

c) Intensification Area Redevelopment Grant

This grant program is for development/redevelopment within the UGC, intensification nodes and corridors, and areas within 500m of transit stations identified on Schedule I of the Official Plan and subject to the requirement of providing ground floor commercial, as well as meeting the minimum density requirement and built form. A grant which is the equivalent of 50% of development charges and building permit fees for the ground related retail component of the project, and 100% of planning application fees, will be paid back through a Tax Increment Based Grant based on the chart above.

- 20. If a project encompasses all three strategic priorities, for example a proposed affordable housing project within an intensification area on a brownfield site, the three different grant programs can be combined. The Brownfield and Intensification Area Grant components will be combined and paid through the Tax Increment Based Grant. The affordable housing component will be paid in accordance with the program details for affordable housing.
- 21. In both the Brownfield Redevelopment Grant and the Intensification Area Grant, the amount of the grant cannot exceed eligible costs. Thus the Tax Increment Grant payment schedule will be stopped at the point when all eligible costs have been covered, or at the end of the five year period, whichever is the lesser of the two. Similarly, when two programs are combined, the grant cannot exceed the combined costs. The grant payment schedule will be stopped at the point when eligible costs have been covered, or at the end of the five year period regardless of whether the eligible costs exceed the payment over the 5 years.
- 22. Where DC discounts are already in place through the Development Charges By-law, the grants will be based on the greater of the two. For example, there is an existing 50% development charge discount for commercial development in the City Centre Planning Area, therefore the 50% DC component of the grant for an intensification redevelopment in this area would not be applicable unless it was calculated to be the greater of the two.

23. Staff are proposing that approval of the Redevelopment Grant applications be delegated to a Redevelopment Grant Review Group comprised of the General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services and the Executive Director of Invest Barrie. The Redevelopment Grant review is intended to occur in parallel to site plan review. Planning staff will provide input to the applicant on the grant eligibility at the earliest point possible including at the time of pre-consultation for site plan. Once the first submission for site plan approval is submitted, the Redevelopment Grant Review Group will consider the grant application with comments and input provided from Planning staff.
24. If supportable, conditional approval will be granted and a Grant Agreement will be required to be registered on title prior to the advancement of any funds.
25. In addition to the existing Downtown and Allandale CIPs, the City also has an existing Community Improvement Plan for the Georgian College Neighbourhood to promote the development of purpose built student housing near the college. There are no changes proposed to the Georgian College Neighbourhood CIP. The incentive for the development of student housing will continue to be available under this CIP. Since the proposed Built Boundary CIP area overlaps with the Georgian College CIP area, it is recommended that incentives under the proposed built boundary CIP may be available under either the proposed Built Boundary CIP or the Georgian College CIP. However a project may only be considered for grants under one or the other CIP.
26. There is wording in the Built Boundary CIP to clarify that the current Downtown and Allandale will only remain in effect insofar as implementation of program details for applications received up to and including April 30, 2016. This cut-off date for receipt of applications in 2016 was proposed in Staff Report PLN032-15.

Ministry and County Consultation

27. Although the City does not require approval of the Ministry of Municipal Affairs and Housing (MMAH), staff contacted and circulated a draft of the CIP to the MMAH and received comments in a letter dated May 20, 2016.
28. In addition to questions and suggestions of clarification on programs the following substantive suggestions were provided by MMAH:
 - a) In light of the County of Simcoe "Housing First" model which focuses on the development of permanent affordable housing that will accommodate a range of affordable housing needs, MMAH suggest the City provide the greatest amount of assistance to permanent housing, or provide a single set of incentives available to all affordable housing.

Comment: The variable grant amount for the continuum of affordable housing types was developed in consultation with the Built Form Task Force, and was based on housing types considered to have greater need for assistance. Based on this, staff are not recommending any change.
 - b) A protocol for appealing the CIP is suggested.

Comment: There is an opportunity for Council to hear applicant concerns thus staff are not recommending any changes in this regard.
29. Staff have been in contact with County of Simcoe and have received feedback on the proposed CIP. The County of Simcoe's primary interest is with respect to affordable housing delivery, and is supportive of the proposed CIP. The County noted some variation with their proposed definitions of affordable housing and the CIP, and suggested that consideration be given to

enhancing the incentives for social housing and affordable rental housing, and extending the period of time that units need to remain affordable.

30. Comment: Staff have met with County staff to discuss their comments. The definition of affordable housing in the CIP is consistent with that of the Official Plan and Affordable Housing Strategy and thus staff are not recommending any changes in this regard. Wording has been included in the Built Boundary CIP that allow for grant agreements to require maintaining affordable rental housing for a twenty year period.
31. Staff also discussed with County staff the potential impact of proposed legislative changes being considered currently that may impact the proposed affordable housing incentives in the Built Boundary CIP. Bill 204 – the Promoting Affordable Housing Act, 2016 was recently introduced as part of the Province’s Long-Term Affordable Housing Strategy commitment to facilitating a greater range of housing choices and increasing the supply of affordable housing. Staff will continue to monitor the status of this legislation and if necessary will recommend amendments to the Built Boundary CIP to align with the legislation if and when it is approved.

Public Meeting

32. The statutory public meeting was held on April 4, 2016. Stakeholders that had expressed an interest in the proposed CIP were circulated notice of the public meeting and notification was published in the newspaper and on the City website with linkages provided to the November 30, 2015 Staff Report PLN032-15, the Draft Built Boundary CIP, and presentation materials.
33. Mr. Sean Mason provided comments at the meeting expressing concern that the grants were not being proposed for affordable home ownership, only for rental projects. Staff do not consider the CIP the appropriate tool for supporting affordable home ownership. Unlike rental housing, it is difficult to ensure the affordability is maintained for ownership models over time. Affordable home ownership is considered important in the spectrum of affordable housing, and the City has established a Built Form Task Force to explore other options to support affordable home ownership. Some matters being reviewed include reduced development and zoning standards, decreased or elimination of development charges and streamlining the review process to expedite and prioritize developments offering affordable ownership.
34. Mr. Bill Scott of the Allandale Neighbourhood Association commented that he is supportive of the proposal to provide incentives to renovate or restore existing buildings within the Urban Growth Centre and buildings listed on the municipal heritage register.
35. Mr. Paul Lynch suggested that the Renovation Grant should focus on significant improvements that increase the opportunities and availability of office space. He suggested that the grant amount should be increased to capture such significant improvements, and identified certain types of improvements (such as painting over brickwork, stucco or application of siding) should not be eligible for the renovation grant. Mr Lynch also suggested evaluation criteria be simplified, and the focus should be on square footage improved for office space rather than type of jobs. Planning staff, Invest Barrie and Economic Development Services staff met with Mr. Lynch on May 18, 2016 to discuss his comments, and provided clarification as to the difference in the existing Downtown CIP and proposed Built Boundary which addressed some of his concerns. Staff are not recommending changes as the CIP provides for changes to the evaluation criteria from year to year and the evaluation criteria as currently proposed are aligned with economic development objectives.
36. Ms. Kris Menzies of MHBC submitted an email requesting clarification on the eligibility for lands covered by an intensification node, but not within the built boundary areas. Wording has been included in the draft CIP to clarify eligibility developments within the built boundary or Intensification Nodes and Corridors. As a result, staff are recommending an amendment to By-

law 2016-001, which adopted the Community Improvement Project Area map, such that the Intensification Node at Yonge Street and Mapleview Drive does not extend south of Mapleview Drive.

Open House

37. An open house was held on May 4, 2016, and approximately 25 people attended over the course of the evening. Attendees included developers, ratepayers, downtown business interests, and County staff. The following questions were raised at the Open House:

a) Clarification on the definition of "Affordable Rental".

Comment: Staff provided clarification that the definition of Affordable Housing has been identified in the City's Official Plan and Affordable Housing Strategy which is sufficiently general to adapt to the specific County, regional and City conditions over time.

b) Suggestion that the grant available for Affordable Rental Housing should be enhanced, as it does not provide sufficient incentive to support affordable rental housing development.

Comment: The variable grant amount for the continuum of affordable housing types was developed in consultation with the Built Form Task Force, based on housing types considered to have greater need for assistance. Based on this, staff are not recommending any changes.

c) Clarification on the area of application and eligibility for Redevelopment Grants for listed buildings.

Comment: Staff clarified that listed buildings within the built boundary outside of the Urban Growth Centre would be eligible for the Renovation Grant.

d) Whether the Tax Increment Based Grant payment can be transferrable so that financing companies can use Tax Increment Based Grants as securities to offer developers financing based on conditional approvals.

Comment: Staff are not recommending wording to allow for transfer of grants to third parties however, the CIP does provide for transfer of grants where ownership changes subject to approval of the Redevelopment Review Group and an amendment to the Grant Agreement.

ENVIRONMENTAL MATTERS

38. The Redevelopment Grant program for brownfield costs will facilitate clean up and redevelopment of vacant contaminated sites and support soil and water quality improvement.

39. The proposed evaluation criteria include the opportunity to add scoring points for Leadership in Energy and Environmental Design (LEED) or equivalent design and development attributes.

ALTERNATIVES

40. There are two alternatives available for consideration by General Committee:

Alternative #1 General Committee could refuse the proposed Built Boundary CIP and maintain the current Downtown and Allandale CIP programs.

This alternative is not recommended. The proposed Built Boundary CIP is intended to address multiple strategic priorities of Council, including the provision of affordable housing, brownfield redevelopment and incentives for development within the City's intensification areas as identified on Schedule I to the Official Plan.

Alternative #2 General Committee could recommend revisions to the proposed Community Improvement Plan with any variations to the programs being offered, such as increasing the amount available for affordable rental housing.

The programs and program details have been developed and refined with input from internal departments and the Built Form Task Force. The uptake of affordable housing incentives as recommended may be monitored and reconsidered at a later stage in conjunction with proposed changes in the legislation as a result of introduction of Bill 204 the Promoting Affordable Housing Act, 2016.

FINANCIAL

Funding of Proposed Renovation Grant Program

41. 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.
42. If funding is approved, staff would be in a position to commence processing Renovation Grants under the proposed Built Boundary CIP in 2017.

Funding of Redevelopment Grant Program

43. Emergency Shelters and Transition Housing Grants are proposed to be paid at the time of building permit application, whereas grants for social housing and affordable rental housing are paid after the building is developed and 50% occupied. Thus funding would be required earlier in the process for Emergency Shelters and Transition Housing Grants. Staff are not aware of any proposed emergency shelters or transition housing development at this time, however, 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. Until such time as sufficient funds are available in the CIP reserve fund to cover the grant payments, Council approval of funding will be necessary before any such CIP applications can be approved.
44. Redevelopment Grants that are funded through the tax increment based program would be paid 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 need to be paid in 2018 at the

earliest. Thus there is no direct budgetary impact to be considered for this type of project at this time.

45. Since the CIP reserve would not have been built up through tax increment grants by 2017, funds will be needed for Affordable Housing Grants that may be received in 2016 and 2017. While staff are not aware of any proposals at this time, it will be suggested that some funds be set aside in the CIP reserve for this type of project in the 2017 budget.
46. Staff are recommending that a percentage of taxes collected from a project approved under the proposed CIP 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 fund future affordable housing projects that need a direct grant, or that would benefit from some front end funding.

TABLE A – Tax Increment Based Payment Schedule

Tax Increment Grant Payment to Applicant	Tax Increment Revenue Allocated to the Redevelopment Grant for Future Projects Needing Front End Funding
Year 1 – 100% pro-rated	0%
Year 2 – 100%	0%
Year 3 – 75%	25%
Year 4 – 50%	50%
Year 5 – 25%	75%

47. The effect would be that the additional taxes realized through increased assessment for CIP projects would be paid to the applicant or kept in a reserve account to finance future projects for the first 5 years as outlined in the table above.
48. 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. In cases where an application is received and there is no budgetary allocation for these applications, funding approval will require Council consideration.

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” – Schedule I to the Official Plan
 Appendix “C” - Comparison of UGC Boundary and Allandale and Downtown CIPs
 Appendix “D” – Comparison of Proposed Built Boundary CIP and Downtown/Allandale CIPs

APPENDIX "A"
BUILT BOUNDARY – COMMUNITY IMPROVEMENT PLAN

PART A: PREAMBLE

1.0 Background

The Provincial Growth Plan identifies Downtown Barrie as an Urban Growth Centre (UGC). 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 new growth to be accommodated within the built up area.

In 2009, the City prepared an Intensification Study 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. Urban Design Guidelines were prepared in 2013 for these key intensification areas to provide guidance for development of private and public realm lands in these areas. Two new zone categories for the Intensification Nodes and Corridors have also been approved by Council to implement the type of development envisaged for these areas.

In addition, Council approved an Affordable Housing Strategy in February 2015 which included direction to develop incentives for the provision of affordable housing.

Finally, in 2010 Council approved a Brownfield strategy which included a recommendation to develop financial incentives to facilitate the rehabilitation of potential brownfield sites within the City.

The purpose of this Community Improvement Plan (CIP) is 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, and other intensification areas within the City's Built Boundary as designated on Schedule I of the Official Plan.

2.0 Basis

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

In addition, 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:

- a) 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.
- b) 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.
- c) Public/Private Partnerships, joint ventures and cost-sharing arrangements.
- d) To achieve a variety of planning, development, growth management, transportation and health and safety and community objectives.

This Community Improvement Plan 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)

3.0 Authority - Section 28 of the Planning Act

Authority for the provision of financial incentives is provided by 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 of this Plan constitutes the Community Improvement Project Area which was designated by By-law 2016-001 on January 11, 2016

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

- a) acquire, hold, clear, grade or otherwise prepare land for community improvement;
- b) construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the CIP ;
- c) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the CIP ; and,
- d) 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 cost of rehabilitating such lands and buildings in conformity with the CIP.

PART B: THE COMMUNITY IMPROVEMENT PLAN

1.0 Purpose

The purpose of the new Community Improvement Plan will be to provide for 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 within the intensification areas identified on Schedule I of the Official Plan.

2.0 Community Improvement Project Area

The Community Improvement Project Area includes all of the Built Boundary as identified on Schedule I of the Official Plan. The Built Boundary Community Improvement Project Area is shown on Schedule A of this CIP.

3.0 Objectives

The objectives of this plan are as follows:

1. To support the provision of a variety of affordable housing by offering different levels of support for a continuum of affordable housing options.
2. To facilitate the redevelopment and remediation of brownfield sites.
3. To reinforce the vision for development of the Intensification areas with more intensive mixed use development, by offering incentives to support the development of street level commercial uses in the Intensification areas.
4. To facilitate renovation restoration and adaptive reuse of existing buildings in the Urban Growth Centre and buildings included on the Municipal Heritage Register.

4.0 Community Improvement Financial Incentives

In order to assist the City in achieving these objectives, this CIP will provide incentives in the form of two major programs; a renovation grant program and a redevelopment grant program.

The **Renovation Grant Program** is intended to provide financial incentives to promote the renovation and restoration of existing buildings within the Urban Growth Centre and buildings listed on the Municipal Heritage Register.

The **Redevelopment Grant Program** will provide financial incentives for development/redevelopment projects which provide affordable housing; remediate and redevelop brownfield sites within the Built Boundary, and develop ground related commercial in combination with the appropriate density and built form to support transit, walkability and animated streets in the intensification areas identified on Schedule I on the Official Plan.

5.0 General Eligibility Requirements for Incentive Grant Programs

1. The property must be within the Built Boundary Community Improvement Project Area, the Urban Growth Centre, an Intensification Node or Corridor as identified on Schedule "A" to this CIP.

2. All applications for assistance will be considered subject to the availability of funding.
3. Any owner of a property, within the Built Boundary Community Improvement Project Area, may apply for assistance, unless stated otherwise in the Specific Eligibility Criteria for grants and loans.
4. An owner or tenant of a residential condominium unit or condominium development shall not be eligible for any of the grants or loans available under this CIP unless otherwise stated in the program details.
5. Improvements shall be made to buildings or land in accordance with the purpose and the objectives of this CIP, the Official Plan, the Zoning By-Law and other municipal By-laws in effect.
6. Expansion, enlargement or improvements of existing legal non-conforming uses shall not be eligible. However, where improvements are proposed to bring uses into closer conformity with the intent of the Official Plan and Zoning By-Law, or Building Code, such improvements may be considered for a grant or loan under this CIP.
7. 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.
8. The total of the grants and loans made in respect to particular lands and buildings shall not exceed the eligible cost of the improvements with respect to those lands and buildings.
9. Improvements to auto related uses including drive through facilities, auto repair shops, car detailing, car dealerships, sales and leasing of automobiles, gas stations or any other auto related uses shall not be eligible for any grant or loan available under this CIP.
10. Temporary uses, such as temporary sales offices; scaffolding or other non-permanent structures, such as tents; temporary storage areas; temporary parking lots, or properties zoned under temporary use provisions of Section 39 the Planning Act shall not be eligible.

6.0 Renovation Grant Program

6.1 Purpose of the Renovation Grant

The purpose of this grant is to assist in the improvement, restoration or adaptive re-use of existing buildings within the Urban Growth Centre and to assist with restoration and renovation of heritage characteristics of buildings listed on the Municipal Heritage Register.

6.2 Specific Eligibility Requirements of the Renovation Grant

The renovation grant is available to property owners that meet the following eligibility requirements:

1. Buildings within the Urban Growth Centre identified on Schedule "A" attached to this CIP.
2. Buildings within the Built Boundary listed on the Municipal Heritage Register as updated from time to time.
3. Eligible renovations 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 listed on the Municipal Heritage Register.
- c) Improvements that result in increased energy efficiency of buildings.

6.3 Calculation and Timing of Payment of the Renovation Grant

1. 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.
2. Approval will be conditional upon the works being completed within a year of approval. If works are not completed within the specified time frame, approval will be withdrawn unless the applicant has requested and received written approval for the extension from the Director of Planning Services.
3. A Renovation Grant Agreement between the City and the owner shall be executed and registered on title prior to release of funds for the grant.
4. Grants will be paid at the time of completion of the works and after at least 50% occupancy of the building is confirmed.
5. From time to time the upset maximum for the renovation program may be changed through a resolution of Council, based on monitoring of uptake, without requiring an amendment to this plan.

6.4 Renovation Grant Program Delivery and Process

1. Approval of the Renovation Grant is delegated to the Director of Planning Services.
2. Applications for grants under this program will be required to be submitted within a prescribed time frame for consideration.
3. Only complete applications will be considered.
4. Eligibility criteria, evaluation criteria and if applicable priority streets will be stipulated on an annual basis.
5. Evaluation criteria shall be applied to assist in selection and approval of eligible projects and shall take into account the following considerations:
 - a) The proposed improvements result in increased occupancy of existing building within the UGC. Rankings will be based on the provision of ground floor commercial uses with second and third story residential and/or employment uses.
 - b) The proposed improvements result in the renovation/restoration of existing building on the municipal heritage registry.
 - c) The improvements result in a net increase to the employment and residential base of the Urban Growth Centre.

- d) The improvements result in a net increase to the availability of office and residential space on upper floors.
- 6. Evaluation criteria and scoring of grant applications may be amended on an annual basis.
- 7. Following the closing date the list of applications and details of the proposals will be made available to the Director of Planning Services who shall evaluate applications against the criteria referenced above.
- 8. More than one intake per year may be considered at the discretion of the Director of Planning Services subject to uptake and funding availability in any one year.

7.0 Redevelopment Grant Program

7.1 Purpose of the Redevelopment Grant Program

The purpose of the Redevelopment Grant Program is to provide financial incentives for (re)development which entails any of the following:

- 1. The provision of a variety of affordable housing.
- 2. The development of the Intensification Areas in with the density, mix of uses and built form required in accordance with the Official Plan and Zoning By-law.
- 3. To support the redevelopment of Brownfield sites within the built boundary

7.2 Specific Eligibility Requirements of the Redevelopment Grant

- 1. Affordable Housing:
 - a) A development or redevelopment which provides affordable housing within the Built Boundary or within an Intensification Node or Corridor outside of the Built Boundary as identified on Schedule A of this CIP.
 - b) Those units within a development or redevelopment that meet the Affordable Rental Housing definition will only be eligible for the grant.
 - c) Affordable rental housing defined as the least expensive of:
 - i) A unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or
 - ii) A unit for which the rent is below the average market rent of a unit in the regional market area.
- 2. Intensification Area Redevelopment:
 - a) Properties or a consolidated group of properties or buildings with a minimum of 100m frontage on a road forming an Intensification Corridor or on one of the intersections forming an Intensification Node, within the Community Improvement Project Area Map - Schedule A.
 - b) Properties or buildings within or partially within the Urban Growth Centre.
 - c) Properties or buildings within 500m of a Transit Station.

- d) Projects shall comply with applicable official plan policies including densities and density and zoning requirements.
 - e) Properties within the Mixed Use Nodes and Corridors shall be required to comply with the City's Mixed Use Nodes and Mixed Use Corridor zoning standards. In addition the applicable Intensification Area Urban Design Guidelines shall be included in the design.
 - f) This grant shall only be provided where the full amount of commercial is developed as required in the zoning by-law. In the case of Intensification Corridors at least fifty percent of the ground floor shall be developed for commercial use to qualify for the grant. A lesser percentage of ground related commercial will not be eligible.
 - g) The commercial use shall be provided in combination with residential development and shall meet the applicable density requirements; single story commercial development shall not be eligible for this grant program.
3. Brownfield Redevelopment:
- a) Redevelopment of brownfields within the Built Boundary, or is within an Intensification Node or Corridor outside the Built Boundary as identified on Schedule "A" attached to this CIP.
 - b) 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 sensitive use.

7.3 Calculation and Timing of Payment of the Redevelopment Grant

7.3.1 Affordable Housing:

1. The value of the Affordable housing Grants will vary based on the type of affordable housing being considered: Emergency Housing; Transitional Housing; Social Housing and Affordable Rental Housing. Refer to Appendix B to this CIP for definitions of these types of affordable housing.
2. The grants are for the equivalent costs of a percentage of the applicable Development Charges (DC's) as well as a percentage of Building Permit and Planning Application Fees. The value of the grants for different types of affordable housing is outlined as follows:
 - a) Emergency housing: a payment equalling 100% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of emergency housing units developed within the project.
 - b) Transitional housing: a payment equalling 75% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of transitional units developed within the project.

- c) Social housing: a payment equalling 50% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of social housing units developed within the project.
 - d) Rental housing: a payment equalling 25% of development charges and building permit fees applicable to affordable units, and planning fees based on the percentage of affordable rental housing units developed within the project.
3. For purposes of determining the applicable equivalent grant costs the following shall apply:
- a) Development Charges Equivalent grants are based on the applicable percentage of the Development Charges required in accordance with the Development Charges by-law in effect at the time.
 - b) 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.
 - c) Planning Application Fees Equivalent grants include all application fees applicable to planning processes, including:
 - i. 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.
 - d) Planning Application Fees Equivalent grants shall not include security deposits, or letters of credit normally required through the planning process.

7.3.2 Intensification Area Redevelopment:

- 1. The following development costs for the commercial component will be paid back through a tax increment based grant:
 - a) 50 percent of Development Charges for the ground related commercial component of the project.
 - b) 50 percent of Building Permit Fees for the ground related commercial component of the project.
 - c) 100 percent of Planning Application Fees for the entire project.

7.3.3 Brownfield Redevelopment:

- 1. The following costs associated with Brownfield redevelopment will be paid back through a tax increment based grant:
 - a) Costs of preparation of a Phase II and III Environmental Site Assessment, or
 - b) Costs to prepare a Risk Assessment to Table 2 Standard
 - c) Costs of Preparing a Remediation and Monitoring Plan

- d) 50 percent of costs of rehabilitating the property to permit a record of site condition to be filed with the Ministry of the Environment and Climate Change, and
 - e) 50 percent of the cost of complying with a certificate of property use issued under section 168.6 of the Environmental Protection Act.
2. 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.
 3. These studies shall be done by a Qualified Person as required under the applicable legislation.

7.4 Redevelopment Grant Payment

7.4.1 Affordable Housing:

1. The grant for affordable housing will be paid out at different times depending on the type of affordable housing developed. The timing of the grant payment for the different types of affordable housing is outlined as follows:
 - a) Emergency Housing and Transitional Housing:
 - The applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees Grant will be paid at the time of building Permit application.
 - b) Social and Affordable Rental Housing:
 - The applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees are to be paid by the applicant when required and the total grant is paid after the project is completed and at least 50% occupancy is confirmed.
2. Affordable Housing Redevelopment Grants shall be paid from a CIP reserve fund.
3. In the case of Emergency Housing and Transition Housing, the Affordable Housing Grant payment will be transferred from the CIP reserve fund into the applicable Development Charges, Building Permit Fees, or Planning Application Fees account at the time these will be required under the program.
4. In the case of Social Housing and Affordable Rental Housing, the applicant shall pay the applicable development charges, building permit fees or planning fees at the time required, and the grant will be paid from the CIP reserve account when 50% occupancy of the building is confirmed.
5. In all cases an agreement shall be in place confirming the affordable tenancy which shall be retained as such for a period of 20 years from the date of payment of the grant.

7.4.2 Intensification Area and Brownfield Redevelopment:

1. The total eligible costs for Intensification Area redevelopment and Brownfield redevelopment shall be paid through a Tax Increment Based Grant upon re-assessment of the property after redevelopment has occurred.
2. The repayment will occur over a maximum period of 5 years.
3. The total payment through the tax increment based grant shall not exceed the costs specified. If the costs exceed the tax increment based grant for the project the limit shall be established by the 5 year tax increment based grant payment schedule.
4. 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:

Year	Percentage of Tax Increment	Percentage to CIP Reserve
1 (pro-rated)	100%	0
2	100%	0
3	75%	25%
4	50%	50%
5	25%	75%

5. If the sum of eligible costs is less than the total paid out over the 5 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 in the above Table.
6. If the eligible costs exceed the amount paid out by the end of the 5 year period no further payments will be made.
7. The tax increment shall be calculated as the difference between:
 - a) 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
 - b) the annualized municipal taxes based on assessment the day before the effective date of the assessment increase noted in (a) above.
8. 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 church converted to a commercial use shall not have a zero base tax from which to calculate the tax increment.
9. The grant for Year 1 will be pro-rated based on the effective date for the increased assessment.
10. This program does not exempt property owners from increases or decreases in municipal tax rate changes relating to provincial capping legislation or from changes in assessment for any other reason.
11. The starting point for taxes levied on cleared or partially cleared parcels shall be based on the municipal taxes levied the day before clearance.

7.5 Redevelopment Grant Program Delivery and Process

1. Approval of all redevelopment grants shall be delegated to a Redevelopment Grant Review Group comprised of the General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services, and the Executive Director of Invest Barrie.
2. All applicants for financial assistance will be required to complete an application form outlining the location of the property, the type and nature of the improvements or development to be undertaken, the anticipated completion date, the estimated value of the project and the financial incentives applied for.
3. A grant application shall be submitted at the time of Site Plan application and will be reviewed in parallel to the Site Plan application.
4. 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.
5. Planning staff will evaluate the grant application for compliance with eligibility requirements and circulate the grant application for comments to applicable departments and provide a summary of comments to the landowner.
6. 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.
7. All projects are subject to funding availability, in consultation with Finance.
8. If approved, conditional approval shall be granted and a Redevelopment Grant Agreement shall be prepared. The legal fees for this agreement and costs of registration on title may be recovered from the grant or may be added to the eligible costs funded through the tax increment.
9. A project may be eligible for more than one of the incentives under the Redevelopment Grant Program where all the elements are included. In these instances the incentives may be added on to each project however, the total maximum amount of all grants or loans shall not exceed the total cost of redevelopment.
10. Where planning applications fees are costs permitted in more than one grant (for example Affordable Housing within an Intensification area) this grant shall be paid through the Tax Increment Based Grant, rather than an application fee equivalent grant.

7.6 Prioritization of Affordable Housing

1. Generally, developments within the Intensification areas shall be required to meet the applicable Official Plan and Zoning standards, including density, built form, and urban design requirements.
2. Where special planning approvals are needed to facilitate the provision of affordable housing projects that do not meet all these requirements, Council shall have an

opportunity to determine eligibility for the applicable Affordable Housing Redevelopment Grant Program in light of the special provisions needed to permit the affordable housing project, at the time of consideration of the planning application.

8.0 Renovation and Redevelopment Grant Program Rules and Requirements

1. The provision of any grant as described in Part B of this CIP shall be administered on the basis of merit and the limit of funding available in accordance with administrative rules governing the loan or grant programs.
2. Specific details regarding the grants, application and administration procedures shall be set out in the Grant Application Forms and may change from time to time without the need for an amendment to this Community Improvement Plan.
3. Terms and conditions of any incentive program, including interest, repayment terms and administrative procedures may be changed, altered, amended or modified by the City of Barrie without the necessity of an amendment to this CIP.
4. Any of the foregoing Grant Programs may be structured as loans or forgivable loans if necessary, to secure City interests.
5. Development or redevelopment carried out prior to approval of *The Built Boundary CIP* shall not be eligible for funding.
6. Eligible costs for redevelopment or improvements incurred prior to an application under *The Built Boundary CIP* shall not be eligible for funding.
7. Where DC discounts are already in place through the Development Charges By-law, the grants will be based on the greater of the two.
8. 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.
9. 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 Tax Increment Based Grant Schedule, and the Grant has not been transferred or assigned through an agreement to the new owner.
10. Assistance granted under any financial incentive program for a particular applicant is not transferable to any other property.
11. All applicant(s) 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.
12. Eligible properties and buildings shall have no outstanding charges, legal claim, lien or tax arrears that may affect title to the land.

9.0 Municipal Acquisition, Disposal, Investment, Holding or Clearance of Land

1. In some instances, such as the provision of affordable housing, direct action on the part of the municipality may be appropriate to realize the objectives as outlined in Part B Section 3.0 of this plan.

2. Council may undertake any or a combination of the following as set out in Section 28(3) of the Planning Act:
 - a) Acquire land within the Built Boundary Community Improvement Project Area without the approval of the Minister, after the CIP is approved;
 - b) Hold land acquired within the Built Boundary Community Improvement Project area; and
 - c) Clear, grade, or otherwise prepare the land for community improvement.
3. Council may also undertake any or a combination of the following as set out under Sections 28(6) of the Planning Act:
 - a) Construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality in the Built Boundary Community Improvement Project Area in conformity with the CIP and sell, lease or otherwise dispose of any such buildings and land appurtenant thereto.
 - b) 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.
4. The City may prioritize lands or areas for undertakings as described in 2 and 3 above.
5. As part of exercising the powers granted under Section 28 of the Planning Act, the City shall prepare a report available for the public which will outline the following:
 - a) Identification and description of the strategies to be employed.
 - b) The purpose and objective of the undertaking.
 - c) The role of the municipality and other parties in the undertaking.
 - d) The financial implications for the municipality.
 - e) The potential timing of the undertaking.

10.0 Implementation

1. The Built Boundary CIP will be implemented through the provisions of Section 3.6 of the Official Plan and Section 28 of the Planning Act, 1990, R.S.O.
2. Overall implementation of the grant program shall be subject to Council review and approval of program details and budgetary allocation.
3. Approval of grants would be delegated to City staff. In the case of Renovation Grant Program, this shall be the Director of Planning Services. In the case of the Redevelopment Grant Programs, this shall be delegated to an interdepartmental panel of senior staff comprised of the General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services and the Executive Director of Invest Barrie. This group is referred to as the Redevelopment Grant Review Group in this document.

4. All programs outlined in Part B of this Community Improvement Plan may be upon funding approval of this Plan, after approval of this CIP. Retroactivity of the program prior to approval shall not apply.

11.0 Administration

1. The *Built Boundary CIP* and the *Financial Incentives Programs* shall be administered by the City of Barrie Planning Services and Finance Departments.

12.0 Other Community Improvement Plans:

1. The Downtown: Next Wave Community Improvement Plan and the Allandale Community Improvement Plan only apply insofar as review and implementation of applications received up to and including April 30, 2016. Any current grants or forgivable loans offered under these programs will continue to be maintained in accordance with the program details of these Community improvement plans.
2. The Georgian College Community Improvement Plan provides specialised grants for developments providing student housing. The Georgian College CIP shall remain in effect. Applications within the Georgian College CIP area may either be made under this Built Boundary CIP or the Georgian College CIP; however, applications may only be eligible under one of these CIPs. If applications are submitted under one CIP, it will be ineligible to apply under the other CIP.

13.0 Financing of Incentives

1. Council may approve an annual budget for these incentive programs.
2. The balance of the percentage paid out through the Tax Increment Based Grant Programs may be assigned to a CIP Reserve fund in order to build up funds and to have funds available for the Affordable Housing Grants, where these are to be paid at the front end.
3. All of the programs described in Part B and further detailed in Appendices are to be funded by the City of Barrie or in conjunction with such other Federal or Provincial programs which may be available.

14.0 Monitoring and Revisions to the CIP

Records of all grants and incentives awarded shall be maintained and the following shall be documented:

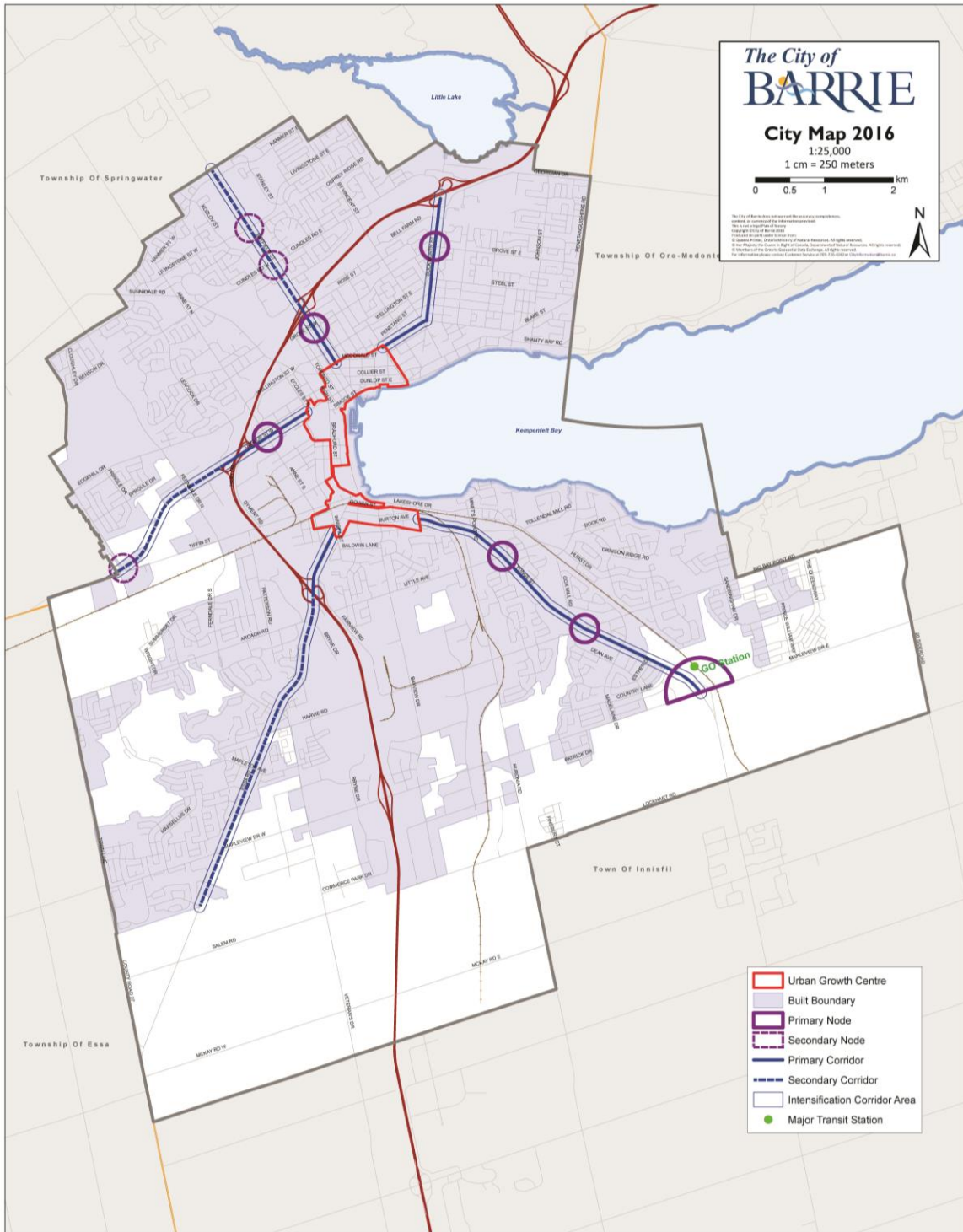
1. Renovation Grant:
 - a) Number and location of grants
 - b) Number of jobs or units added
 - c) Floor area of ground related commercial added.
 - d) Number and location of listed properties upgraded.
2. Redevelopment Grants:
 - a) Number and type of Development or Redevelopment Projects (based on the Continuum of Affordable Housing Units provided through the program.
 - b) Value of loans for development ground floor commercial space.
 - c) Additional commercial floor area
 - d) Floor area of additional office space added.

3. Annual reviews and tracking of programs and activities relating to the Built Boundary CIP shall be submitted to Council.
4. As a result of this review; terms, conditions and details of any grant program may be changed, altered, amended or modified by the City of Barrie with direction from Council.
- 5 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.

15.0 Interpretation

Part B Sections 1 to 20 inclusive and Schedule "A" attached, unless otherwise stated, shall form the Built Boundary CIP.

Schedule "A" – Community Improvement Project Area Boundary



APPENDIX "A"

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 Street and High Street		
2.Type of Development	Office and/or residential above grade	10	20
		10	
	At grade commercial	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	More than 8+ jobs	8	20
	Less than * jobs	4	
	High Potential Jobs	8	
6.Residential Units Added	5+	10	10
	2-5	5	
	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

APPENDIX B

HOUSING SPECTRUM - LEVEL OF GRANT

Emergency Housing Facilities	Transitional Housing Facilities	Social Housing	Affordable Rental Housing
DC Equivalent Grant			
100% DC Equivalent Grant	75% DC Equivalent Grant	50% of DC Equivalent Grant.	25% 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.
Planning Application Fees based on the percentage of Emergency Housing Facilities provided within a redevelopment project.	Planning Application Fees based on the percentage of Transitional Housing facilities provided within a redevelopment project.	Planning Application Fees based on the percentage of Social Housing units provided within a redevelopment project.	Planning Application Fees based on the percentage of Affordable Rental Housing Units provided within a redevelopment project.

Definitions of the Spectrum of Affordable Housing:

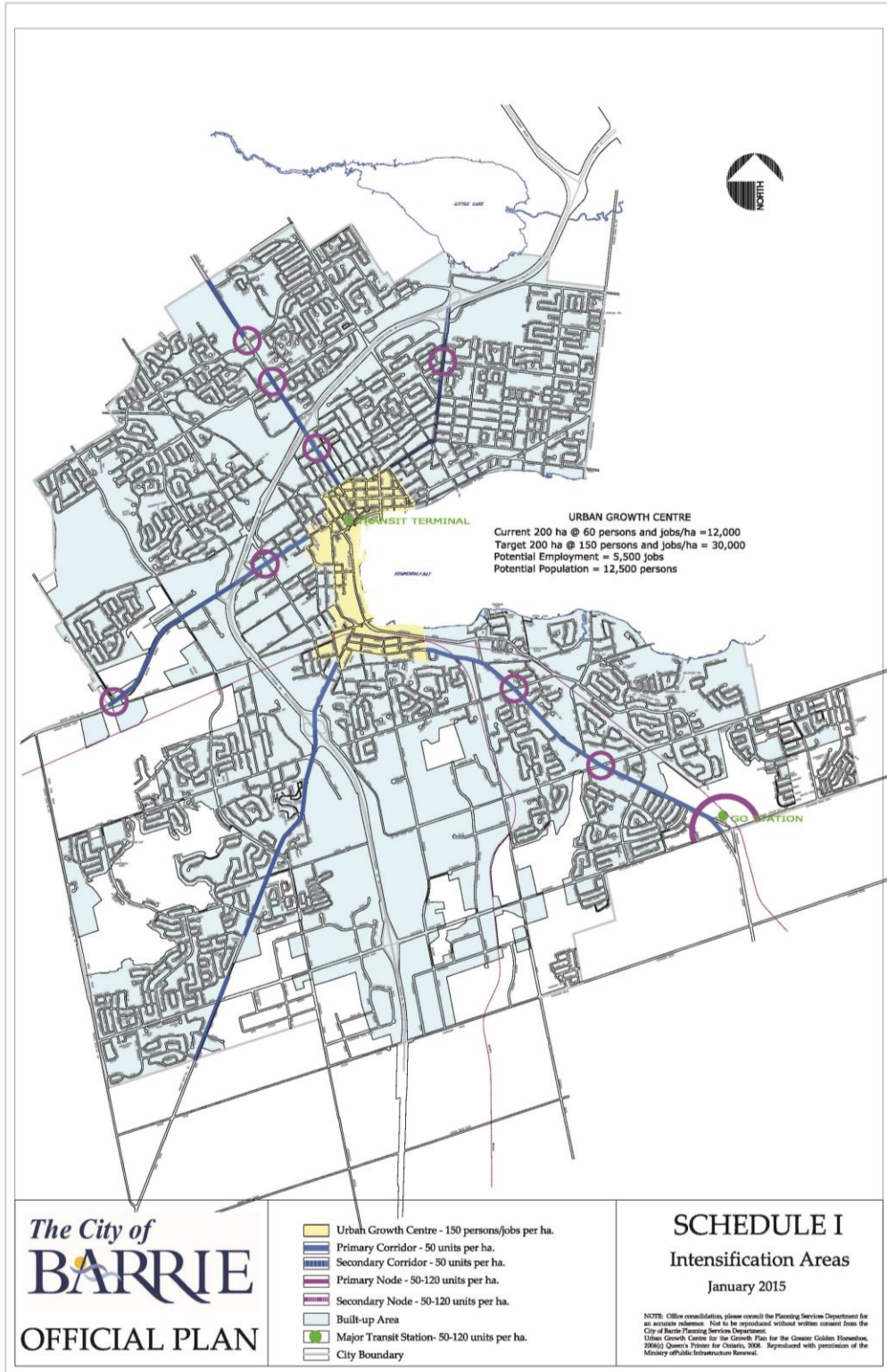
- a) Emergency Housing is housing that provides short term interim housing such as shelters, to address an immediate need to take a person or persons out of a harmful or high risk situation.
- b) Transitional Housing is temporary accommodation to bridges the gap from homelessness to permanent *housing* by offering support services structure, supervision, to facilitate integration into permanent occupation. Support may include education and training, translation services, life skills as appropriate to the situation.
- c) Social Housing may include Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing, where rental costs are supplemented with government subsidy. This may include co-op housing supported by the housing service provider.
- d) Affordable Rental Housing: is as defined in the City of Barrie Official Plan and Provincial Policy Statement which is as follows:

Affordable Rental Housing is defined as the least expensive of:

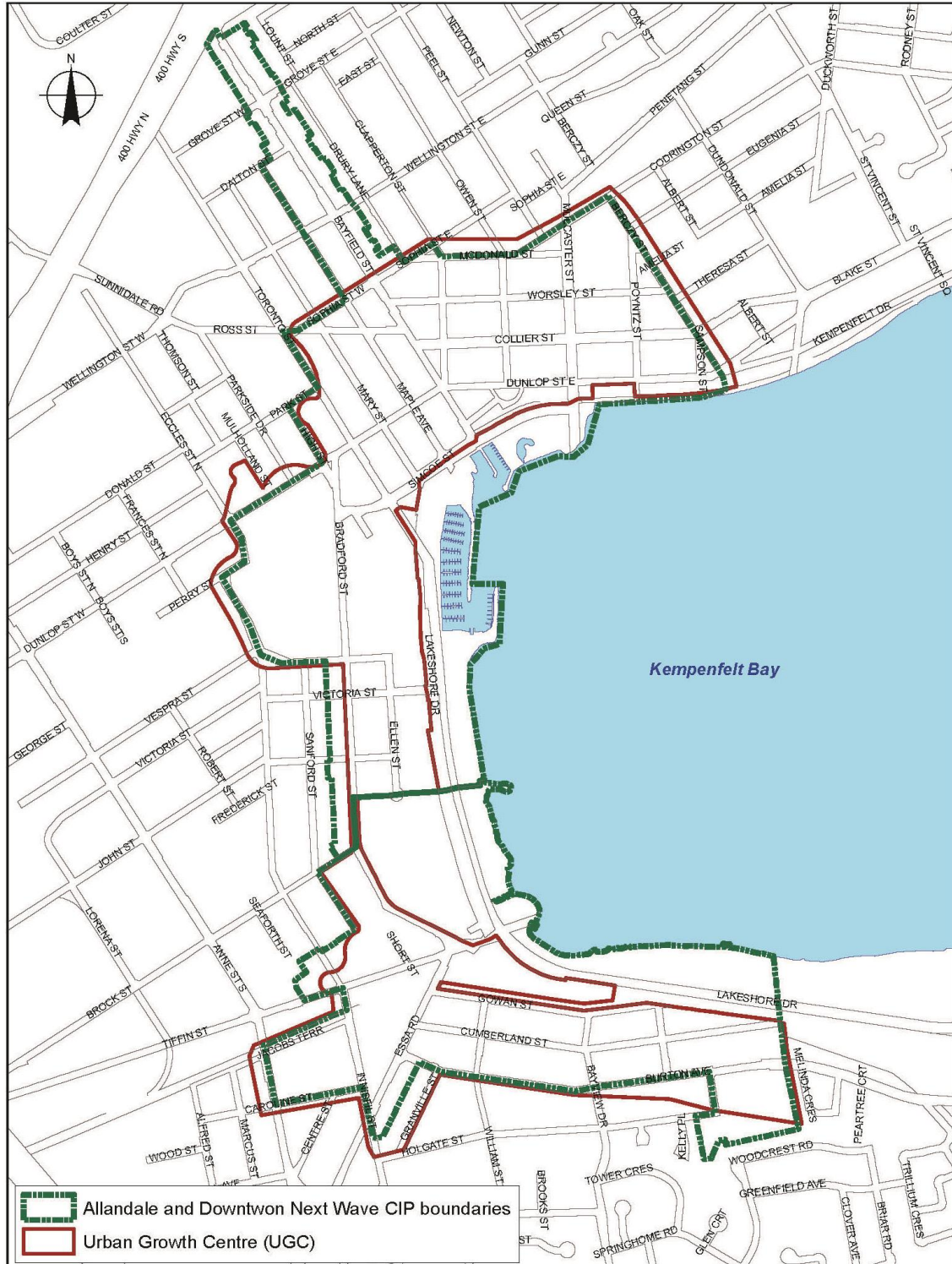
- i. A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or
- ii. A unit for which the rent is below the average market rent of a unit in the regional market area.

The monthly affordable rental rate and market region may be based on annual price points as determined by the County of Simcoe as the Service Provider, or as otherwise defined by CMHC or other Federal, Provincial or Local Service provider. This will be reviewed on an annual basis and changes included in the Grant Application Form.

APPENDIX "B"
SCHEDULE I – OFFICIAL PLAN



APPENDIX "C"
Comparison of UGC Boundary and Allandale and Downtown CIP's



APPENDIX "D"
Comparison of Proposed Built Boundary CIP and Downtown/Allandale CIPs

PROPOSED BUILT BOUNDARY CIP	DOWNTOWN AND ALLANDALE CIPS
1. General	
Area of Coverage: Urban Growth Centre Built Boundary Intensification Nodes and Corridors	Area of Coverage: Urban Growth Centre
Two Grant Programs Renovation Grant Redevelopment Grant	Several Grant and Loan Programs Façade, Adaptive Re-use and Upgrade to Building Code and Sign and artwork forgivable loans SLED Grant (safe energy efficient lighting) Building Permit Fees Grant Planning Application Fees Grant Tax Increment Based Grant
2. Small Scale Projects	
Renovation Grant: <ul style="list-style-type: none"> • Façade and sign, adaptive re-use, renovation, restoration • Maximum \$25,000 per building • Applies to listed buildings on the Municipal Heritage Register, in the UGC and Built Boundary. 	Forgivable Loans: <ul style="list-style-type: none"> • Façade and Sign, adaptive re-use, upgrade to building code improvements. • Maximum \$25,000 per façade or adaptive reuse project • Maximum \$5,000 for sign or artworks • Some properties listed as Heritage Resources in Allandale are eligible for a renovation loan. Small Grants: <ul style="list-style-type: none"> • 25% Building permit fees • Planning application fees • SLED – Safe Energy Efficient Outdoor Lighting, maximum \$10,000 per fixture
Approval : Renovation Grants Delegated to the Director of Planning Services.	Approval: Forgivable Loans and Small Grants under \$100,000 Delegated to the Director of Planning Services.
3. More Significant Projects	
Redevelopment Grant <ul style="list-style-type: none"> • Affordable Housing • Intensification Area Redevelopment • Brownfield Redevelopment • Affordable Housing and Brownfield applies to Built Boundary and Intensification Areas including UGC Intensification Area Redevelopment applies to Intensification Nodes and Corridors and UGC	Grants for Projects over \$100,000 and at least \$50,000 Assessment Increase <ul style="list-style-type: none"> • Rental Accommodation (regardless of affordability) • Commercial development • Downtown and Allandale CIP areas only (UGC)

<p>Intensification Area Re/development Commercial component only Costs paid through a Tax Increment Based Grant based on the Schedule below:</p> <ul style="list-style-type: none"> • 50% Development Charges • 50% Building Permit Fees • Planning Application Fees <table border="1"> <thead> <tr> <th></th> <th>To applicant</th> <th>To CIP reserve</th> </tr> </thead> <tbody> <tr> <td>Year 1</td> <td>100% pro-rated</td> <td>-</td> </tr> <tr> <td>Year2</td> <td>100 %</td> <td>-</td> </tr> <tr> <td>Year3</td> <td>75%</td> <td>25%</td> </tr> <tr> <td>Year 4</td> <td>50%</td> <td>50%</td> </tr> <tr> <td>Year5</td> <td>25%</td> <td>75%</td> </tr> </tbody> </table>		To applicant	To CIP reserve	Year 1	100% pro-rated	-	Year2	100 %	-	Year3	75%	25%	Year 4	50%	50%	Year5	25%	75%	<p>Commercial Development in Allandale or Downtown CIP area (UGC)</p> <ul style="list-style-type: none"> • Percentage of Planning Building Permit Fees (25% for first \$25,000 and 50% for balance of fees) Separate Grant • Tax Increment Based Grant - separate grant based on the Table below <table border="1"> <thead> <tr> <th></th> <th>To Applicant</th> </tr> </thead> <tbody> <tr> <td>Year 1</td> <td>100% pro-rated</td> </tr> <tr> <td>Year2</td> <td>100 %</td> </tr> <tr> <td>Year3</td> <td>75%</td> </tr> <tr> <td>Year 4</td> <td>50%</td> </tr> <tr> <td>Year5</td> <td>25%</td> </tr> </tbody> </table>		To Applicant	Year 1	100% pro-rated	Year2	100 %	Year3	75%	Year 4	50%	Year5	25%
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Year5	25%																														
<p>Approval : Redevelopment Grants Delegated to a Redevelopment Grant Review Group comprised of General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services and the Executive Director of Invest Barrie.</p>	<p>Approval: Tax Increment Based Grants, combined with Permit & Application Fees Grants over \$100,000 Decision of Council – A staff report from Planning Services with a recommendation.</p>																														
<p>CIP Grants factor in a percentage of DC equivalent payment for Affordable Housing and Intensification Area Grants</p>	<p>DC costs are not part of the Downtown and Allandale CIPs</p>																														
<p>Where DC Discounts or Exemptions are in place, for example discounts for Commercial Development in the City Centre Planning Area, the grants will be based on the greater of the two.</p>	<p>Any DC discounts or exemptions are part of the DC By-law and are not included in the Downtown or Allandale CIPs</p>																														