

CITY OF BARRIE

BUILT BOUNDARY

Community Improvement Plan

September 26, 2016

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PART A: PREAMBLE

1.0 Background

The Provincial Growth Plan identifies Downtown Barrie as an Urban Growth Centre (UGC). Intensified mixed use development including residential, office, commercial and institutional uses are contemplated at densities of 150 persons and jobs per hectare in the UGC. The Growth Plan also sets population targets and requires at least 40% of new growth to be accommodated within the built up area.

In 2009, the City prepared an Intensification Study which identified key intensification areas including the UGC, mixed use nodes and corridors along major arterial roads, intersections and areas within walking distance of transit stations. Urban Design Guidelines were prepared in 2013 for these key intensification areas to provide guidance for development of private and public realm lands in these areas. Two new zone categories for the Intensification Nodes and Corridors have also been approved by Council to implement the type of development envisaged for these areas.

In addition, Council approved an Affordable Housing Strategy in February 2015 which included direction to develop incentives for the provision of affordable housing.

Finally, in 2010 Council approved a Brownfield strategy which included a recommendation to develop financial incentives to facilitate the rehabilitation of potential brownfield sites within the City.

The purpose of this Community Improvement Plan (CIP) is to facilitate the development of more affordable housing units; to encourage the clean-up and development of brownfield sites; and to encourage development of mixed use nodes and corridors, and other intensification areas within the City's Built Boundary as designated on Schedule I of the Official Plan.

2.0 Basis

The City of Barrie Official Plan currently contains provisions regarding Community Improvement Planning which provides that any area within the City of Barrie (exclusive of the lands annexed into the City in 2010) may be designated a Community Improvement Project Area pursuant to Section 28 of the Planning Act.

In addition, Section 3.6.2.4 of the Official Plan states that Community Improvement Plans may provide direction, guidelines and a strategy for a number of matters, not limited to:

1. Allocation of public funds such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, redevelopment or improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings.
2. Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement.
3. Public/Private Partnerships, joint ventures and cost-sharing arrangements.
4. To achieve a variety of planning, development, growth management, transportation and health and safety and community objectives.

This Community Improvement Plan arises from several converging considerations which are summarised as follows:

1. The need to assess the current Downtown, Allandale and Georgian College CIP's, in light of the fact that they were developed prior to the Places to Grow Provincial Growth Plan (henceforth Growth Plan) came into effect.

2. Council direction for staff to explore opportunities for a sustainable source of funding of the CIP financial incentives (Motion 10-G-257).
3. Development of incentives for brownfield redevelopment as part of a Brownfield Strategy.
4. Review of incentives for Affordable Housing as recommended in both the Affordable Housing Strategy and the Built Form Task Force Report.
5. Investigation into potential incentives for Intensification Nodes and Corridors, to mitigate the cost of development, subject to zoning approval of zoning for mixed use nodes and corridors. (Incentives PLN002-15)(15-G-022))(Mixed Use Zoning PLN018-14)

3.0 Authority - Section 28 of the Planning Act

Authority for the provision of financial incentives is provided by Section 106 of the Municipal Act RSO 2001 and Sections 28(6) and (7) of the Planning Act.

Section 28(1) of the Planning Act defines a “community improvement project area” as “an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”.

Schedule "A" attached of this Plan constitutes the Community Improvement Project Area which was designated by By-law 2016-001 on January 11, 2016.

For the purposes of developing and implementing a CIP, a municipality may engage in the following activities within the Community Improvement Project area:

1. acquire, hold, clear, grade or otherwise prepare land for community improvement;
2. construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the CIP;
3. sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the CIP and;
4. make grants or loans to the registered owners, assessed owners, and tenants of lands and buildings to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the CIP.