



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: A. GAMEIRO, RPP, SENIOR PLANNER, EXT. 5038

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

D. MCALPINE, CMO, GENERAL MANAGER OF COMMUNITY AND CORPORATE
SERVICES

C. MILLAR, MBA, CPA, CGA, DIRECTOR OF FINANCE

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: COMMUNITY IMPROVEMENT PLAN SUMMARY – JULY TO OCTOBER 2021

DATE: FEBRUARY 28, 2022

PURPOSE

The purpose of this Memorandum is to provide members of Council with an overview of the Community Improvement Plan (CIP) Grant applications that were received during the second in-take period from July 1 to October 31, 2021

APPLICATION SUMMARY

The City received a total of six (6) applications, as summarized in Table 1. Of those applications, three (3) were deemed complete and eligible, in accordance with the requirements of the CIP. The remaining applications were withdrawn, deemed to be incomplete due to a lack of submission material, or ineligible as they did not meet the eligibility criteria of the CIP.

Table 1: CIP Applications received between July 1 to October 31, 2021

Application No.	Address	Grant Type	Status
CIP-004-2021*	112 Collier Street	Heritage Grant	Complete & Eligible
CIP-016-2021	59 & 63 Essa Road	Affordable Housing Grant	Ineligible (Planning Approvals & Consultation Required)
CIP-017-2021	22 Grove Street West	Redevelopment & Affordable Housing Grants	Withdrawn by the applicant
CIP-018-2021*	37 Johnson Street	Affordable Housing Grant	Complete & Eligible
CIP-019-2021	105 Cumberland Street	Heritage Grant	Ineligible (Dwelling is not listed on the Municipal Heritage Register)
CIP-020-2021*	113 & 115 Bayfield Street and 6, 8, 10 & 12 Sophia Street East	Affordable Housing Grant	Complete & Eligible

* Denotes applications that were deemed complete and eligible by staff



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A summary of the complete applications that were considered by the CIP Grant Review Committee can be found in Appendix "A" of this Memorandum.

For applications that were deemed ineligible, applicants were advised of the minimum eligibility criteria of the CIP so they may take the necessary steps to meet said criteria and prepare an application for the first submission period of 2022.

CIP RESERVE AND APPROVED FUNDING

Table 2 identifies the total amount of funding available in the CIP reserve for each grant program. The table also identifies the total amount of funding granted to the three complete applications that received approval during the second in-take period, as well as the balance of the CIP reserve following the approval of the applications. Following the second application in-take period, the balance of the CIP reserve is \$155,656.04.

Table 2: CIP Reserve balance after the 2nd application in-take period, 2021

CIP Program	CIP Reserve Balance After 1 st In-take Period	Planning Committee Adjustment – September 21, 2021	Recommended Funding for Applications – 2 nd In-take Period	Current Balance
Affordable Housing (55%)	\$1.45	\$180,657.48	\$180,657.48	\$0.00
Redevelopment (40%)	\$288,963.75	\$144,481.88	\$0.00	\$144,481.88
Heritage (5%)	\$72,348.32	\$36,174.16	\$25,000.00	\$11,174.16
Total	\$361,313.52	\$361,313.52	\$205,657.48	\$155,656.04

Only the preservation of built heritage grants, development charge grants, and per door grants for affordable housing units are funded from the CIP reserve. Incentives for *Planning Act* and building permit application fees and tax increment-based grants are absorbed as lost revenue by the City.

As identified in Table 2, the Affordable Housing Grant reserve has been depleted. However, the reserve has been replenished through the City's 2022 operating budget. Additionally, for past applications that have not proceeded to construction within 18 months of receiving a grant approval, the City will revert these funds back to the CIP reserve in accordance with the policies of the CIP. Planning staff will provide another update on the balance of the CIP Reserve in the spring of 2022, following the first application in-take period.

NEXT STEPS

Planning staff have notified applicants of the Committee's decision respecting their proposals. Planning staff will work with the applicants and the City's Legal Services Department to draft grant agreements for each of the applications. The agreements will establish the terms and conditions of the grant(s) and will be registered on title of the subject properties.

The first application in-take period of 2022 will occur from February 1 to April 30. Planning staff will provide an update June 2022, following the consideration of applications by the CIP Grant Review Committee.



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CONCLUSION

Given the volume of grant applications that have been received by the City, it appears that the CIP continues to be a success. The CIP funding that has been approved to date will provide support for development projects of all sizes, ranging from minor improvements to heritage properties to high density mixed-use and affordable housing developments throughout the City. The CIP is fulfilling its intended function of acting as a catalyst for new mixed-use and affordable housing development projects in the City's Urban Growth Centre and strategic growth areas.

For any questions, please contact Andrew Gameiro, Senior Planner, at andrew.gameiro@barrie.ca or Extension 5038.

Attachments:

Appendix "A" – Summary of Complete Applications (Second In-take Period, 2021)



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APPENDIX "A"
Summary of Complete Applications (Second In-take Period, 2021)

Application No.	Address	Applicant	Description	Application Type	Approved (Yes/No)	Amount (\$)
CIP-004-2021	112 Collier Street	Collier Street United Church	The replacement of an existing elevator, which is in need of repair and for which the parts are becoming obsolete and difficult to source. The repairs will make the building more accessible to all members of the church community.	Preservation of Built Heritage Grant	Yes	<ul style="list-style-type: none">\$25,000 towards the replacement of an existing elevator.
CIP-018-2021	37 Johnson Street	MHBC Planning on behalf of D.D. 37 Johnson Ltd.	The proposed development includes an 11-storey infill apartment building containing 215 purpose-built rental units, along with 118 square metres of shared amenity space and 218 parking spaces.	Affordable Housing Grant	Yes	<ul style="list-style-type: none">100 percent of the <i>Planning Act</i> and building permit fees for 215 purpose-built rental units.A tax increment-based grant for the incremental tax associated with 215 new purpose-built rental units.
CIP-020-2021	113 & 117 Street and 6, 8, 10 and 12 Sophia Street East	DMS Property Management Ltd. (c/o Nick Savino) on behalf of Coral Sophia Lane Housing Inc.	The proposed development includes an 8-storey infill apartment building containing 108 purpose-built rental units, including 66 affordable units along with shared amenity space and 114 parking spaces.	Affordable Housing Grant	Yes	<ul style="list-style-type: none">100 percent of the <i>Planning Act</i> and building permit fees for 108 purpose-built rental units, including 66 affordable units.\$180,657.48 applied towards the construction of purpose-built rental units.A tax increment-based grant for the incremental tax associated with 108 new purpose-built rental units, including 66 affordable units.