

City of Barrie

Community Improvement Plan

Progress Report



2017–2018

Prepared by Planning and Building Services

June 2018

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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.



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

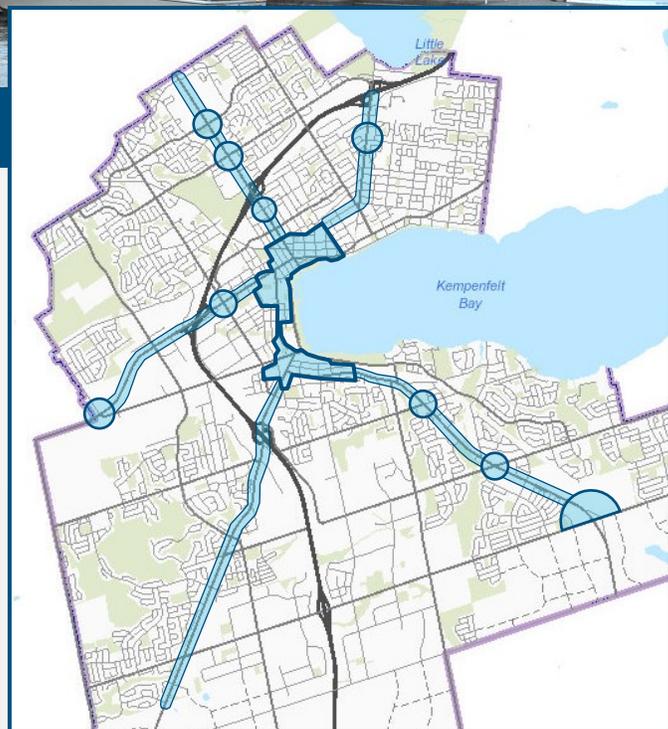
The goals of the Built Boundary CIP are to promote the development of **mixed-use properties** in key intensification areas, facilitate the **renovation and adaptive re-use** of existing buildings, support the **preservation and restoration** of buildings' heritage features, and encourage the development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

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

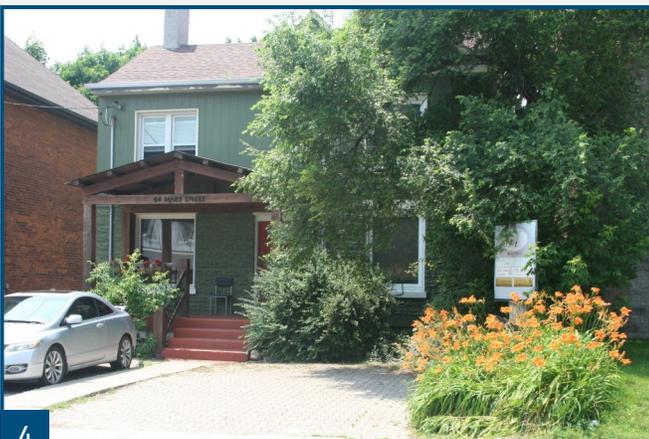
The **Built Boundary Community Improvement Plan** saw its **first year of implementation** in 2017. Overall, 16 applications were received for the two financial incentive programs under this CIP: 15 for the Renovation Grant and 1 for the Redevelopment Grant. The total funding commitments for all conditionally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



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.



RENOVATION GRANT

2017 ACTIVITY

14
TOTAL APPROVED PROJECTS

ESTIMATED TOTAL VALUE OF CONSTRUCTION
\$2,035,000



3
PROJECTS INVOLVING
LISTED OR DESIGNATED
HERITAGE BUILDINGS

RESIDENTIAL

- 24** NEW OR IMPROVED RESIDENTIAL UNITS
- 2** NEW OR IMPROVED SECOND SUITES
- 4** IMPROVED MULTI-RESIDENTIAL (>3 UNITS)



COMMERCIAL



1,823 m² NEW OR IMPROVED OFFICE SPACE

1,053 m² NEW OR IMPROVED RETAIL SPACE

83 ESTIMATED TOTAL JOBS IN NEW
OR IMPROVED OFFICE SPACE

30 ESTIMATED NEW HIGH-POTENTIAL JOBS

2017 ACTIVITY

REDEVELOPMENT GRANT

GRANTS APPROVED FOR

3

AFFORDABLE

HOME OWNERSHIP UNITS



TOTAL GRANT AMOUNT

\$ 73,353

FEES & CHARGES GRANT

\$ 51,024

TAX INCREMENT BASED GRANT

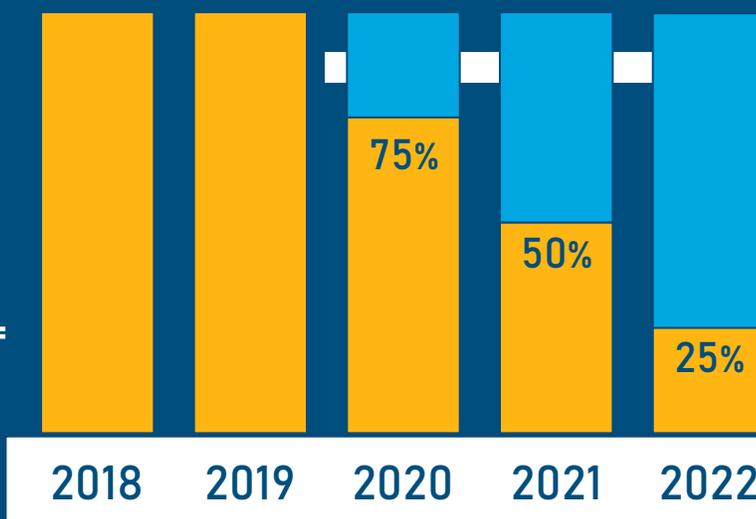
\$ 22,329

BASED ON ESTIMATED TAX INCREMENT OF

\$2,127

PER UNIT

100% =
\$6,380



\$ 9,570

PAID TO
CIP FUND

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



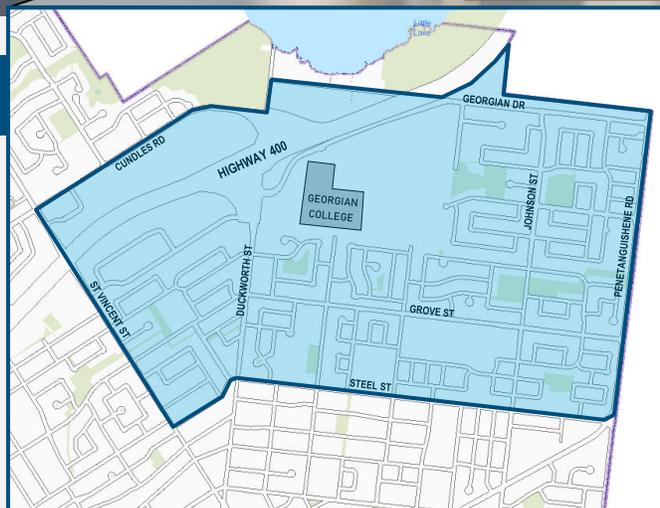
The Georgian College Neighbourhood (GCN) CIP was adopted by Council on **November 12, 2007** (By-Law 2007-235).

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.

Key Figures

1 application received
1 application approved

Planning Application Fees Grant

\$21,900 in committed funding

Building Permit Fees Grant

\$58,660 in committed funding

\$80,560 in total committed funding

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.

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**.

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.

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**.

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



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



The Downtown “Next Wave” CIP was originally adopted by Council on **June 28, 2004** (By-Law 2004-196).

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**.



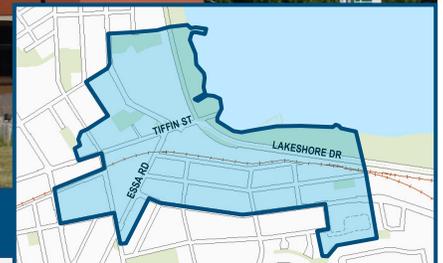
Both the Downtown “Next Wave” CIP and the Allandale Centre CIP were in effect until April 2016. Many of the incentive programs that were available through these CIPs (such as the Façade & Signage Improvement Loan and the Adaptive Re-Use & Upgrade to Building Code Loan) have been **replaced by equivalent 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.

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

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.

CIP FUNDING OVERVIEW



\$781,986

CIP RESERVE
BALANCE (2017)

← **\$200,000**
ADDED
(2018 BUDGET)

→ **\$218,834**
FUNDS PAID
OUT (MAY 2018)

→ **\$421,056**
COMMITTED
FUNDING

\$342,096

**UNCOMMITTED
FUNDS FOR 2018**

Overall, **\$218,834** in funding has already been paid for applications approved during the 2017 – 2018 reporting period, with another **\$421,056** committed through to 2022.

This means that, at present, an **uncommitted reserve balance of \$342,096** is available for 2018 for any applications that are received for consideration.

If additional funds are needed for projects that merit consideration, City Staff will need to submit a report for Council’s consideration so that funds can be added to the CIP budget.

PAID:

Built Boundary CIP: Renovation Grant	\$25,000
Built Boundary CIP: Redevelopment Grant	\$51,024
Downtown & Allandale CIPs	\$142,810

COMMITTED:

Built Boundary CIP: Renovation Grant	\$278,632
Built Boundary CIP: Redevelopment Grant	\$22,329
GCN CIP	\$80,560
Downtown CIP.....	\$39,535

As part of the Redevelopment Grant approved for the Anne Street affordable housing project, **\$9,570** is scheduled to be paid into the CIP fund (from the increased property taxes) from 2020 to 2022.

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.

