



DEVELOPMENT SERVICES MEMORANDUM

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File: D18-CIP
Pending #:

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

PREPARED BY: A. GAMEIRO, B.E.S., RPP, PLANNER

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

**NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING - PROPOSED AMENDMENTS TO THE COMMUNITY
IMPROVEMENT PLAN (CIP)**

DATE: FEBRUARY 23, 2021

The purpose of this Memorandum is to advise members of Planning Committee of a Public Meeting for proposed amendments to the City's Community Improvement Plan (CIP).

The proposed amendments include reducing the number of in-take periods for applications and adjusting the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program. The amendments would apply to the entire CIP Project Area which consists of the lands within the built boundary, as identified in Appendix "A".

If approved, the proposed amendments to the CIP would improve the overall administration of the program, thereby further contributing to its continued success.

Information regarding the CIP and the proposed amendments can be viewed on the City's website under the [Community Improvement Plan – Financial Incentives](#) webpage.

Proposed Amendments

Through the administration of the CIP in 2020, Planning staff identified possible amendments that could be made to improve the administration of the program. These amendments include:

- Section 6.3 – Reducing the number of application in-take periods from three to two cycles per year; and,
- Section 12.1.8(c) – Adjusting the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program.

Planning staff are proposing to have one application in-take period in the winter/spring and one in the summer/fall (i.e. January 1st to March 31st and July 1st to October 31st). This amendment would improve the administration of the CIP program by reducing the amount of staff time – at all levels – that is spent processing and reviewing applications. The proposed amendment would still provide applicants with ample opportunity to submit applications for funding. Given the nature and scale of applications in the first year of the new program, a reduction in grant in-take periods would not alter an applicant's ability to apply for a CIP.

Currently, redevelopment grants for development charges and application fees 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 construction. This is particularly important for large scale projects in the UGC and the intensification corridors where redevelopment is generally encouraged.



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This proposed change would not mean providing funds to the successful applicant, but would rather be an at-source reduction in fees payable at the time of building permit and secured as is the standard with a CIP agreement registered on title. Should an applicant cancel the building permit, the amount advanced would be returned to the CIP reserve. Development charges paid are returned to an applicant if the building permit is cancelled.

A detailed overview of the proposed text amendments can be found in Appendix "B" of this memorandum.

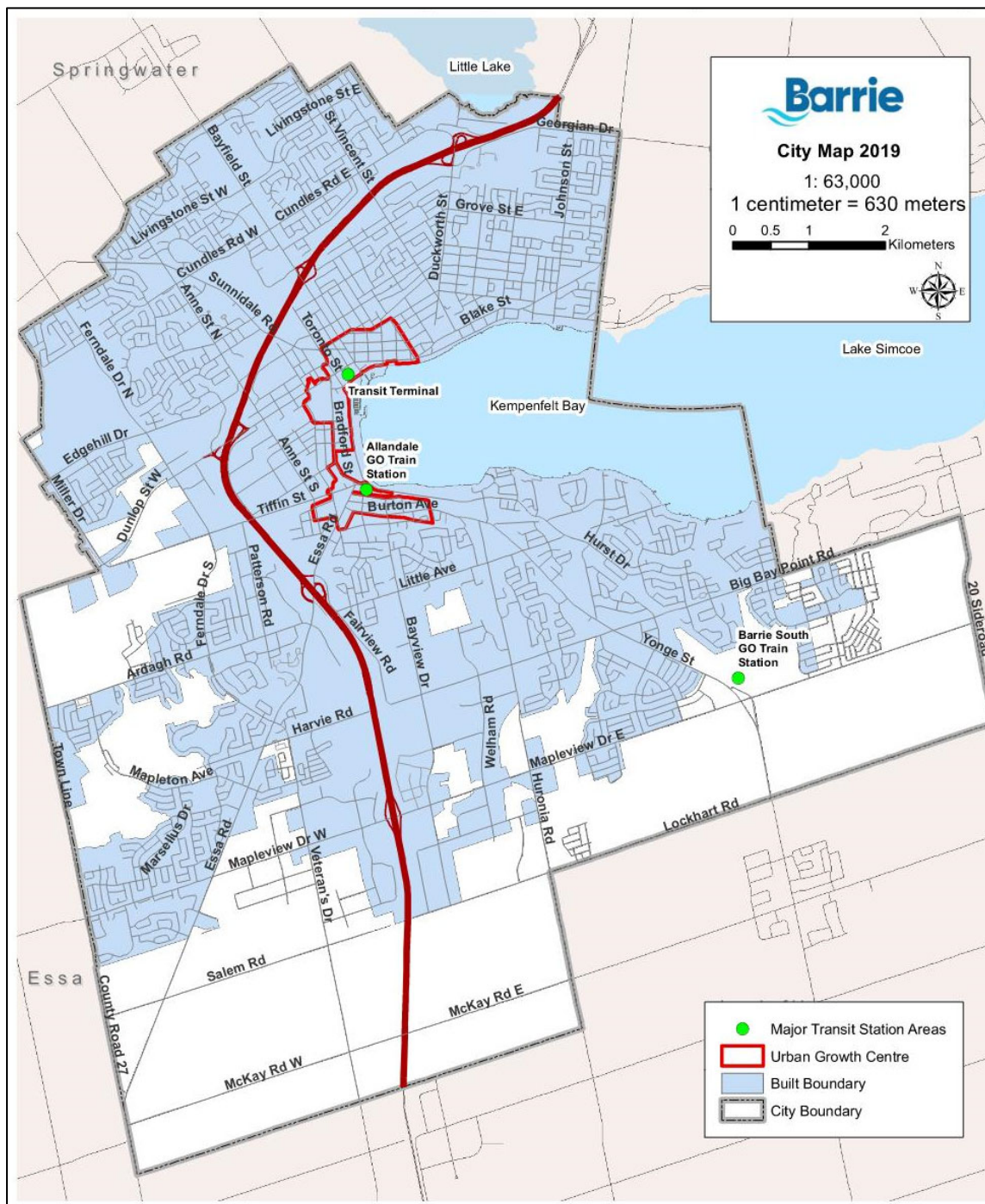
Next Steps:

Notification of the proposed amendments to the CIP has been circulated to members of the public as well as stakeholders in the community, in accordance with the *Planning Act*.

Planning staff will review and consider all comments that are received through the public engagement process. All comments that are received will be identified and addressed in the Planning staff report. Planning staff are targeting March 23, 2021 for the staff report to be brought forward for Planning Committee's consideration of the proposed amendments to the CIP.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Community Improvement Plan Project Area



Appendix "B"

Proposed Text Amendments

Section 6.3 – Application In-take Periods

Applications will be given consideration during 3 in-take periods each year. The in-take periods will be January 1st to March 31st (except during transition taking place from December 2019 to March 31st 2020); April 1st to June 30th; and July 1st to October 31st.

Amendment:

Applications will be given consideration during 2 in-take periods each year. The in-take periods will be January 1st to March 31st and July 1st to October 31st.

Section 12.1.8(c) – Administration and Timing of Payment of Grants

Redevelopment Program Grants – the Charges and Fees Grant and Tax Increment Grant for the commercial, office or institutional components of a development shall be payable upon Municipal Property Assessment Corporation (MPAC) re-assessment of the property after development or redevelopment has occurred.

Amendment:

Redevelopment Program Grants – the Charges and Fees Grant will be paid at the time of a building permit application. The Tax Increment Grant for the commercial, office or institutional components of a development shall be payable upon Municipal Property Assessment Corporation (MPAC) re-assessment of the property after development or redevelopment has occurred.