



REPORT TO INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE

TO:	INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE
PREPARED BY AND KEY CONTACT:	K. SUGGITT, RPP, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS
SUBMITTED BY:	K. SUGGITT, RPP, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS
GENERAL MANAGER APPROVAL:	A. BOURRIE, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT SERVICES (ACTING)
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	M. PROWSE, CHIEF ADMINISTRATIVE OFFICER
DATE:	SEPTEMBER 17, 2018
SUBJECT:	GEORGIAN COLLEGE NEIGHBOURHOOD CIP TAX INCREMENT BASED GRANT – APPEAL

RECOMMENDED MOTION

1. That the Report to the Infrastructure, Investment and Development Services Committee dated September 17, 2018 concerning the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant, be received for information purposes.

PURPOSE & BACKGROUND

Report Overview

2. The purpose of this Staff Report is to provide IIDS Committee with some background and additional information regarding the Georgian College Neighbourhood Community Improvement Plan (CIP), the grants available and the administrative process followed to evaluate grant applications.
3. The Georgian College Neighbourhood Community Improvement Plan (GCN CIP) was established to encourage the development of purpose-built multi-unit rental housing geared towards students and to encourage higher density development in appropriate locations within the Georgian College Neighbourhood.
4. The financial incentives available under the GCN CIP include a Tax Increment Based Grant and an Application Fees Grant.
5. There are general eligibility criteria that must be satisfied for all applications under this CIP. These include the following:
 - a) The property must be within the GCN CIP Project Area.
 - b) All applications shall demonstrate, through an approved building permit, that the project is designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area.
 - c) Any owner of a property within the GCN CIP Project Area may apply.

- d) Tenants or an owner of a residential condominium unit or condominium development shall not be eligible for any of the grants available under this CIP.
- e) Improvements shall be made to buildings or land in accordance with the purpose and objectives of this CIP, the Zoning By-law and other municipal By-laws in effect.
- f) 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 under this CIP.
- g) 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.
- h) The total value of assistance provided in the form of grants under the GCN CIP shall not exceed the cost of rehabilitating the lands and buildings.

Tax Increment Based Grant

- 6. The intent of the Tax Increment Based Grant (TIBG) is to provide financial assistance in the form of a grant for a portion of the taxes resulting from increased assessment for development or redevelopment initiatives that further the objectives of the GCN CIP.
- 7. There are specific eligibility requirements of the TIBG including the following:
 - a) Any owner of an eligible property within the boundaries of the GCN CIP Project Area.
 - b) The building shall be rehabilitated or the property shall be redeveloped to an extent that such investment will result in an increased assessment of the property of at least \$100,000 and includes some multi-unit residential rental accommodation.
 - c) The project shall be designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area.
 - d) This grant applies to residential development in the multi-residential property class.
- 8. The annual grant would be equal to a percentage of the taxes paid for the City's portion on property taxes, in decreasing percentages starting at 100% for years one and two, 75% in year three, 50% in year four and 25% in year five, based on the tax increment.
- 9. Where the City has approved an application under this incentive, assistance will be in the form of an annual grant for a period of five years starting the year that the increase assessment is billed and paid.
- 10. Year one of the grant would be pro-rated based on the effective date for the increased assessment.

Application Fees, Permit Fees and Special Fees Grant

- 11. The intent of the Application Fees, Permit Fees and Special Fees Grant is to encourage investment of both commercial and residential projects within the GCN CIP Project Area by providing a grant equal to all or part of the municipal fees.
- 12. There are specific eligibility requirements for this grant including the following:

- a) The grant shall apply to fees for planning applications, building permits, for new or upgraded residential developments.
 - b) This incentive does not apply to any required performance securities such as letters of credit posted by the proponent.
 - c) The project shall be designed with a majority of units consisting of a minimum of four individual bedrooms sharing a common living room and kitchen area.
13. Each fee or permit payable to the City and eligible for assistance is based on a percentage of the fee such as 100% for application fees made under the *Planning Act*, and 25% for the \$25,000 in a building permit fee and 50% for any amount above \$25,000. In all cases the fees are required to be paid at the time of application to the City for the respective planning approvals or permit. The payment of the grant(s) will be made upon final inspection of the completed project and final inspection by City staff, and when at least 50% occupancy is established.

General Rules

- 14. There are several general rules that apply to the provision of any grants as described in the GCN CIP.
- 15. The provision of any grant under the GCN CIP shall be administered on merit based on evaluation criteria established by the City of Barrie in accordance with the purpose, objectives and rules of the GCN CIP to the limit of the funding available.
- 16. More than one grant may apply to lands and buildings, however the total amount of the grants that is provided in respect of lands and buildings shall not exceed the eligible cost of the community improvements made with respect to those lands and buildings.

Overall Administration of Grants

- 17. The overall implementation of the grants shall be subject to Council review and approval of the details and budgetary allocation.
- 18. Approval of the grants is delegated to City staff except where the total amount of the grants is anticipated to exceed \$100,000, in which case Council shall consider the grant application.
- 19. Where an application is refused by staff under delegated approval, this decision may be referred to Committee for review and recommendation to Council and the decision of Council with respect to a grant application made under this CIP is final.
- 20. The GCN CIP and Financial Incentives shall be administered by the City of Barrie Development Services and Finance Departments.
- 21. Council may approve an annual budget for grants.
- 22. The grants are to be funded by the City or in conjunction with such other County, Federal or Provincial programs which may be available.
- 23. Annual reviews and tracking of grants and activities relating to the GCN CIP shall be submitted to Council.
- 24. As a result of this review, terms, conditions and details of any grants may be changed, altered, amended or modified by the City of Barrie provided that where changes, alterations, amendments or

modifications require an amendment to the CIP, such amendments may be subject to consultation with the Minister of Municipal Affairs and Housing.

25. The addition of a grant shall require an amendment to this CIP, however, the City may discontinue any program without requiring an amendment to this Plan.

ANALYSIS

26. As described in the Planning and Building Services Memorandum dated June 11, 2018 attached as Appendix "A" to this Staff Report, Council was informed of Planning staff's consideration of the application received for the development at 306-316 Georgian Drive.
27. The original application for the grants was submitted by the previous owner of the property. WCPT Georgian Inc. ("WCPT") purchased the property in 2016 and continued to pursue the application for grants.
28. By way of the Memorandum, Planning staff informed Council that the total grant amount of \$80,559.67 was approved for the Planning Application Fees and Building Permit Fees, based on satisfying the eligibility criteria and funds available.
29. The staff memorandum noted that the application for the TIBG for the subject property was not approved. The total TIBG payment over a five year period would be \$747,782. It was noted this was a significant amount which would impact the availability of CIP funds for other projects. The breakdown of the estimated amount for each of the five years was provided as Appendix "C" to the staff memo. The first year amount was pro-rated as \$90,458.87.
30. The memo further described that all grant applications are reviewed in consideration of funds available to facilitate as many projects as possible under the GCN and Built Boundary CIPs. It was noted that there are sufficient funds available in the 2018 CIP reserve account for the Building Permit and Planning Application Fees Grant components, but payment of the TIBG for this project would have a significant impact on funds available for other BB CIP applications under consideration for this year and for four years thereafter, as the TIBG continues for up to five years.
31. The rationale provided in the memo further described that there were four other housing projects that had made applications for grants and if approved, some would require 2018 funding as the grants are paid at building permit stage.
32. Based on current Council policy, \$200,000 is added to the CIP Reserve fund in each year. There is only one CIP Reserve fund for the City's CIPs.
33. A Planning and Building Services Memorandum went to Council on June 25, 2018 (see Appendix "B") providing Council with an annual report of the CIPs. That progress report covers the period from March 2017 to May 2018. The details of the financial accounting of the grants programs were provided in that report, noting that the uncommitted amount for the remainder of 2018 was \$342, 096.

ENVIRONMENTAL MATTERS

34. There are no environmental matters related to the recommendation.

ALTERNATIVES

35. As this Staff Report is being presented for information purposes only, no alternatives are presented.

FINANCIAL

36. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLAN

37. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

☒ Responsible Spending

38. Staff consideration of the TIBG application and the denial of the application was based on a review of the available funds and overall program considerations.

Attachments: Appendix "A" – Planning and Building Services Memorandum dated June 11, 2018
Appendix "B" – Planning and Building Services Memorandum dated June 25, 2018

APPENDIX "A"

Planning and Building Services Memorandum dated June 11, 2018

A10



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: K. BRISLIN, RPP, SENIOR PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
D. FRIARY, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: COMMUNITY IMPROVEMENT PLAN (CIP) GRANT FUNDING FOR STUDENT HOUSING PROJECT - 306-316 GEORGIAN DRIVE

DATE: JUNE 11, 2018

The purpose of this Memorandum is to advise members of Council that the Director of Planning and Building Services has, in accordance with the Georgian College Neighbourhood Community Improvement Plan (GCN CIP), approved a Planning Application Fees Grant and a Building Permit Fees Grant. The amount of \$80,559.67 has been approved for WCPT Georgian Inc., the owners of a student housing complex at 306-316 Georgian Drive.

The grant is subject to WCPT Georgian Inc. agreeing to maintain the units as rental tenure with a Safety and Security Plan in place for at least 10 years from the date of the grant funding, through a Memorandum of Understanding with wording to the satisfaction of Legal Services. Appendix "A" attached provides a draft Memorandum of Understanding with a Safety and Security Plan setting out the essence of this understanding.

Background

The development at 306-316 Georgian Drive consists of five (5) stacked townhouse rental buildings with between 13 and 16 units per building, for a total of 73 residential units providing 359 bedrooms geared toward students. The majority of units are five bedroom units, which is consistent with the GCN CIP design criterion for housing geared toward students. Three of the units consist of three bedrooms. Refer to Appendix "B" attached showing photographs of the complex.

The primary objective of the GCN CIP is to encourage the development of multi-unit student housing within managed rental complexes close to the college, with a suite of grants which are summarised as follows:

- Planning Applications Fees Grant for 100% of planning application fees;
- Building Permit Fees Grant for 25% of the first \$25,000 of a building permit fee, and 50% for any amount over and above \$25,000; and,
- Tax Increment Based Grant (TIBG) based on the increased taxes as a result of the development paid over a period of five years in decreasing percentages as follows: year 1-100% (pro-rated), year 2-100%, year 3-75%, year 4-50%, year 5-25%.

The grants are subject to eligibility criteria which are intended to ensure the design and tenure of the units are geared towards students. The units must be rental units and the majority shall have a minimum of four bedrooms per unit. There are three units within the complex which do not meet the minimum four bedrooms per unit design criterion and the grant amount reflects this.

A10



PLANNING AND BUILDING SERVICES MEMORANDUM

In accordance with the GCN CIP staff have delegated approval for up to \$100,000, and all grants are subject to funding availability. Delegated grant decisions may be appealed to the Infrastructure Investment and Development Services Committee.

Grant Calculation

The planning applications for the subject property included a zoning by-law amendment application, pre-consultation application for site plan, and a site plan application. The Planning Applications Fees Grant approved is \$21,900.00.

The Building Permit Fees Grant calculation is based on the building permit fees for each building with a total Building Permit Fees Grant of \$59,659.67. This calculation takes into account some units which do not meet the design requirement of at least four bedrooms, by using only 84% of fees for Building 114.

The combined Planning Application Fees and Building Permit Fees Grants are under \$100,000, and have been approved by the Director of Planning and Building Services. There are sufficient funds in the CIP budget to fund these components of the grant.

Tax Increment Based Grant Request – Denied

The applicant's grant application requested the 5 year TIBG for the subject property. This component of the application has not been approved. The total TIBG payment over a 5 year period would be \$747,782. This is a significant amount which would impact the availability of CIP funds for other projects.

All grant applications are reviewed in consideration of funds available to facilitate as many projects as possible under the GCN and BB CIPs. There are sufficient funds available in the 2018 CIP account for the Building Permit and Planning Application Fees Grant components of the subject grant application, however, payment of the TIBG for this project would have a significant impact on the funds available for other BB CIP applications under consideration for this year and for 4 years after that. This includes an application for five affordable rental units within an existing multi-unit project, two affordable home ownership "sweat-equity units" proposed, and an emergency/transition housing development proposed in the Alandale area. The latter two, if approved, will require funds to be advanced in 2018 as these grants are paid at the building permit application stage of the process, in accordance with the BB CIP program implementation.

A breakdown of the Grants calculations for all the grants applied for, including the TIBG, is outlined in Appendix "C" attached.

A10



PLANNING AND BUILDING SERVICES MEMORANDUM

APPENDIX "A"

Draft: Memorandum of Understanding

WCPT Georgian Inc. acknowledges and agrees that while it owns and operates the properties located at 306-316 Georgian Drive (the "Properties"), as student residences it will be responsible for the supervision and management of the Properties and will comply with the Safety and Security Plan attached as Schedule A for a minimum period of 10 years from the date of this undertaking.

WCPT Georgian Inc. acknowledges that failure to comply with the Safety and Security Plan is a breach of the conditions upon which the City of Barrie provided the CIP Grants under the Georgian College Neighbourhood CIP.

WCPT Georgian Inc. agrees that if it sells the Properties before the 10 year period expires, it will:

- a) notify the City of Barrie of such sale;
- b) provide to the new owner(s) a copy of the Safety and Security Plan; and
- c) ensure that the new owner provides the City with a similar undertaking for on-going supervision and management of the Properties and compliance with the Safety and Security Plan outlined in Schedule "A" attached.

Failure to uphold these provisions will result in repayment and the City may register a lien against the property or assign outstanding moneys owed to property the tax bill.

SCHEDULE A **Memorandum of Understanding** **SAFETY AND SECURITY PLAN 306-316 GEORGIAN DRIVE**

The Safety and Security of the Tenants at 306-316 Georgian Drive is paramount to the owners.

The following constitutes the Safety and Security Plan for these properties:

- Buildings were newly built in 2016, and conformed to all Ontario Building and Fire Codes at the time. The Owner will always ensure that the buildings are maintained to these codes as a minimum.
- Annual Fire Inspections will be conducted.
- Outdoor areas will always be well lit.
- The property will always have 24 hour video surveillance
- The Property Management firm will at all times:
 - o Be a professional and experienced student housing manager with a full-time on-site staff;
 - o Develop positive relationships with the tenants and encourage them to bring any concerns (safety and otherwise) to its attention;
 - o Develop positive relationships with Georgian College.
- The Owner will always have a process to follow to address any problem tenants. Depending on the severity of the issue, the Owner may issue written warning for the first incident, and a *Notice to Terminate a Tenancy Early* from the Ontario Landlord and Tenant Board for the second incident. Depending on the nature of the incident, the tenant may be able to stay after receiving notice if they correct the problem, or the Owner will apply to the Board for an eviction order.

A10

PLANNING AND BUILDING SERVICES MEMORANDUM

APPENDIX "B"

PHOTOGRAPHS OF SUBJECT PROPERTY



(left) No. 306 Georgian Drive, seen from the northeast; (above) No. 306 fronting onto Georgian Drive



(left) Front of No. 316 along Georgian Drive

(below left) Outdoor common space behind No. 310; (middle) Lane-way between Nos. 314 and 316; (right) No. 308, seen from the northwest



A10



PLANNING AND BUILDING SERVICES MEMORANDUM

APPENDIX "C" GRANT CALCULATION

Planning Application Fees Grant Calculation

Zoning By-law Amendment	\$	12,000.00
Pre-consultation for Site Plan	\$	1,825.00
Site Plan Control	\$	8,075.00
Total Planning Application Fees – 100% Grant	\$	21,900.00

Building Permit Fees Grant Calculation

Building Address	BP Fee	BP Fee Grant
306 Georgian Drive	\$ 39,832.70	\$ 13,666.35
308 Georgian Drive	\$ 39,523.88	\$ 13,511.94
310 Georgian Drive	\$ 39,499.81	\$ 13,499.91
314 Georgian Drive ⁽¹⁾	\$ 33,277.78	\$ 7,726.67
316 Georgian Drive	\$ 33,009.60	\$ 10,254.80
Total BP Fees Based Grant - 25% First \$25,000 and 50% for balance over \$25,000	\$	58,659.67

(1) Note: 84% of units in 314 meet the design concept.

Tax Increment Grant Request

THIS COMPONENT HAS BEEN DENIED AND IS PROVIDED FOR INFORMATION PURPOSES ONLY

2016 Improved Assessment	\$	22,863,000.00
Assessment Prior to Improvement	\$	1,096,000.00
Total Assessment	\$	23,959,000.00
Municipal Tax Calculation Prior to Improvement	\$	12,604.00
Municipal Tax Increment Calculation	\$	262,929.30
Year 1 2018 (pro-rated)	\$	90,458.87
Year 2 2019	\$	262,929.30
Year 3 2022	\$	197,196.98
Year 4 2021	\$	131,464.65
Year 5 2022	\$	65,732.33
	\$	747,782.12
Total Tax Increment Based Grant	\$	0.00

APPENDIX "B"

Planning and Building Services Memorandum dated June 25, 2018

A5



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILES: D18-BUI, D18-DOW, D18-ALL, D18-GEO**

FROM: K. BRISLIN, RPP, SENIOR PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)

C. MILLAR, DIRECTOR OF FINANCE

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: COMMUNITY IMPROVEMENT PLANS (CIP) 2017 FINANCIAL INCENTIVES PROGRESS REPORT

DATE: JUNE 25, 2018

The purpose of this Memorandum is to advise members of Council on activities completed in the Built Boundary, Georgian College Neighbourhood (GCN), Downtown "Next Wave," and Allandale Centre Community Improvement Plans (CIPs). The 2017 Community Improvement Progress Report covers the period March 2017 through to May 2018 and is attached for your information.

The Corporation of the City of Barrie has invested approximately \$3.48 million over the last 13 years through CIP's, with a corresponding assessment increase of more than \$40 million (taking into account only those projects that have benefited from the Tax Increment Based Grant).

Overall, \$218,834 was paid over the 2017–2018 reporting period for approved applications. Another \$421,056 in funds have been committed through to 2022 for approved projects and staff will monitor progress against the conditions of the approved funding.

The uncommitted CIP reserve balance of \$342,096 is available for new applications to be considered for the remainder of 2018. A Call for Renovation Grant Applications will be made in the next few months.

Activity Highlights

For your information, the 2017 report includes information on previous commitments made under the now discontinued Downtown and Allandale CIP's prior to April 30, 2016, which was the cut-off date for receiving applications under these plans. The programs under the two discontinued CIPs have been replaced with equivalent programs available in the Urban Growth Centre under the new Built Boundary CIP. This is the last time we will be reporting on projects approved under the old CIP's.

There was an increase in the number of applications received over previous years. This was particularly noticeable for the renovation grant and may be attributed to changes to the intake process as well as a shift from offering forgivable loans to providing grants.

Four adaptive reuse projects received grants in the Built Boundary and three affordable home ownership unit projects received funding. Funds will be advanced upon entering into a Memorandum of Understanding.

A significant student housing project (73 units/359 bedrooms) received approval for grant funding in the Georgian College Neighbourhood.

Several façade improvement and exterior lighting projects in Allandale and Downtown received their grant payouts

A5



PLANNING AND BUILDING SERVICES MEMORANDUM

Pending Applications

Three applications for Redevelopment Grants for affordable housing have been received in 2018. This includes an application for two sweat-equity, not-for-profit affordable ownership units in Allandale and two applications on Essa Road for transition/emergency housing. These applications will be considered by the Grant Review Group over the summer, subject to the applicants providing all necessary information.

If additional funds are needed in 2018 and 2019 for projects that merit consideration (over and above the funds available in the CIP budget), it will be necessary for City staff to submit a report for Council's consideration in order to add funds to the CIP budget.

Next Steps

WSP Canada Group Limited was retained to complete a peer review of the Built Boundary and the GCN CIP's as well as research the potential for a Cash-in-Lieu of Parkland Grant. The findings and recommendations from the peer review as well as various inconsistencies and overlaps that have come to light through implementation of the CIPs will be addressed in a fall of 2018 staff report. A Work Plan for the CIP amendment process has been developed, with public engagement anticipated to commence once Council has considered the Staff Report.

The attached 2017 Community Improvement Progress Report will be posted on the City of Barrie website. At the same time, website improvements to promote programs and improve program delivery will be made based on recommendations from WSP's peer review and on feedback and questions staff have received over the past year.

As we did last year, there will be a new call for Renovation Grants in the summer of 2018. Staff will contact those that have submitted expressions of interest and will provide a general call with assistance from Access Barrie.

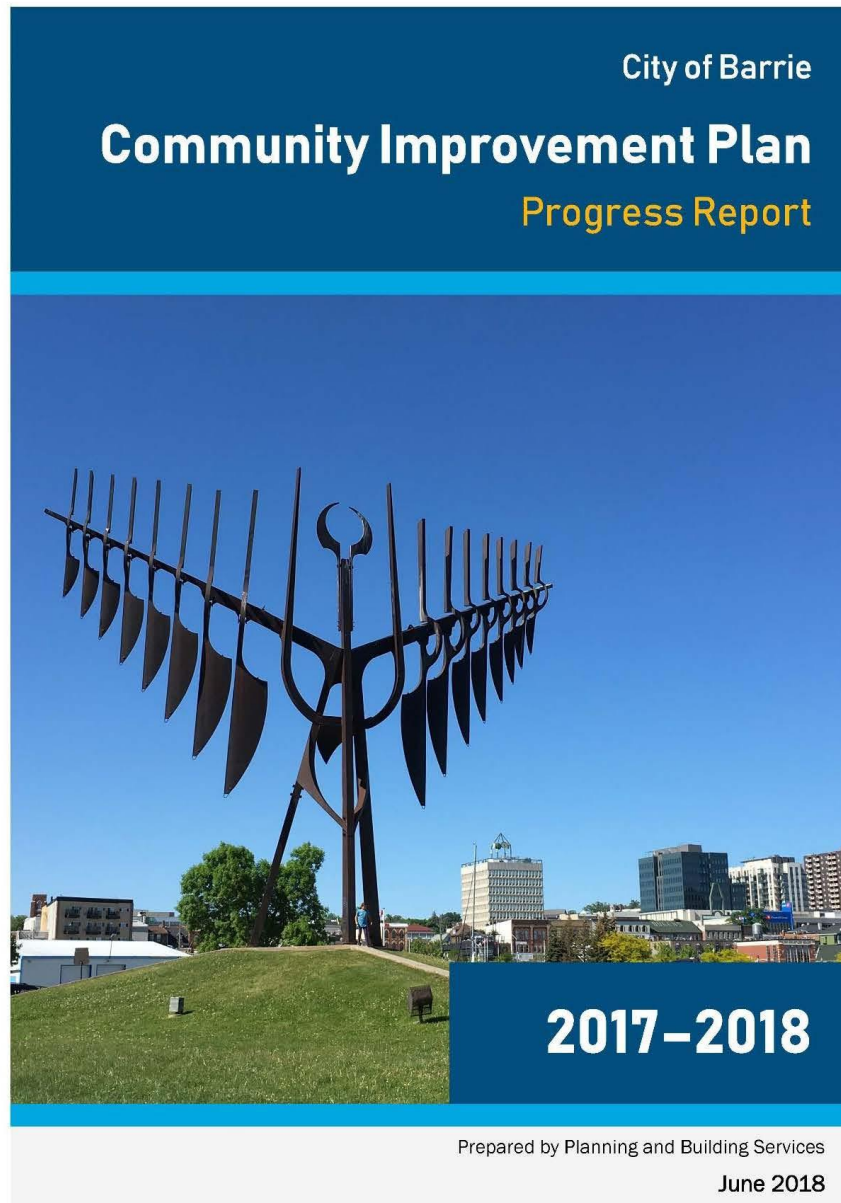
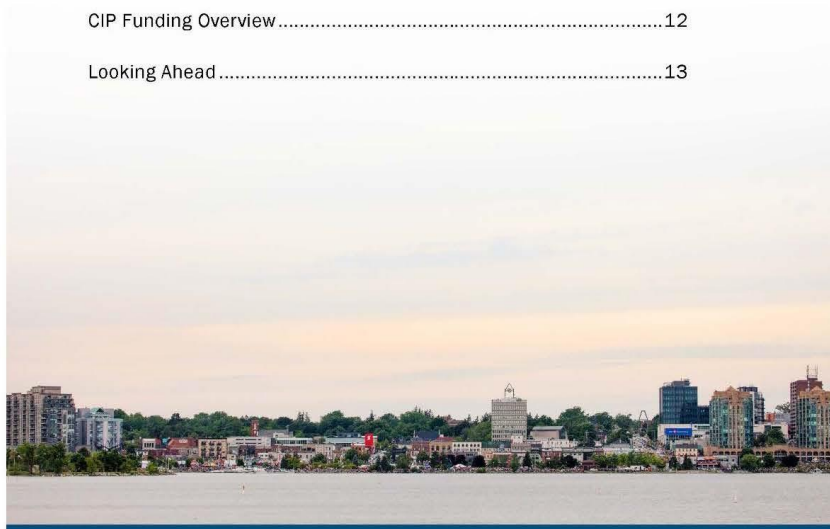


TABLE OF CONTENTS

Introduction	1
Built Boundary CIP	3
Georgian College Neighbourhood CIP	8
Downtown “Next Wave” CIP	10
Allandale Centre CIP	11
CIP Funding Overview	12
Looking Ahead	13





2017

was a transformative year for Community Improvement Plans (or “CIPs”) in the City of Barrie. From 2005 until 2016, the City had two separate CIPs—the

Downtown “Next Wave” CIP and the Allandale Centre CIP—covering different areas of Barrie’s urban core. In October 2016, City Council adopted a **new Built Boundary CIP**, which has effectively replaced the programs under the (now discontinued) Downtown and Allandale plans. **2017 was the Built Boundary CIP’s first year of implementation.**

In addition to the Built Boundary CIP, the City of Barrie also has the **Georgian College Neighbourhood (GCN) CIP**, which was adopted in 2007 and remains in effect. While there is some overlap between the areas covered by these two CIPs, applications may only be eligible under one of the two (an application submitted under one CIP is ineligible to apply for the other).

The City of Barrie’s **Community Improvement Planning Goals** include

- ♦ to maintain and enhance a high quality living, working and business environment within the City for the benefit of the local and regional community, through ongoing Community Improvement
- ♦ to ensure the provision of high quality municipal infrastructure and services to residents of Barrie

Source: City of Barrie, Official Plan, Section 3.6.1

CIPs allow City Councils to provide for the redevelopment, reconstruction, and rehabilitation of any area whose improvement is considered desirable for various environmental, social, or community economic development reasons. CIPs are allowed under Section 28 of the *Planning Act*, which (among other things) enables cities to provide **financial incentives** in the form of loans or grants to property owners to help cover the costs associated with improvements.

Under the **Built Boundary CIP**, the City of Barrie offers a **Renovation Grant** to assist with the improvement, restoration, or adaptive re-use of existing buildings in the Urban Growth Centre or buildings listed on the Municipal Heritage Register and a **Redevelopment Grant** to assist with more substantial projects in key intensification areas.

The **GCN CIP** offers a **Tax Increment Based Grant** to help property owners where rehabilitation or development of multi-unit residences has resulted in increased assessment, as well as **Application, Permit, and Special Fees Grants** to help cover the costs of various fees associated with the planning and development process.

The scope of this report covers the applications that were received and approved in 2017 under the two CIPs currently in effect. This includes details on payments that have already been made as well as funding commitments (into 2018 and beyond) resulting from the applications approved.

This report also provides an update on the **remaining commitments** under the **Downtown "Next Wave" and Allandale Centre CIPs**. Several applications under these two plans were approved before the CIPs were discontinued in April 2016. Most of these projects were completed and funded in 2017; an extension was granted to one project, which is expected to finish in 2018.



A5

BUILT BOUNDARY CIP

Incentive Programs: Renovation Grant • Redevelopment Grant



The Built Boundary CIP was adopted by Council on **October 24, 2016** (By-Law 2016-099).

2017 was this CIP's **first year** of implementation.

Goals

The goals of the Built Boundary CIP are to promote the development of **mixed-use properties** in key intensification areas, facilitate the **renovation and adaptive re-use** of existing buildings, support the **preservation and restoration** of buildings' heritage features, and encourage the development of **affordable housing**.

Highlights: 2017-18

Mixed uses. Approved grants to support four significant adaptive re-use projects for complete site redevelopment and addition of mixed uses on Dunlop Street and Bradford Street.

Affordable housing. Approved grants to assist development of three affordable home ownership units.

Increased interest. Substantial increase in number of applications received (over previous CIP loan/grant programs).



Area of Focus

Projects **within the Built Boundary** (the existing urban area of the City of Barrie, not including the Salem and Hewitt's Secondary Plan areas), in particular projects located within **key intensification areas**, as well as properties listed on the **Municipal Heritage Register**.

The **Built Boundary Community Improvement Plan** saw its **first year of implementation** in 2017. Overall, 16 applications were received for the two financial incentive programs under this CIP: 15 for the Renovation Grant and 1 for the Redevelopment Grant. The total funding commitments for all conditionally approved applications is **\$376,985**.

Renovation Grant — The intake period for applications for the 2017 Renovation Grant ran from May 25 to June 19. Over this time, 15 applications were received, of which 14 were approved. **The City was able to fund all qualifying applications:** 11 were approved for the maximum available amount of \$25,000 per project, and the other three for amounts under \$14,000 (the lowest being just over \$5,000).

Four of the conditionally approved applications are for **significant adaptive re-use projects** that will result in the **complete redevelopment of sites** on Dunlop Street and Bradford Street and the addition of **mixed uses** to the downtown Urban Growth Centre. Based on estimates provided with the applications, the **combined construction value** of all approved projects is around **\$2,035,000**.


One Renovation Grant of \$25,000 was **paid in April 2018** for a project on Mary Street. This project involved the conversion of upper-floor commercial space into residential units, along with various upgrades, repairs, and both interior and exterior improvements.

Another \$278,632 remains in committed funding for the other 13 projects approved for Renovation Grants. Funding for each project will be provided after work on the project has been completed.

Built Boundary CIP

Key Figures

Renovation Grant
15 applications received
14 applications approved
\$303,632 in committed funding
Redevelopment Grant
1 application received
1 application approved
\$73,353 in committed funding



Property at 64 Mary Street, which received a \$25,000 Renovation Grant to assist with the conversion of upper-floor commercial space and with various improvements.

A5



A5



The number of Renovation Grant applications received in 2017 represents a healthy increase over the number received annually for similar incentive programs under the previous Downtown "Next Wave" and Allandale Centre CIPs. This increase might have resulted from a different intake process, which involved a call for applications within a defined timeframe; it could also be the result of the shift from offering forgivable loans (as under the previous CIPs) to providing grants. In any event, the increase means that the funds available under the new Built Boundary CIP are being used more widely.

Redevelopment Grant — One application, for an **affordable home ownership project**, was received and approved during 2017–2018 (see below). The approved funding included an Affordable Housing Charges & Fees Grant of **\$51,024** (paid in March 2018) and a Tax Increment Based Grant for an additional **\$22,329**, to be paid in decreasing percentages from 2018 to 2022. (The increased property taxes

paid for 2020–2022, totalling \$9,570, will be paid directly into the CIP Reserve Fund to support future projects.)



Spotlight on Success: Affordable Housing

The **City of Barrie's Affordable Housing Strategy**, which was approved by Council on February 18, 2015, has set a ten-year goal of providing an additional 840 affordable housing units for individuals and families of all income levels.

As part of this strategy, the Built Boundary CIP's Redevelopment Grant provides **incentives for a range of affordable housing types**, including emergency and transitional housing, affordable rental housing, and affordable ownership models.

In early 2018, a grant totalling **\$73,353** was approved for an affordable home ownership project on Anne Street. Constructed by **Habitat for Humanity**, this project resulted in **three "sweat-equity" units** to provide affordable housing for three families. This was the **first grant for affordable housing** under the new Built Boundary CIP.

Habitat for Humanity has plans for **additional affordable housing projects** moving forward, including a project to construct **two more "sweat-equity" units in 2018** (for which the City has already received a Redevelopment Grant application).



GEORGIAN COLLEGE NEIGHBOURHOOD CIP

Incentive Programs: Tax Increment Based Grant - Application, Permit, & Special Fees Grant



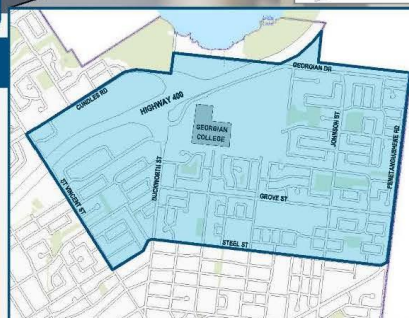
The Georgian College Neighbourhood (GCN) CIP was adopted by Council on **November 12, 2007** (By-Law 2007-235).

Goals

The goals of the GCN CIP are to encourage the provision of **safe and affordable student housing** and to promote **increased density** in the northeast area of the City.

Highlight: 2017-18

New student housing. Approved grants for student housing project with 73 residential units (a total of 359 bedrooms) on Georgian Drive. The development consists of five stacked townhouse buildings, construction of which was completed in 2016.




Area of Focus

Projects within the area surrounding **Georgian College**, generally defined as being within **reasonable walking distance** (approximately 2 km) of the College.

A5

GCN CIP	
Key Figures	
<p>In 2017, the City was able to consider an application under the GCN Community Improvement Plan. The application related to a student housing development at 306-316 Georgian Drive. Planning Application and Building Permit Fees Grants totalling \$80,560 were approved by delegated authority in May 2018.</p> <p>The project consists of five stacked townhouse buildings, each containing between 13 and 16 rental units, the majority of which are five-bedroom units. In all, the development contains 73 units with 359 bedrooms. The development provides rental housing for students in a managed complex just a short distance from Georgian College.</p> <p>The approved grants are subject to the property owner entering into an agreement to maintain the units as rental tenure for a period of at least ten years and having a Security Plan in place to ensure the safety of residents.</p> <p>This application was the first one received in a number of years under the GCN CIP, and represents a renewed investment in the provision of student rental housing.</p>	<p>1 application received</p> <p>1 application approved</p> <p>Planning Application Fees Grant</p> <p>\$21,900 in committed funding</p> <p>Building Permit Fees Grant</p> <p>\$58,660 in committed funding</p> <p>\$80,560 in total committed funding</p>

Stacked townhouse for student housing at 306-316 Georgian Drive, part of a development that provides accommodations for up to 359 students.



A5

DOWNTOWN "NEXT WAVE" CIP

Incentive Programs: Application Fees, Permit Fees, & Special Fees Grant • Energy Efficient Exterior Lighting in Poorly Lit Areas (SLED) Grant • Adaptive Re-Use & Upgrade to Building Code Loan • Façade & Signage Improvement Loan



Area of Focus

Projects within the core of the City's historic downtown area.

Goals

The goals of the Downtown "Next Wave" CIP were to encourage redevelopment and improvement of the downtown area, stimulate new investment, and strengthen the vitality of downtown.

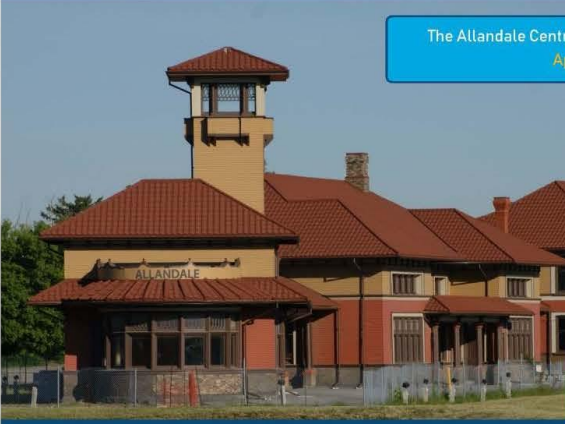


Both the Downtown "Next Wave" CIP and the Allandale Centre CIP were in effect until April 2016. Many of the incentive programs that were available through these CIPs (such as the Façade & Signage Improvement Loan and the Adaptive Re-Use & Upgrade to Building Code Loan) have been replaced by equivalent programs under the Built Boundary CIP's Renovation Grant program.

Several projects whose applications were approved before April 2016 were completed and funded in 2017. Approximately **\$142,810** was paid in 2017 and early 2018. Funding was provided through an Exterior Lighting (SLED) Grant as well as through various Fees Grants and Forgivable Loans.

ALLANDALE CENTRE CIP


Incentive Programs: Application Fees, Permit Fees, & Special Fees Grant • Energy Efficient Exterior Lighting in Poorly Lit Areas (SLED) Grant • Façade Improvement Loan • Renovation Loan



The Allandale Centre CIP was adopted by Council on
April 30, 2007 (By-Law 2007-084).

Goals

The goals of the Allandale Centre CIP were to stimulate commercial activity in the Allandale neighbourhood by promoting a variety of uses, to promote residential intensification, and to improve the visual impact of buildings, including the development of Allandale Station as a signature site.



Area of Focus

Projects within the historic Village of Allandale and the adjoining lakeshore parkland area.

One project in the Downtown CIP area has been granted an extension into 2018. This project was approved to receive funding under both the Adaptive Re-Use and Upgrade to Building Code Program and the Façade and Signage Improvement Program. A total amount of approximately **\$39,535** is expected to be paid out upon completion in 2018.

There are no remaining commitments for projects under the Allandale Centre CIP.

Downtown "Next Wave" & Allandale Centre CIPs

Key Figures (2005–2018)

Projects
51 improved façades
31 renovation/adaptive re-use
11 exterior lighting (SLED)
Funding
\$1,595,987 in grants (2005–16)
\$1,701,071 in loans (2005–16)
\$182,345 paid/committed (2017–18)
\$3,479,403 in total funding

11



LOOKING AHEAD to the rest of 2018 and beyond...

A lot will be happening in connection with the City of Barrie's CIPs in the years ahead:

- ♦ The **remaining 13 projects** approved for Renovation Grants are expected to be completed in the coming year.
- ♦ The last remaining project in the Downtown "Next Wave" CIP area is expected to be completed in 2018.
- ♦ **Habitat for Humanity** has submitted another grant application that, if approved, will support the provision of **additional affordable home ownership units**.
- ♦ **Redwood Park Communities**, in partnership with the **County of Simcoe**, has submitted two applications for **transitional/emergency housing** projects.
- ♦ A Work Plan has been developed for the process of **amending the current CIPs**. The amendments to be considered include a **proposed Cash-in-Lieu of Park-land Grant** to support affordable housing. Staff will also be looking at ways to improve the delivery of its CIP programs.

On the whole, the City of Barrie looks forward to finding more opportunities to support improvements that will enhance the quality of the living, working, and business environment for all members of our community.

