

**CITY OF BARRIE**  
**PROPOSED NEW**  
**COMMUNITY IMPROVEMENT**  
**PLAN**

**PUBLIC MEETING**

Sept 23, 2019



# Outline

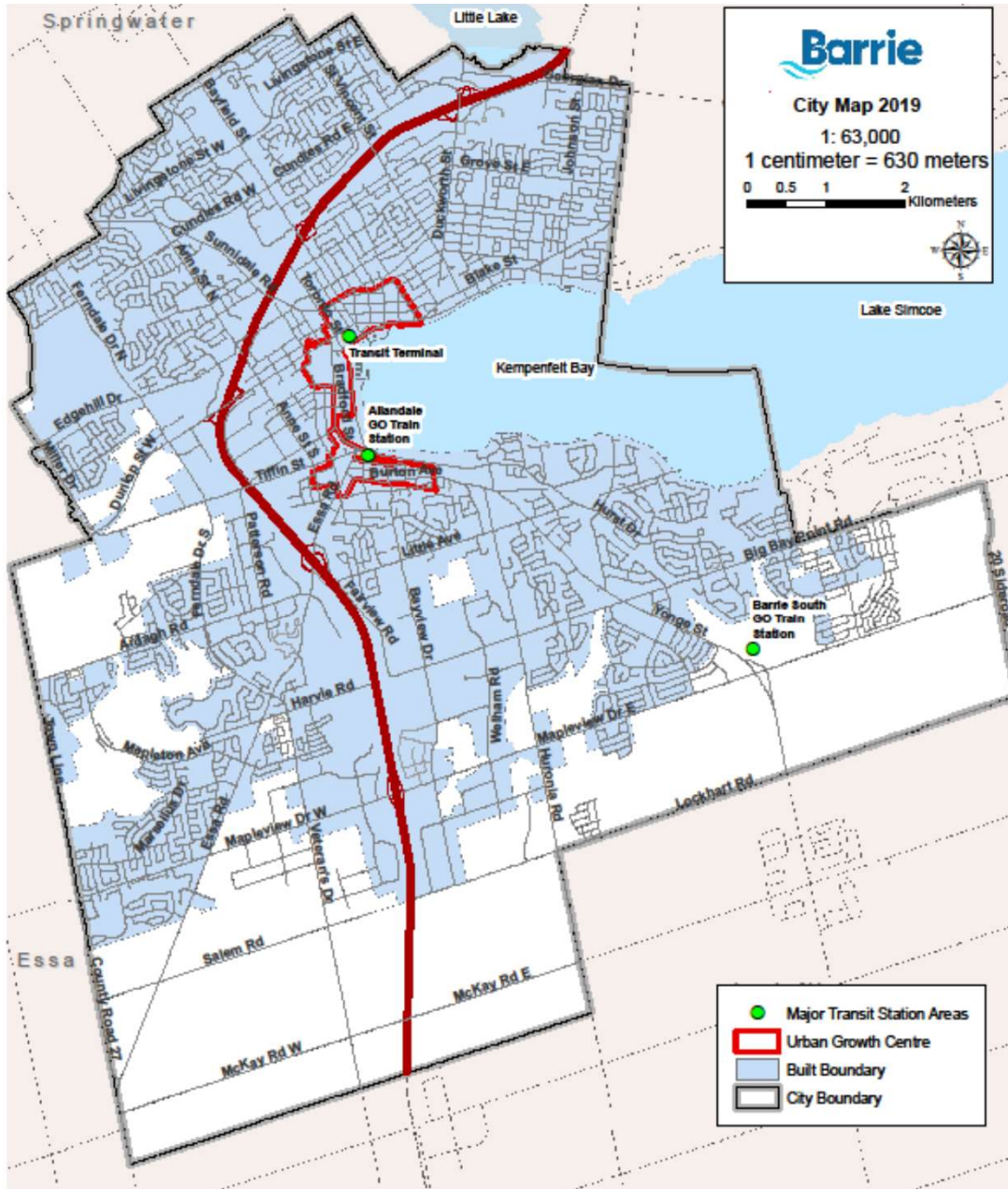
- Background
- Community Improvement Project Area
- 2 Grant Programs:
  - Affordable Housing Development Grant Program
  - Redevelopment Grant Program
- Proposed Incentives
- Administration and Implementation overview
- Examples
- Next Steps

# Background



## Reasons for a new CIP

- Better alignment with Council's strategic priorities
- Targeted financial incentives for real results
- Increasing urban environment – redevelopment and growth pressures
- Supports Provincial policy context



## City-Wide Community Improvement Project Area Boundary

## 2 Proposed Grant Programs

### ☐ Affordable Housing Development Grant Program

- ✓ Add more affordable units to housing supply
- ✓ Modified definition of “Affordable” for purposes of this CIP



### ☐ Redevelopment Grant Program

- ✓ Supporting projects that provide a mix of land uses in the Urban Growth Centre (UGC) and strategic growth areas (intensification areas)
- ✓ promotes brownfields re-development



# Modified Definition of “Affordable” for the CIP

## A Comparison of the Provincial Definition VS. City Proposed Definition

### Provincial Definition

- Ownership: The Lesser of:
  - Accommodation costs <30% of gross hhld income for low & moderate income hhlds; or
  - Purchase price at least 10% below avg. in regional market area.
- Rental: The lesser of:
  - Unit rent does not exceed 30% of gross annual hhld income for low & moderate income hhlds; or
  - Unit rent is at or below the avg. market rent for regional market

### Proposed City CIP Definition

- Ownership:
  - Accommodation costs <40% of gross hhld income – based on Census of Canada
- Rental:
  - Unit rent does not exceed 40% of gross annual hhld income – based on Census of Canada

# Affordable Housing Development Grant Program

Eligibility Requirements (meet at least 1 of the following):

- Providing greater than 3 affordable units
- Targeting creative solutions to help house the hardest to house
- Affordable units geared to low and low-moderate income households (in the lowest 40<sup>th</sup> income percentiles)
- Purpose-built rentals

## THE HOUSING CONTINUUM



# The Redevelopment Grant Program

## Eligibility Requirements:

- Within the UGC or intensification area or within 500m of a GO station
- Comply with OP policies and ZBL requirements; meet or exceed density targets
- Comply with mixed use development standards and design guidelines
- Commercial required on ground floor/ residential above
- Brownfield sites within the Built-up area (UGC or other strategic growth areas)
- Help to remediate contaminated former industrial or commercial sites





# Proposed Financial Incentives

- Planning Application & Building Permit Fees grants
- Tax Increment Based Grant (TIBG)
- Percentage of applicable DCs
- Affordable Housing “Per Door” Grant
- Brownfield Sites
  - remediation assistance grants



Will be Based Upon:

- Available funding and eligibility criteria being met
- Eligible equivalent costs calculations
- Apply before construction begins

# Administration and Implementation Summary

- Applicants will be required to enter into an agreement with the City
- Staff review the applications to make recommendations to the Grants Review Group
- Transition to this new program is proposed to allow for applications not previously eligible or caught awaiting the new program
- Timing of grants to be payed out depends upon the type of affordable housing being provided or the redevelopment proposal
- Construction of project should begin within one year after grant provided
- Council will determine annual budget for incentive programs
- Annual review of the program to be provided to Council
- Amendments to the CIP will require Council approval unless considered minor or technical

# Hypothetical Example 1

Affordable Housing – Purpose Built Rental Building with 36 units of 1,000 sq.ft. each



- Planning Applications fees grant = \$30,038
- Building permit fees grant = \$69,900
- “Per Door” \$10/sq. ft. = \$200,000 max. for the project
- DCs = \$261,432 (25% of total)
- TIBG – assume property value increase of \$900,000 (following new MPAC re-assessment)
  - 5 year increment total \$350,000

---

Total = \$911,370

# Hypothetical Example 2

## Redevelopment Within the UGC for Mixed Use with Commercial & Residential



- Ground Floor Grocery Store with 90 condo apartment dwelling units above
  - 25 units will be affordable (1,000 sq.ft./unit)
- Affordable Housing “Per Door” of \$10/sq. ft. = \$200,000 max.
- Planning fees grant = \$39,175 (100%)
- Building Permit fees grant = \$74,461 (50% of commercial space and 100% of the 25 affordable residential units only)
- DCs grant= \$465,150 + \$362,100 (based on 50% of commercial space & 50% of 25 affordable residential units)
- TIBG = \$175,000

---

Total = \$1,315,886

# Next Steps

- Consideration of Public Meeting feedback/comments
- Refinements to the Proposed CIP text
- Staff Report to recommend new CIP to General Committee/Council late Fall 2019
- Preparation of Application documents and information sessions

# Questions?

