

PART B: THE COMMUNITY IMPROVEMENT PLAN

1.0 Purpose

The purpose of this Community Improvement Plan will be to provide for Financial Incentives designed to achieve emerging community goals and priorities which target key planning and growth management objectives for development within the Built Boundary, including: affordable housing, brownfield redevelopment, and mixed-use development within the intensification areas identified on Schedule I of the Official Plan.

2.0 Community Improvement Project Area

The Community Improvement Project Area includes all of the Built Boundary as identified on Schedule I of the Official Plan. The Built Boundary Community Improvement Project Area is shown on Schedule "A" of this CIP.

3.0 Objectives

The objectives of this plan are as follows:

1. To support the provision of a variety of affordable housing by offering different levels of support for a continuum of affordable housing options.
2. To facilitate the redevelopment and remediation of brownfield sites.
3. To reinforce the vision for development of the Intensification areas with more intensive mixed use development, by offering incentives to support the development of street level commercial uses in the Intensification areas.
4. To facilitate renovation restoration and adaptive reuse of existing buildings in the Urban Growth Centre and buildings included on the Municipal Heritage Register.

4.0 Community Improvement Financial Incentives

In order to assist the City in achieving these objectives, this CIP will provide incentives in the form of two major programs; a renovation grant program and a redevelopment grant program.

The **Renovation Grant Program** is intended to provide financial incentives to promote the renovation and restoration of existing buildings within the Urban Growth Centre and buildings listed on the Municipal Heritage Register.

The **Redevelopment Grant Program** will provide financial incentives for development/redevelopment projects which provide affordable housing; remediate and redevelop brownfield sites within the Built Boundary, and develop ground related commercial in combination with the appropriate density and built form to support transit, walkability and animated streets in the intensification areas identified on Schedule I on the Official Plan.

5.0 General Eligibility Requirements for Incentive Grant Programs

1. The property must be within the Built Boundary Community Improvement Project Area, the Urban Growth Centre, an Intensification Node or Corridor as identified on Schedule "A" to this CIP.
2. All applications for assistance will be considered subject to the availability of funding.
3. Any owner of a property, within the Built Boundary Community Improvement Project Area, may apply for assistance, unless stated otherwise in the Specific Eligibility Criteria for grants and loans.

4. An owner or tenant of a residential condominium unit or condominium development shall not be eligible for any of the grants or loans available under this CIP unless otherwise stated in the program details.
5. Improvements shall be made to buildings or land in accordance with the purpose and the objectives of this CIP, the Official Plan, the Zoning By-Law and other municipal By-laws in effect.
6. 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 or loan under this CIP.
7. 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.
8. The total of the grants and loans made in respect to particular lands and buildings shall not exceed the eligible cost of the improvements with respect to those lands and buildings.
9. Improvements to auto related uses including drive through facilities, auto repair shops, car detailing, car dealerships, sales and leasing of automobiles, gas stations or any other auto related uses shall not be eligible for any grant or loan available under this CIP.
10. Temporary uses, such as temporary sales offices; scaffolding or other non-permanent structures, such as tents; temporary storage areas; temporary parking lots, or properties zoned under temporary use provisions of Section 39 the Planning Act shall not be eligible.

6.0 Renovation Grant Program

6.1 Purpose of the Renovation Grant

The purpose of this grant is to assist in the improvement, restoration or adaptive re-use of existing buildings within the Urban Growth Centre and to assist with restoration and renovation of heritage characteristics of buildings listed on the Municipal Heritage Register.

6.2 Specific Eligibility Requirements of the Renovation Grant

The renovation grant is available to property owners that meet the following eligibility requirements:

1. Buildings within the Urban Growth Centre identified on Schedule "A" attached to this CIP.
2. Buildings within the Built Boundary listed on the Municipal Heritage Register as updated from time to time.
3. Eligible renovations include interior and exterior renovations or improvements such as:
 - a) Adaptive re-use, upgrade to building code, accessibility and HVAC improvements and façade and sign improvements.
 - b) Restoration and renovation of the interior or exterior of buildings listed on the Municipal Heritage Register.
 - c) Improvements that result in increased energy efficiency of buildings.

6.3 Calculation and Timing of Payment of the Renovation Grant

1. Where an application is approved under this program, assistance will be in the form of a grant for 50% of the eligible renovation costs to a maximum of \$25,000 per property, whichever is the lesser.
2. Approval will be conditional upon the works being completed within a year of approval. If works are not completed within the specified time frame, approval will be withdrawn unless the applicant has requested and received written approval for the extension from the Director of Planning and Building Services.
3. A Renovation Grant Agreement between the City and the owner shall be executed and registered on title prior to release of funds for the grant.
4. Grants will be paid at the time of completion of the works and after at least 50% occupancy of the building is confirmed.
5. From time to time, the upset maximum for the renovation program may be changed through a resolution of Council, based on monitoring of uptake, without requiring an amendment to this plan.

6.4 Renovation Grant Program Delivery and Process

1. Approval of the Renovation Grant is delegated to the Director of Planning and Building Services.
2. Applications for grants under this program will be required to be submitted within a prescribed time frame for consideration.
3. Only complete applications will be considered.
4. Eligibility criteria, evaluation criteria and if applicable priority streets will be stipulated on an annual basis.
5. Evaluation criteria shall be applied to assist in selection and approval of eligible projects and shall take into account the following considerations:
 - a) The proposed improvements result in increased occupancy of existing building within the UGC. Rankings will be based on the provision of ground floor commercial uses with second and third story residential and/or employment uses.
 - b) The proposed improvements result in the renovation/restoration of existing building on the municipal heritage registry.
 - c) The improvements result in a net increase to the employment and residential base of the Urban Growth Centre.
 - d) The improvements result in a net increase to the availability of office and residential space on upper floors.
6. Evaluation criteria and scoring of grant applications may be amended on an annual basis.
7. Following the closing date the list of applications and details of the proposals will be made available to the Director of Planning and Building Services who shall evaluate applications against the criteria referenced above.
8. More than one intake per year may be considered at the discretion of the Director of Planning and Building Services subject to uptake and funding availability in any one year.

7.0 Redevelopment Grant Program

7.1 Purpose of the Redevelopment Grant Program

The purpose of the Redevelopment Grant Program is to provide financial incentives for (re)development which entails any of the following:

1. The provision of a variety of affordable housing.
2. The development of the Intensification Areas in with the density, mix of uses and built form required in accordance with the Official Plan and Zoning By-law. The intent is to support development that is in accordance with the vision of the intensification areas which includes mid-rise mixed use developments with animated complete streets as articulated in the Intensification Area Urban Design Guidelines dated April 2012. In some cases this may require zoning changes to meet the recommendations of the Intensification Area Urban Design Guidelines.
3. To support the redevelopment of Brownfield sites within the built boundary.

7.2 Specific Eligibility Requirements of the Redevelopment Grant

1. Affordable Housing:
 - a) A development or redevelopment which provides affordable housing within the Built Boundary or within the Urban Growth Centre, an Intensification Node or Corridor outside of the Built Boundary as identified on Schedule A of this CIP.
 - b) Those units within a development or redevelopment that meet the Affordable Rental Housing definition will only be eligible for the grant.
 - c) Affordable rental housing defined as the least expensive of:
 - i) A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or
 - ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.
 - d) Affordable home ownership offered by Not-For-Profit service providers and/or charitable service providers offering a sweat-equity type of ownership model which offer affordable home ownership units and which have processes and/or mechanisms in place to ensure the continued affordability of the unit for a specified period of time.
2. Intensification Area Redevelopment:
 - a) Properties or a consolidated group of properties or buildings with a minimum of 100m frontage on a road forming an Intensification Corridor or on one of the intersections forming an Intensification Node, within the Community Improvement Project Area Map - Schedule "A".
 - b) Properties or buildings within or partially within the Urban Growth Centre.
 - c) Properties or buildings within 500m of a Transit Station.

- d) Projects shall comply with applicable official plan policies including densities and density and zoning requirements.
- e) Properties within the Mixed Use Nodes and Corridors shall be required to comply with the City's Mixed Use Nodes and Mixed Use Corridor zoning standards. In addition the applicable Intensification Area Urban Design Guidelines shall be included in the design. Development within the Urban Growth Centre shall also comply with the mixed use more intensive development as articulated in the latest approved Intensification Area Urban Design Guidelines.
- f) This grant shall only be provided where the full amount of commercial is developed as required in the zoning by-law. In the case of Intensification Corridors, at least 50% of the ground floor shall be developed for commercial use to qualify for the grant. A lesser percentage of ground related commercial will not be eligible.
- g) The commercial use shall be provided in combination with residential development and shall meet the applicable density requirements; single story commercial development shall not be eligible for this grant program.
- h) The development shall be in accordance with the vision for the intensification areas and built form as set out in the latest Intensification Area Urban Design Guidelines. In cases where the development complies with the zoning but does not, in the opinion of staff, reflect the Intensification Area Urban Design Guidelines, the property shall not be eligible for the intensification area incentives.

3. Brownfield Redevelopment:

- a) Redevelopment of brownfields within the Built Boundary, or is within an Intensification Node or Corridor outside the Built Boundary as identified on Schedule "A" attached to this CIP.
- b) For purposes of this CIP, a brownfield site is a property or part of a property with or without buildings having a history of either industrial or commercial uses and which as a result of these uses has become environmentally contaminated and remediation is needed in order to develop the site for a sensitive use.

7.3 Calculation and Timing of Payment of the Redevelopment Grant

7.3.1 Affordable Housing:

- 1. Affordable housing grants include a Tax Increment Grant and Affordable Housing charges and fees grant.
- 2. The value of the Affordable housing charges and fees grants will vary based on the type of affordable housing being considered: Emergency Housing, Transitional Housing, Social Housing, Affordable Rental Housing, and Affordable Not-for-Profit Charitable home ownership models. Refer to Appendix "B" to this CIP for definitions of these types of affordable housing.
- 3. The grants are for the equivalent costs of a percentage of the applicable Development Charges (DC's) as well as a percentage of Building Permit and Planning Application Fees. The value of the grants for different types of affordable housing is outlined as follows:

- a) Emergency housing: a payment equalling 100% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of emergency housing units developed within the project.
 - b) Transitional housing: a payment equalling 75% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of transitional units developed within the project.
 - c) Social housing: a payment equalling 50% of development charges and building permit fees applicable to affordable units, and planning application fees based on the percentage of social housing units developed within the project.
 - d) Rental housing: a payment equalling 25% of development charges and building permit fees applicable to affordable units, and planning fees based on the percentage of affordable rental housing units developed within the project.
 - e) Affordable home ownership offered by Not-for-Profit service providers and or charitable service providers offering a sweat-equity type of ownership model which offer affordable home ownership units and which have processes and/or mechanisms in place to ensure the continued affordability of the unit for a specified period of time. The provisions of the Redevelopment Grant for this form of affordable housing would be the same as the provisions for Social Housing noted in 7.3.1. 2 c) above (50%).
3. For purposes of determining the applicable equivalent grant costs the following shall apply:
- a) Development Charges Equivalent grants are based on the applicable percentage of the Development Charges required in accordance with the Development Charges by-law in effect at the time.
 - b) Building Permit Fees Equivalent grants are based on the full building permit fee required at the time of building permit application. The building permit fees equivalent grant shall not include conditional building permit fees, unless this fee is approved by the Grant Review Group.
 - c) Planning Application Fees Equivalent grants include all application fees applicable to planning processes, including:
 - i) Pre-consultation request forms; application fees for site plan, rezoning, official plan amendments, severance, minor variance, or other planning application process, relevant to the type of affordable housing being proposed on a specific site.
 - d) Planning Application Fees Equivalent grants shall not include security deposits, or letters of credit normally required through the planning process.
4. The Tax Increment Grant is for the incremental tax increase paid back over a five year period for Emergency Housing, Transitional Housing, Social Housing, Affordable Rental Housing at or below average market rents, and Affordable Not-for-Profit Charitable Sweat Equity home ownership. Except where these properties are exempt from taxes.

7.3.2 Intensification Area Redevelopment:

- 1. Intensification Area redevelopment grants include a Tax Increment Grant and a Charges or Fees Grant for the Commercial component of development in intensification nodes, corridors or the urban growth centre.

2. The following charges or fees for the commercial component will be granted:
 - a) 50% of Development Charges for the ground related commercial component of the project.
 - b) 50% of Building Permit Fees for the ground related commercial component of the project.
 - c) 100% of Planning Application Fees for the entire project.
3. Tax Increment Grant is for the incremental tax on the ground related commercial portion of the development.

7.3.3 Brownfield Redevelopment:

1. The following costs associated with Brownfield redevelopment will be paid back through a tax increment based grant:
 - a) Costs of preparation of a Phase One and Phase Two Environmental Site Assessment, or
 - b) Costs to prepare a Risk Assessment to Table 2 Standard
 - c) Costs of Preparing a Remediation and Monitoring Plan
 - d) 50% of costs of rehabilitating the property to permit a record of site condition to be filed with the Ministry of the Environment and Climate Change, and
 - e) 50% of the cost of complying with a certificate of property use issued under section 168.6 of the Environmental Protection Act.
2. The foregoing costs shall be capped to the lesser of the value of the total of the tax increment grant or the costs of studies and remediation.
3. Only those remediation costs incurred after the execution of an agreement with the City will be eligible for rebate. Remediation costs that have previously been incurred by the applicant are not eligible for the program funding.
4. These studies shall be done by a Qualified Person as required under the applicable legislation.

7.4 Redevelopment Grant Payment

7.4.1 Affordable Housing:

1. The grant for affordable housing will be paid out at different times depending on the type of affordable housing developed. The timing of the grant payment for the different types of affordable housing is outlined as follows:
 - a) Emergency Housing and Transitional Housing:
 - The applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees Grant will be paid at the time of building permit application.

b) Social and Affordable Rental Housing:

- The applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees are to be paid by the applicant when required and the total grant is paid after the project is completed and at least 50% occupancy is confirmed.

c) Affordable Not-for-Profit or Charitable Home ownership:

- The applicable percentage of Development Charges Equivalent, Building Permit Fees Equivalent and Planning Application Fees Equivalent Grant will be paid at the time of building permit application.
- This type of ownership model shall be funded to a maximum of five units per year, on a first come first serve basis.
- Notwithstanding any other provisions of this CIP, any applications for this type of ownership may be considered eligible for the grant for projects initiated where applicable DC charges, building permit and planning application fees were paid on or after January 1, 2016.

2. Affordable Housing Redevelopment Grants shall be paid from a CIP reserve fund.

3. In the case of Emergency Housing and Transition Housing, and Affordable Not-for-Profit or Charitable Home ownership, the Affordable Housing fees and charges grant payment will be transferred from the CIP reserve fund into the applicable Development Charges, Building Permit Fees, or Planning Application Fees account at the time these will be required under the program.

4. In the case of Social Housing and Affordable Rental Housing, the applicant shall pay the applicable development charges, building permit fees or planning fees at the time required, and the grant will be paid from the CIP reserve account when 50% occupancy of the building is confirmed.

5. Affordable Housing Tax Increment Grant Payment:

- a) The repayment of the incremental tax increase will occur over a maximum period of five years.
- b) The annual grant payable will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages of the increment, and the balance of the increment shall be allocated to a CIP Reserve account as follows:

Year	Percentage of Tax Increment	Percentage to CIP Reserve
1 (pro-rated)	100%	0
2	100%	0
3	75%	25%
4	50%	50%
5	25%	75%

c) The tax increment shall be calculated as the difference between:

- i. the annualized municipal taxes resulting from the increased assessment from project completion, as provided by Municipal Property Assessment Corporation (MPAC), adjusted if applicable by subsequent assessment appeal decisions, and

- ii. the annualized municipal taxes based on assessment the day before the effective date of the assessment increase noted in (a) above.
 - d) Properties that are developed that are exempt from taxes, shall not be eligible for the tax increment grant.
 - e) Where properties that are not previously subject to taxes are redeveloped, the base tax shall be based on the tax that would be applied to the land and buildings based on the current use. For example, a municipal property or church converted to a commercial use shall not have a zero base tax from which to calculate the tax increment.
 - f) The grant for Year 1 will be pro-rated based on the effective date for the increased assessment.
 - g) This program does not exempt property owners from increases or decreases in municipal tax rate changes relating to provincial capping legislation or from changes in assessment for any other reason.
 - h) The starting point for taxes levied on cleared or partially cleared parcels shall be based on the municipal taxes levied the day before clearance.
6. In all cases, an agreement shall be in place confirming the affordable tenancy which shall be retained as such for a period of 10 years from the date of payment of the grant. In cases where a project also receives Federal, Provincial or County assistance or a combination thereof, the greater of the time periods shall apply.

7.4.2 Intensification Area Grant (Intensification Nodes/Corridors/Urban Growth Centre)

- 1. The 50% Charges and Fees Grant and Tax Increment Grant for the commercial components of a development shall be payable upon Municipal Property Assessment Corporation (MPAC) re-assessment of the property after development or redevelopment has occurred.
- 2. Intensification Area Tax Increment Grant Payment
 - a) The Tax Increment Grant shall be paid through the incremental taxes upon MPAC re-assessment of the property after development or redevelopment has occurred.
 - b) The repayment will occur over a maximum period of five years.
 - c) The total payment through the tax increment based grant shall not exceed the cost of redevelopment. If the costs exceed the tax increment based grant for the project, the limit shall be established by the five year tax increment based grant payment schedule.
 - d) The annual grant will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages of the increment as follows:

Year	Percentage of Tax Increment	Percentage to CIP Reserve
1 (pro-rated)	100%	0
2	100%	0
3	75%	25%
4	50%	50%
5	25%	75%

- e) The tax increment shall be calculated as the difference between:
 - i) the annualized municipal taxes resulting from the increased assessment from project completion, as provided by Municipal Property Assessment Corporation (MPAC), adjusted if applicable by subsequent assessment appeal decisions, and
 - ii) the annualized municipal taxes based on assessment the day before the effective date of the assessment increase noted in (2) above.
- f) Where properties that are not subject to taxes are redeveloped, the base tax shall be based on the tax that would be applied to the land and buildings based on the current use. For example, a municipal property or church converted to a commercial use shall not have a zero base tax from which to calculate the tax increment.
- g) The grant for Year 1 will be pro-rated based on the effective date for the increased assessment.
- h) This program does not exempt property owners from increases or decreases in municipal tax rate changes relating to provincial capping legislation or from changes in assessment for any other reason.
- i) The starting point for taxes levied on cleared or partially cleared parcels shall be based on the municipal taxes levied the day before clearance.

7.4.3 Brownfield Redevelopment:

1. Brownfield Tax Increment Grant shall cover the eligible costs for Brownfield redevelopment to be paid through a Tax Increment Grant upon re-assessment of the property after redevelopment has occurred.
 - a) The repayment will be for the lesser of total eligible costs and the tax increment grant payment over five years as outlined in c) below.
 - b) The annual grant will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages of the increment as follows:

Year	Percentage of Tax Increment	Percentage to CIP Reserve
1 (pro-rated)	100%	0
2	100%	0
3	75%	25%
4	50%	50%
5	25%	75%

- c) If the sum of eligible costs is less than the total paid out over the five year period, then the repayment schedule shall be ended when the full amount of eligible costs is paid out. The final year payment would then not need to be based on the percentage amount set out in the above table.
- d) If the eligible costs exceed the amount paid out by the end of the five year period no further payments will be made.
- e) The tax increment shall be calculated as the difference between:
 - i) the annualized municipal taxes resulting from the increased assessment from project completion, as provided by Municipal Property Assessment

Corporation (MPAC), adjusted if applicable by subsequent assessment appeal decisions, and;

- ii) the annualized municipal taxes based on assessment the day before the effective date of the assessment increase noted in a) above.
- f) Where properties that are not subject to taxes are redeveloped, the base tax shall be based on the tax that would be applied to the land and buildings based on the current use. For example, a municipal property or church converted to a commercial use shall not have a zero base tax from which to calculate the tax increment.
- g) The grant for Year 1 will be pro-rated based on the effective date for the increased assessment.
- h) This program does not exempt property owners from increases or decreases in municipal tax rate changes relating to provincial capping legislation or from changes in assessment for any other reason.
- i) The starting point for taxes levied on cleared or partially cleared parcels shall be based on the municipal taxes levied the day before clearance.

7.5 Redevelopment Grant Program Delivery and Process

1. Approval of all redevelopment grants shall be delegated to a Redevelopment Grant Review Group comprised of the General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services, and the Executive Director of Invest Barrie.
2. All applicants for financial assistance will be required to complete an application form outlining the location of the property, the type and nature of the improvements or development to be undertaken, the anticipated completion date, the estimated value of the project and the financial incentives applied for.
3. A grant application shall be submitted at the time of Site Plan application and will be reviewed in parallel to the Site Plan application.
4. Staff may provide feedback on a redevelopment grant application at the Site Plan Pre-consultation stage, at which time basic eligibility will be determined in conjunction with the Planning Department review.
5. Planning staff will evaluate the grant application for compliance with eligibility requirements and circulate the grant application for comments to applicable departments and provide a summary of comments to the landowner.
6. Upon receipt of an amended Site Plan to address the comments and recommendations from the Site Plan review, the landowner will submit a final grant application with amended Site Plan requirements including enhanced requirements for the grant application.
7. All projects are subject to funding availability, in consultation with the Finance Department.
8. If approved, conditional approval shall be granted and a Redevelopment Grant Agreement shall be prepared. The legal fees for this agreement and costs of registration

on title may be recovered from the grant or may be added to the eligible costs funded through the tax increment.

9. A project may be eligible for more than one of the incentives under the Redevelopment Grant Program where all the elements are included. In these instances the incentives may be added on to each project however, the total maximum amount of all grants or loans shall not exceed the total cost of redevelopment.
10. Where planning applications fees are costs permitted in more than one grant (for example Affordable Housing within an Intensification area), this grant of greater value shall apply.

7.6 Prioritization of Affordable Housing

1. Generally, developments within the Intensification areas shall be required to meet the applicable Official Plan and Zoning standards, including density, built form, and urban design requirements.
2. Where special planning approvals are needed to facilitate the provision of affordable housing projects that do not meet all these requirements, Council shall have an opportunity to determine eligibility for the applicable Affordable Housing Redevelopment Grant Program in light of the special provisions needed to permit the affordable housing project, at the time of consideration of the planning application.

8.0 Renovation and Redevelopment Grant Program Rules and Requirements

1. The provision of any grant as described in Part B of this CIP shall be administered on the basis of merit and the limit of funding available in accordance with administrative rules governing the loan or grant programs.
2. Specific details regarding the grants, application and administration procedures shall be set out in the Grant Application Forms and may change from time to time without the need for an amendment to this Community Improvement Plan.
3. Terms and conditions of any incentive program, including interest, repayment terms and administrative procedures may be changed, altered, amended or modified by the City of Barrie without the necessity of an amendment to this CIP.
4. Any of the foregoing Grant Programs may be structured as loans or forgivable loans if necessary, to secure City interests.
5. Development or redevelopment carried out prior to approval of *The Built Boundary CIP* shall not be eligible for funding, except for Not-for-Profit or Charitable Sweat Equity units constructed after January 1, 2016.
6. Eligible costs for redevelopment or improvements incurred prior to an application under *The Built Boundary CIP* shall not be eligible for funding.
7. Where DC discounts are already in place through the Development Charges By-law, the grants will be based on the greater of the two.
8. Incentive programs will be available to a property owner only. The City may extend the original grant payment schedule to a new owner subject to an amended agreement with the new owner.
9. Tax Increment Grant payments to the original owner will cease if the original owner sells the property prior to payment of all installments per the Tax Increment Grant Schedule, and the Grant has not been transferred or assigned through an agreement to the new owner.

10. Assistance granted under any financial incentive program for a particular applicant is not transferable to any other property.
11. All applicant(s) will be required to enter into an agreement with the City of Barrie specifying the amount to be paid by the City and the payment period. In all cases, the property owner must consent to the agreement in writing.
12. Eligible properties and buildings shall have no outstanding charges, legal claim, lien or tax arrears that may affect title to the land.

9.0 Municipal Acquisition, Disposal, Investment, Holding or Clearance of Land

1. In some instances, such as the provision of affordable housing, direct action on the part of the municipality may be appropriate to realize the objectives as outlined in Part B Section 3.0 of this plan.
2. Council may undertake any or a combination of the following as set out in Section 28(3) of the Planning Act:
 - a) Acquire land within the Built Boundary Community Improvement Project Area without the approval of the Minister, after the CIP is approved;
 - b) Hold land acquired within the Built Boundary Community Improvement Project area; and
 - c) Clear, grade, or otherwise prepare the land for community improvement.
3. Council may also undertake any or a combination of the following as set out under Sections 28(6) of the Planning Act:
 - a) Construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality in the Built Boundary Community Improvement Project Area in conformity with the CIP and sell, lease or otherwise dispose of any such buildings and land appurtenant thereto.
 - b) Sell, lease or otherwise dispose of any land acquired or held by the municipality in the Community Improvement Project Area for a use in conformity with the CIP.
4. The City may prioritize lands or areas for undertakings as described in 2 and 3 above.
5. As part of exercising the powers granted under Section 28 of the Planning Act, the City shall prepare a report available for the public which will outline the following:
 - a) Identification and description of the strategies to be employed.
 - b) The purpose and objective of the undertaking.
 - c) The role of the municipality and other parties in the undertaking.
 - d) The financial implications for the municipality.
 - e) The potential timing of the undertaking.

10.0 Implementation

1. The Built Boundary CIP will be implemented through the provisions of Section 3.6 of the Official Plan and Section 28 of the Planning Act, 1990, R.S.O.

2. Overall implementation of the grant program shall be subject to Council review and approval of program details and budgetary allocation.
3. Approval of grants would be delegated to City staff. In the case of Renovation Grant Program, this shall be the Director of Planning and Building Services. In the case of the Redevelopment Grant Programs, this shall be delegated to an interdepartmental panel of senior staff comprised of the General Manager of Infrastructure and Growth Management, the General Manager of Community and Corporate Services and the Executive Director of Invest Barrie. This group is referred to as the Redevelopment Grant Review Group in this document.
4. All programs outlined in Part B of this Community Improvement Plan may be considered upon funding approval of this Plan, after approval of this CIP. Retroactivity of the program prior to approval shall not apply.

11.0 Administration

1. The *Built Boundary CIP* and the *Financial Incentives Programs* shall be administered by the City of Barrie Planning and Building Services and Finance Departments.

12.0 Other Community Improvement Plans:

1. The Downtown: Next Wave Community Improvement Plan and the Allandale Community Improvement Plan only apply insofar as review and implementation of applications received up to and including April 30, 2016. Any current grants or forgivable loans offered under these programs will continue to be maintained in accordance with the program details of these Community improvement plans.
2. The Georgian College Community Improvement Plan provides specialised grants for developments providing student housing. The Georgian College CIP shall remain in effect. Applications within the Georgian College CIP area may either be made under this Built Boundary CIP or the Georgian College CIP; however, applications may only be eligible under one of these CIPs. If applications are submitted under one CIP, it will be ineligible to apply under the other CIP.

13.0 Financing of Incentives

1. Council may approve an annual budget for these incentive programs.
2. The balance of the percentage paid out through the Tax Increment Based Grant Programs may be assigned to a CIP Reserve fund in order to build up funds and to have funds available for the Affordable Housing Grants, where these are to be paid at the front end.
3. All of the programs described in Part B and further detailed in Appendices are to be funded by the City of Barrie or in conjunction with such other Federal or Provincial programs which may be available.

14.0 Monitoring and Revisions to the Built Boundary CIP

Records of all grants and incentives awarded shall be maintained and the following shall be documented:

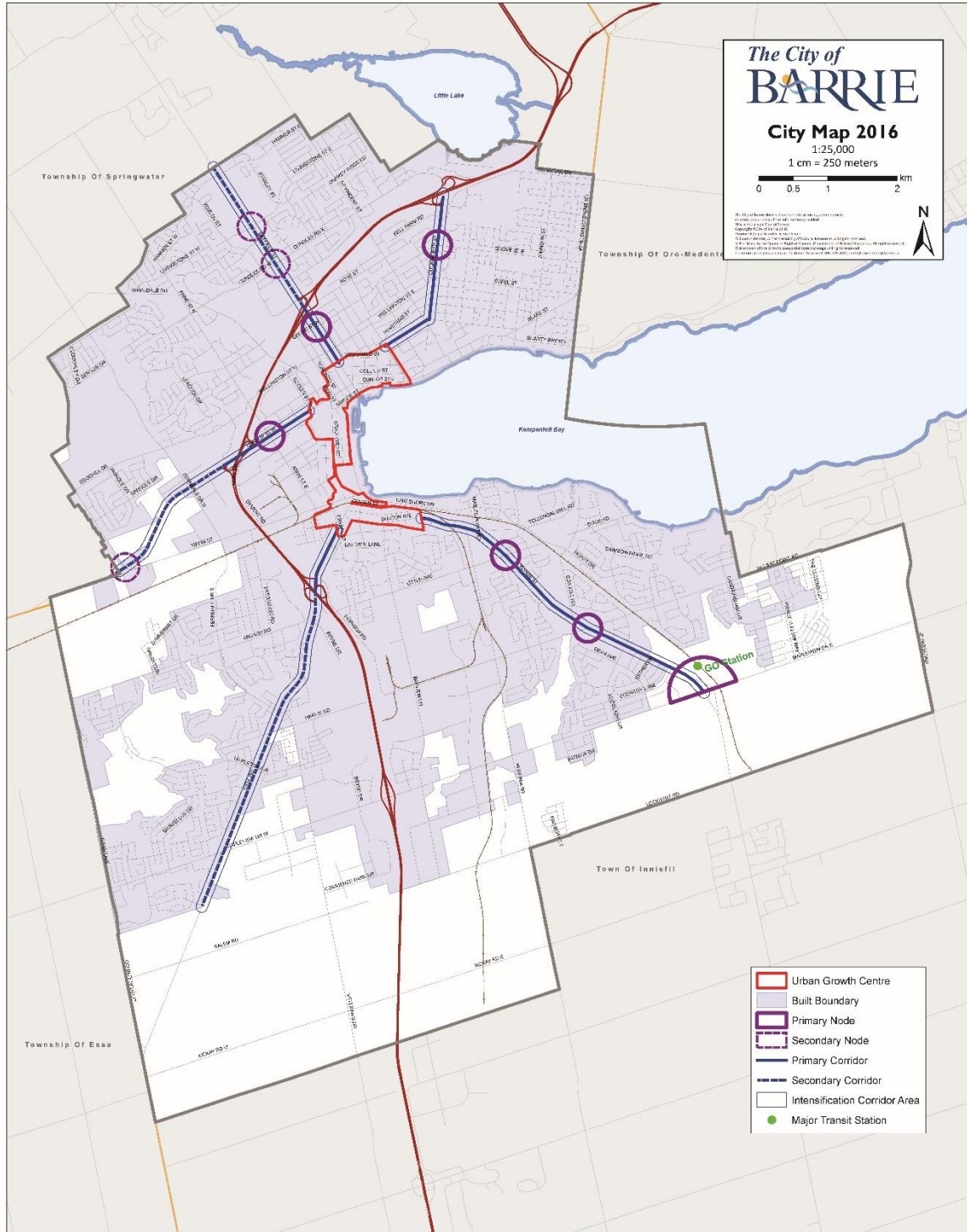
1. Renovation Grant:
 - i) Number and location of grants.
 - ii) Number of jobs or units added.
 - iii) Floor area of ground related commercial added.
 - iv) Number and location of listed properties upgraded.

2. Redevelopment Grants:
 - i) Number and type of Development or Redevelopment Projects (based on the Continuum of Affordable Housing Units provided through the program.
 - ii) Value of loans for development ground floor commercial space.
 - iii) Additional commercial floor area.
 - iv) Floor area of additional office space added.
3. Annual reviews and tracking of programs and activities relating to the Built Boundary CIP shall be submitted to Council.
4. As a result of this review; terms, conditions and details of any grant program may be changed, altered, amended or modified by the City of Barrie with direction from Council.
5. The addition of a new grant or loan program shall require an amendment to this CIP; however, the City of Barrie may discontinue any program without requiring an amendment to this Plan.

15.0 Interpretation

Part B Sections 1 to 14 inclusive and Schedule "A" attached, unless otherwise stated, shall form the Built Boundary CIP.

Schedule "A" – Community Improvement Project Area Boundary



APPENDIX “A” TO BUILT BOUNDARY CIP

RENOVATION GRANT EVALUATION CRITERIA

Criteria	Factor	Score (Points)	Maximum Points
1. Application required on Location Selected Street	For example Year 1 Dunlop Street between Mulcaster Street and High Street		
2.Type of Development	Office and/or residential above grade	10	20
		10	
	At grade commercial	10	
3.Property Description	Vacant Building	10	10
	Partially Vacant Building	5	
4.Conversion Type	Pre-existing vacant space	10	10
	Renovation	5	
5.Employment	More than 8+ jobs	8	20
	Less than 8 jobs	4	
	High Potential Jobs	8	
6.Residential Units Added	5+	10	10
	2-5	5	
	1	5	
7.Sustainability	<ul style="list-style-type: none"> • LEEDS or equivalent • Energy Saving Measures 		10
8.Design	<ul style="list-style-type: none"> • Materials utilized • Contribution to heritage preservation and character of the area • Accessibility • Landscaping • Signage 		20
			100

APPENDIX “B” TO BUILT BOUNDARY CIP

HOUSING SPECTRUM - LEVEL OF GRANT

Emergency Housing Facilities	Transitional Housing Facilities	Social Housing and Affordable Not-for-Profit or Charitable Home ownership (Sweat Equity models)	Affordable Rental Housing
DC Equivalent Grant			
100% DC Equivalent Grant	75% DC Equivalent Grant	50% of DC Equivalent Grant	25% of DC Equivalent Grant
Application Fee Grant			
100% Building Permit Equivalent Fees	75% Building Permit Equivalent fees	50% Building Permit Equivalent fees	25% Building Permit Equivalent fees
100% Planning Application Fees based on the percentage of Emergency Housing Facilities provided within a redevelopment project	75% Planning Application Fees based on the percentage of Transitional Housing facilities provided within a redevelopment project	50% Planning Application Fees based on the percentage of Social Housing units provided within a redevelopment project	25% Planning Application Fees based on the percentage of Affordable Rental Housing Units provided within a redevelopment project
Tax Increment Grant Applicable to All based on the Percentage of Affordable Units Provided			
Year	Percentage of Tax Increment	Percentage to CIP Reserve	
1 (pro-rated)	100%	0	
2	100%	0	
3	75%	25%	
4	50%	50%	
5	25%	75%	

Definitions of the Spectrum of Affordable Housing:

- a) Emergency Housing is housing that provides short term interim housing such as shelters, to address an immediate need to take a person or persons out of a harmful or high risk situation.
- b) Transitional Housing is temporary accommodation to bridges the gap from homelessness to permanent *housing* by offering support services structure, supervision, to facilitate integration into permanent occupation. Support may include education and training, translation services, life skills as appropriate to the situation.
- c) Social Housing may include Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing where rental costs are supplemented with government subsidy. This may include co-op housing supported by the housing service provider.
- d) Affordable Rental Housing: is as defined in the City of Barrie Official Plan and Provincial Policy Statement which is as follows:

Affordable Rental Housing is defined as the least expensive of:

- i) A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or

- ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

The monthly affordable rental rate and market region may be based on annual price points as determined by the County of Simcoe as the Service Provider, or as otherwise defined by CMHC or other Federal, Provincial or Local Service provider. This will be reviewed on an annual basis and changes included in the Grant Application Form.