



TO: PLANNING COMMITTEE

SUBJECT: COMMUNITY IMPROVEMENT PLAN SUMMARY REPORT - 2020

WARD: ALL

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RECOMMENDED MOTION

1. That staff in the Development Services Department schedule a statutory public meeting in accordance with the *Planning Act*, in the first quarter of 2021 to initiate the process for the following amendments to the City's Community Improvement Plan (CIP):
 - a) Adjusting the timing of payment for redevelopment grants so that development charge grants are paid at the time of the issuance of a building permit application; and,
 - b) Reducing the number of application in-take periods from three to two cycles per year.

PURPOSE & BACKGROUND

Report Overview

2. The purpose of this staff report is to provide Planning Committee with an overview of the Community Improvement Plan (CIP) Grant applications that were received from January to December 2020 and provide an update on the current balance of the CIP reserve.
3. Additionally, this staff report identifies potential amendments that could be made to the CIP to improve the overall administration of the program. Planning staff have identified some components of the program that could be improved, including the timing of payments for redevelopment grants and the number of in-take periods for applications.

ANALYSIS

CIP Application Summary

4. In 2020, the City received a total of 20 CIP grant applications, 17 of which were approved by the Grant Review Committee. A description of the applications and the approved funding is included in Appendix "A" of this staff report. The approved applications included:
 - a) 2 Affordable Housing and Redevelopment Grants (combined applications);

- b) 3 Redevelopment Grants;
- c) 4 Affordable Housing Grants; and,
- d) 8 Preservation of Built Heritage Grants.

CIP Reserve and Approved Funding

5. Council has established a CIP Reserve Fund to fund the initiatives of the CIP. In January 2020, a total of \$3,232,329.00 in uncommitted funds was available in the CIP Reserve, as identified in Table 1.

Table 1: CIP reserve balance – January 2020 vs. December 2020

Total	\$3,885,454.00
Funding Committed to Approved Projects under the Former CIP	\$653,125.00
CIP Reserve Opening Balance January 2020	\$3,232,329.00
Funding Committed to Approved Projects under the New CIP	\$2,950,547.76
CIP Reserve Balance December 2020	\$281,781.24

6. In 2020, the CIP Grant Review Committee granted a total of \$2,950,547.76 in funding to new development and renovation projects across the City. Funding was granted primarily for development and renovation projects in the urban growth centre (UGC), intensification nodes and corridors, and historical neighbourhoods. As of December 2020, the balance of the CIP is \$281,781.24.
7. The allocation of CIP funding is distributed between the respective grant programs as follows:
- a) 55 percent towards the Affordable Housing Development Grant Program;
 - b) 40 percent towards the Redevelopment Grant Program; and,
 - c) 5 percent towards the Preservation of Built Heritage Grant Program.

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

8. Table 2 below, identifies the balance of the CIP reserve for each respective grant program following each of the application in-take periods for the calendar year.

Table 2: CIP Reserve balance per Grant Program – January to December 2020

CIP Program	Opening Balance	CIP Reserve Balance After 1 st In-take Period	CIP Reserve Balance After 2 nd In-take Period	CIP Reserve Balance After 3 rd In-take Period
Affordable Housing (55%)	\$1,777,780.95	\$29,413.95	\$0.95	\$0.95
Redevelopment (40%)	\$1,292,931.60	\$275,890.6	\$275,890.6	\$204,985.84
Heritage (5%)	\$161,616.45	\$118,767.45	\$101,150.45	\$76,794.45
Total	\$3,232,329.00*	\$424,072.00	\$377,042.00	\$281,781.24

*Amount excludes \$653,125.00 which was committed to applications which were approved under the City's former CIP

9. As noted in Table 2, the affordable housing grant reserve has been depleted, while a total of \$204,985.84 and \$76,794.24 remain in the redevelopment and preservation of built heritage grant

reserves. The remaining funds will carry over into 2021 and remain in the same allocation grant program within the CIP reserve.

10. 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. These losses in revenue will be reported to Council by the Development Services and Finance Departments on an annual basis.

Next Application In-take Period

11. The CIP application in-take period for 2020 has officially concluded. Any applications that are received before the end of the year will be considered in 2021, following the first application in-take period which will occur from February 15th to May 15th. Applications will be considered by the Grant Review Committee in June of 2021.

Proposed Amendments

12. Through the administration of the CIP in 2020, Planning staff have identified some possible amendments that could be made to the CIP to improve the administration of the program. These amendments include:
 - a) Adjusting the timing of payment for redevelopment grants for development charges; and
 - b) Reducing the number of application in-take periods from three to two cycles per year.
13. Currently, redevelopment grants for development charges are paid to applicants following the redevelopment and MPAC reassessment of a property. Planning staff are proposing that redevelopment grants be paid to applicants at the time of a building permit application, similar to the Affordable Housing Grant program. This approach would improve the administration of the program by eliminating the need to prepare cheque requisitions, particularly for development charge grants which can be substantial. Additionally, issuing grant payments at the time of a building permit application also assists applicants in covering the upfront costs associated with development, thereby making it easier for developers to move forward with the construction. This is particularly important for large scale projects in the UGC and the intensification nodes and corridors where redevelopment is generally encouraged.
14. Staff are proposing to have one application in-take period in the winter/spring and one in the summer/fall (i.e. February to May and July to October). This amendment would improve the administration of the CIP program by reducing the amount of staff time – at all levels – that is spent on processing and reviewing applications. The proposed amendment would still provide applicants with ample opportunity to submit applications for funding.
15. Planning staff are seeking direction from Planning Committee to schedule a statutory public meeting in the first quarter of 2021 to initiate the CIP amendment process. In addition to the amendments proposed by Staff throughout the public consultation process, other minor amendments may be raised.

Summary

16. Given the volume of grant applications that have been received by the City, it appears that the new CIP has proven 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 UGC and strategic growth areas.
17. The proposed amendments to the CIP would improve the overall administration of the program, thereby further contributing to the overall success of the program.
18. Planning staff expect to receive additional CIP applications in the new year as developers and property owners continue to express interest in the various incentives offered by the City's CIP program.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

19. There are no environmental and climate change impact matters related to the recommendation.

ALTERNATIVES

20. The following alternatives are available for consideration by General Committee:

Alternative #1

Planning Committee could refuse staff's request to initiate a statutory public meeting to amend the CIP. In this case, the existing CIP framework would remain in effect, as it relates to the timing of payment for redevelopment grants and the in-take of applications.

This alternative is not recommended as it would not allow for improvements to be made to the administration of the CIP.

Alternative #2

Planning Committee could refuse staff's request to initiate a public meeting to amend the application in-take periods identified in the CIP. Instead, Planning Committee could direct staff to initiate a public meeting to amend the timing of payment for redevelopment grants only. In this case, the existing application in-take periods would not change.

Although this alternative is available, staff recommend that Planning Committee consider directing staff to initiate a public meeting for both proposed amendments identified in this staff report. The proposed amendments, together, would better improve the administration of the CIP program.

FINANCIAL

21. There are no financial implications for the Corporation resulting from the proposed recommendation. The continued funding of the CIP Reserve Fund is a consideration for Council at annual budget time.

LINKAGE TO 2018–2022 STRATEGIC PLAN

22. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- Growing Our Economy – making it easier to do business;
 - Fostering a Safe and Healthy City – get more affordable housing built and collaborate to address social issues, especially homelessness and the opioid crisis; and,
 - Offering Innovation and Citizen Driven Services - Achieve customer service excellence.
23. The proposed amendments to the CIP would make it easier for applicants to do business by covering some of the upfront costs associated with development, thereby assisting affordable housing and redevelopment projects to proceed to construction. The amendments will also allow staff to provide better customer service by providing more time to prepare CIP agreements and issue payments between application in-take periods.

APPENDIX "A"
Summary of CIP Applications

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Affordable Housing & Redevelopment Grant	CIP-012-2020	34-40 & 44 Bradford Street and 125 & 155 Dunlop Street West	HIP Developments & YMCA	3 multi-residential buildings with a total of 600 units (10 to 20 storeys), a multi-storey parking garage, and a 4-storey YMCA building providing various community uses, including 16 transitional housing units for homeless youth.	Yes	<p><u>Redevelopment Grant</u></p> <ul style="list-style-type: none"> • \$418,691.00 applied towards the development charges for the ground related commercial, office and/or institutional component of the project; • 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; • 100 percent of the <i>Planning Act</i> application fees for the entire project; • A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period; and, • A tax increment based grant for the redevelopment of a brownfield site for the lesser value of the total tax increment or the costs of studies and remediation combined, up to a maximum of \$230,000.00, as identified in the CIP. <p><u>Affordable Housing Development Grant</u></p> <ul style="list-style-type: none"> • 100 percent of the building permit application fees for new affordable housing units; • \$462,235.00 applied towards the development charges for the creation of new affordable housing units geared towards households with a gross annual income within the lowest 40th income percentile; • \$200,000.00 to fund newly created affordable housing units; and, • A tax increment based grant for the incremental tax for the residential component of the development over a 5-year period.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Affordable Housing & Redevelopment Grant	CIP-005-2020	233-245 Dunlop Street West	MDM Developments	An 8-storey mixed-use building with 93 residential units and 138 square metres of ground floor commercial space. The applicant is proposing a total of 93 purpose-built rental units, of which 46 are to be affordable with housing costs to not exceed 30 percent of gross annual income for low to low moderate income households the lowest 40th income percentile.	Yes	<p><u>Redevelopment Grant</u></p> <ul style="list-style-type: none"> • \$24,249.00 applied towards the development charges for the ground related commercial, office and/or institutional component of the project; • 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; • 100 percent of the <i>Planning Act</i> application fees for the entire project; and, • A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period. <p><u>Affordable Housing Grant</u></p> <ul style="list-style-type: none"> • 100 percent of the <i>Planning Act</i> application fees for the entire project; • 100 percent of the building permit application fees for affordable housing units; • \$700,000.00 applied towards the development charges for affordable housing units geared toward households with a gross annual income in the lowest 40th income percentile; • \$200,000.00 to fund newly created affordable housing units; and, • A tax increment based grant for the incremental tax for the residential component of the development over a 5-year period.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Redevelopment Grant	CIP-015-2020	47, 49, 51 & 53 Collier Street and 9-17, 21, 23 & 25 Owen Street	The Planning Partnership on behalf of Revera Retirement Living	A 16-storey retirement residence containing a total of 314 units. The proposed development is a mixed-use building containing both commercial and institutional uses, the combination of which occupy 100 percent of the ground floor.	Yes	<ul style="list-style-type: none"> • \$269,429.00 applied towards the development charges for the ground related commercial, office and/or institutional component of the project; • 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; • 100 percent of the <i>Planning Act</i> application fees for the entire project; • A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period; and, • A tax increment based grant for the redevelopment of a brownfield site for the lesser value of the total tax increment or the costs of studies and remediation combined, up to a maximum of \$230,000.00, as identified in the CIP.
Redevelopment Grant	CIP-006-2020	185 & 205 Dunlop Street East	Aalto Development Inc.	A 10-storey mixed-use building with 178 residential condominium units, including 1,739 square metres of ground floor commercial space and 248 parking spaces.	Yes	<ul style="list-style-type: none"> • \$304,672.00 applied towards 50 percent of the development charges for the ground related commercial, office and/or institutional component of the project; • 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; • 100 percent of the <i>Planning Act</i> application fees for the entire project; • A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period; and, • A tax increment based grant for the redevelopment of a brownfield site for the lesser value of the total tax increment or the costs of studies and remediation combined, up to a maximum of \$230,000.00, as identified in the CIP.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Redevelopment Grant	CIP-020-2020	79 Collier Street	Vitmont Holdings (Barrie) Inc.	15-storey mixed-use building with 126 purpose-built rental units, 13 of which will be offered as affordable. The proposed development also includes 404 square metres of ground floor commercial space, along with structured and underground parking.	Yes	<ul style="list-style-type: none"> \$70,904.76 applied towards 50 percent of the development charges for the ground related commercial, office and/or institutional component of the project; 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; 100 percent of the <i>Planning Act</i> application fees for the entire project; and, A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period. A tax increment based grant for the redevelopment of a brownfield site for the lesser value of the total tax increment or the costs of studies and remediation combined, up to a maximum of \$230,000.00, as identified in the CIP.
Affordable Housing Grant	CIP-010-2020	40 Toronto Street	Redwood Park Communities	The renovation of two existing residential apartment units and the addition of one new unit, which will be offered as transitional housing for women and children who leave the Barrie Women's and Children's Shelter.	Yes	<ul style="list-style-type: none"> 100 percent of the building permit application fees for newly created affordable housing units; A per door grant in the amount of \$5,630.00 to fund newly created affordable housing units; and, A tax increment based grant for the incremental tax for the residential component of the development over a 5-year period.
Affordable Housing Grant	CIP-004-2020	52 Lakeside Terrace	JD Development Group	A 12-storey building with 176 residential rental units for seniors, 15 of which are to be offered as affordable.	No	-
Affordable Housing Grant	CIP-008-2020	56 Lakeside Terrace	JD Development Group	A 12-storey building with 152 residential rental units for seniors, 15 of which are to be offered as affordable.	No	-
Affordable Housing Grant	CIP-014-2020	164 Essa Road	Redwood Park Communities	The conversion of an existing building from a commercial use to a residential use for the purpose of creating 6 transitional housing units for those in the community who are experiencing chronic homelessness.	Yes	<ul style="list-style-type: none"> 25 percent of the building permit and planning application fees associated with the creation of new affordable housing units; and, \$23,680.00 to fund newly created affordable housing units.
Affordable Housing Grant	CIP-009-2020	151 Lillian Crescent	Redwood Park Communities	A 2-storey residential building with 12 two-bedroom emergency/transitional housing units with supports for families in crisis who have lost their homes. The proposed development is being constructed in partnership with the Barrie Bayside Mission Salvation Army.	Yes	<ul style="list-style-type: none"> \$91,822.00 toward the Development Charges for affordable units geared towards households with a gross annual income within the lowest 40th income percentile; 25 percent of the building permit and planning application fees for affordable housing units; and, A per door grant in the amount of \$65,000.00 to fund newly created affordable housing units.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Affordable Housing Development Grant	CIP-017-2020	100 Little Avenue	Barrie Housing	The restoration of an existing 3-storey, 23 unit affordable rental apartment building which was damaged by a severe fire on April 23 rd , 2018. Through the restoration works, the applicant is adding a fourth floor addition containing 11 new affordable rental units. The grant is for the 11 new affordable rental units.	Yes	<ul style="list-style-type: none"> \$29,413.00 towards the cost of development charges. 100 percent of planning and building permit application fees. A Tax Increment Based Grant for the incremental tax on the new affordable housing units.
Preservation of Built Heritage Grant	CIP-001-2020	94 Clapperton Street	Liz Saul	The restoration of masonry on the exterior façades of the dwelling on the subject property.	Yes	<ul style="list-style-type: none"> \$8,633.00 for the costs associated with the preservation of built heritage on the subject property.
Preservation of Built Heritage Grant	CIP-007-2020	25 William Street	Barb Beardsall	The restoration of masonry on the exterior façades of the dwelling and eavestrough and down-pipe replacements.	Yes	<ul style="list-style-type: none"> \$7,383.00 towards the renovation costs associated with the preservation of built heritage on the subject property.
Preservation of Built Heritage Grant	CIP-011-2020	27 William Street	Geri Poisson	Replacement of a front porch which is in poor condition and is structurally compromised.	Yes	<ul style="list-style-type: none"> \$14,111.00 towards the renovation costs associated with the preservation of built heritage on the subject property.
Preservation of Built Heritage Grant	CIP-013-2020	50 Burton Avenue	Fred Orti	The restoration and painting of exterior features on the existing dwelling located on the subject property.	Yes	<ul style="list-style-type: none"> \$4,867.00 towards the renovation costs associated with the preservation of built heritage on the subject property.
Preservation of Built Heritage Grant	CIP-016-2020	92 Clapperton Street	David Cameron Graham	The restoration of masonry on the exterior façades of the dwelling on the subject property.	Yes	<ul style="list-style-type: none"> \$7,855.00 towards the renovation costs associated with the preservation of built heritage on the subject property.
Preservation of Built Heritage Grant	CIP-018-2020	25 William Street	Barb Beardsall	Restoration of masonry on the exterior façades of the dwelling, the replacement of the front porch and the renovation of a rear building addition on the existing dwelling located on the subject property.	Yes	<ul style="list-style-type: none"> \$17,617.00 towards the costs associated with improvements to the heritage features of the dwelling on the subject property
Preservation of Built Heritage Grant	CIP-019-2020	43 Burton Avenue	Andrew & Debra Johnston	Masonry restoration works and eavestrough and down-pipe replacements on the existing dwelling located on the subject property.	Yes	<ul style="list-style-type: none"> \$7,211.00 towards the costs associated with improvements to the heritage features of the dwelling on the subject property.
Preservation of Built Heritage Grant	CIP-021-2020	92 Clapperton Street	David Cameron Graham	Window replacements and the restoration of masonry on the exterior façades of the dwelling on the subject property.	Yes	<ul style="list-style-type: none"> \$17,145.00 towards the costs associated with improvements to the heritage features of the dwelling on the subject property.

*Applications that were withdrawn or submitted in error have not been included in the table.