



**DEVELOPMENT SERVICES
MEMORANDUM**

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: A. GAMEIRO, RPP, PLANNER

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

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

D. MCALPINE, CMO, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

C. MILLAR, MBA, CPA, CGA, DIRECTOR OF FINANCE

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: COMMUNITY IMPROVEMENT PLAN GRANT APPROVALS SUMMARY – JANUARY TO MARCH 2020

DATE: JUNE 8, 2020

PURPOSE:

The purpose of this staff memorandum is to provide Planning Committee with an overview of the Community Improvement Plan (CIP) Grant applications that have been received and approved during the first submission in-take period which occurred from January 20th to March 31st 2020.

APPLICATION SUMMARY:

On May 8th, 2020, the CIP Grant Review Committee considered a total of 14 grant applications, which included:

- 5 Affordable Housing Development Grants;
- 2 Redevelopment Grants;
- 2 Affordable Housing Development and Redevelopment Grants (combined files); and,
- 5 Preservation of Built Heritage Grants.

The applications ranged from minor improvements to heritage properties to medium and large scale mixed-use and affordable housing projects in the City’s strategic growth areas. A description of each application is included in Appendix “A” attached to this memorandum.

CIP RESERVE AND APPROVED FUNDING:

Council has established a CIP Reserve Fund to fund the initiatives of the CIP. Currently, the City’s CIP reserve contains \$3,232,329.00 of uncommitted funds which may be issued through the new CIP program (see Table 1).

Table 1: Total Funding Amount in the CIP Reserve

Total	\$3,885,454.00
Committed to projects under former CIP	\$653,125.00
New CIP Reserve:	\$3,232,329.00



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The allocation of CIP funding is to be distributed between the respective grant programs as follows:

- 55 percent towards the Affordable Housing Development Grant Program;
- 40 percent towards the Redevelopment Grant Program.
- 5 percent towards the Preservation of Built Heritage Grant Program.

In the event that not all of the available funding has been allocated at the end of the year, any unused funding will carry over into the following year and remain in the same allocation grant program within the CIP Reserve Fund.

Table 2 below identifies the total amount of funding available in the CIP reserve for each grant program. The table also identifies the total amount of funding granted to the applications that received approval during the first in-take period, as well as the balance of the CIP reserve following the approval of these applications.

Table 2: Total Funding in CIP Reserves for Each Grant Program vs. Approved Funding

Funding Reserves per Grant Program		Funding for Approved Applications	Balance After Approvals
Affordable Housing (55%):	\$1,777,780.95	\$1,777,337.00	\$443.95
Redevelopment (40%):	\$1,292,931.60	\$1,017,041.00	\$275,890.60
Heritage (5%):	\$161,616.45	\$42,849.00	\$118,767.45
Total	\$3,232,329.00	\$2,837,227.00	\$395,102.00

Following the first application in-take period, the current balance of the CIP reserve is \$395,102.00.

It is important to note that only the preservation of built heritage grants, development charge grants and per door grants for affordable housing units are funded from the CIP reserve. Incentives for *Planning Act* and building permit application fees and tax increment based grants are absorbed as lost revenue by the City. Although the balance of the CIP reserve is low and may be depleted before the end of the year, the City will continue to accept applications for the planning and building permit application fee grants and tax increment based grants, including those for the costs associated with brownfield site remediation.

Tables 3 and 4 below include a list of the grant applications that were approved by the CIP Grant Review Committee. The tables also include the total amount of approved funding for each application.

Table 3: Affordable Housing and Redevelopment Grant Applications: Approved Funding

Application No.	Address	Redevelopment Grant Approved Funding	Affordable Housing Grant Approved Funding
CIP-012-2020	34-40 & 44 Bradford Street and 125 & 155 Dunlop Street West	\$418,691.00	\$662,235.00
CIP-005-2020	233-245 Dunlop Street West	\$24,249.00	\$900,000.00
CIP-015-2020	47 Collier Street	\$269,429.00	-
CIP-006-2020	185 & 205 Dunlop Street East	\$304,672.00	-
CIP-010-2020	40 Toronto Street	-	\$34,600.00
CIP-014-2020	164 Essa Road	-	\$23,680.00
CIP-009-2020	151 Lillian Crescent	-	\$156,822.00
Total Approved Funding		\$1,017,041.00	\$1,777,337.00

In total, \$1,071,041.00 was approved for Redevelopment Grants and \$1,777,337.00 was approved for Affordable Housing Grants, while \$42,849.00 was approved for Preservation of Built Heritage Grants. The CIP Grant Review Committee approved funding for 12 applications, totaling \$2,837,227.00.

Table 4: Preservation of Built Heritage Grant Applications – Approved Funding

Application No.	Address	Eligible Funding from Reserve
CIP-001-2020	94 Clapperton Street	\$8,633.00
CIP-007-2020	25 William Street	\$7,383.00
CIP-011-2020	27 William Street	\$14,111.00
CIP-013-2020	50 Burton Avenue	\$4,867.00
CIP-016-2020	92 Clapperton Street	\$7,855.00
Total Funding for Applications Recommended for Approval		\$42,849.00

NEXT STEPS

On May 21st, 2020, the CIP applicants were notified of the Committee’s decision respecting their proposals. Planning staff will work with the applicants and the City’s Legal Services Department to draft grant agreements for each of the applications. The agreements will establish the terms and conditions of grant(s) and will be registered on title of the subject properties.

The second CIP application in-take period is currently open, ending on June 30th, 2020. Planning staff will report back to Council in the 3rd or 4th quarter of 2020 following the consideration of applications by the CIP Grant Review Committee.

CONCLUSION

Given the volume of grant applications that have been received by the City, it appears that the new CIP is proving to be a success. The approved CIP funding will provide support for development projects of all sizes, ranging from minor improvements to heritage properties to high density mixed-use and affordable housing developments in the City. The CIP is fulfilling its intended function of acting as a catalyst for new mixed-use and affordable housing development projects in the City’s Urban Growth Centre (UGC) and strategic growth areas.

For any questions, please contact Andrew Gameiro, Planner, at andrew.gameiro@barrie.ca or 705-739-4220 extension 5038.

Appendix “A” – Summary of Applications

Application No.	Address	Applicant	Description	Application Type	Approved (Yes/No)
CIP-012-2020	34-40 & 44 Bradford Street and 125 & 155 Dunlop Street West	HIP Developments & YMCA	3 multi-residential buildings with a total of 600 units (10 to 20 storeys), a multi-storey parking garage, and a 4-storey YMCA building providing various community uses, including 16 transitional housing units for homeless youth.	Affordable Housing & Redevelopment Grant	Yes
CIP-005-2020	233-245 Dunlop Street West	MDM Developments	An 8-storey mixed-use building with 93 residential units and 138 square metres of ground floor commercial space. The applicant is proposing a total of 93 purpose-built rental units, of which 46 are to be affordable with housing costs to not exceed 30 percent of gross annual income for low to low moderate income households the lowest 40th income percentile.	Affordable Housing & Redevelopment Grant	Yes
CIP-015-2020	47, 49, 51 & 53 Collier Street and 9-17, 21, 23 & 25 Owen Street	The Planning Partnership on behalf of Revera Retirement Living	A 16-storey retirement residence containing a total of 314 units. The proposed development is a mixed-use building containing both commercial and institutional uses, the combination of which occupy 100 percent of the ground floor.	Redevelopment Grant	Yes
CIP-006-2020	185 & 205 Dunlop Street East	Aalto Development Inc.	A 10-storey mixed-use building with 178 residential condominium units, including 1,739 square metres of ground floor commercial space and 248 parking spaces.	Redevelopment Grant	Yes
CIP-010-2020	40 Toronto Street	Redwood Park Communities	The renovation of two existing residential apartment units and the addition of one new unit, which will be offered as transitional housing for women and children who leave the Barrie Women’s and Children’s Shelter.	Affordable Housing Grant	Yes
CIP-004-2020	52 Lakeside Terrace	JD Development Group	A 12-storey building with 176 residential rental units for seniors, 15 of which are to be offered as affordable.	Affordable Housing Grant	No
CIP-008-2020	56 Lakeside Terrace	JD Development Group	A 12-storey building with 152 residential rental units for seniors, 15 of which are to be offered as affordable.	Affordable Housing Grant	No
CIP-014-2020	164 Essa Road	Redwood Park Communities	The conversion of an existing building from a commercial use to a residential use for the purpose of creating 6 transitional housing units for those in the community who are experiencing chronic homelessness.	Affordable Housing Grant	Yes
CIP-009-2020	151 Lillian Crescent	Redwood Park Communities	A 2-storey residential building with 12 two-bedroom emergency/transitional housing units with supports for families in crisis who have lost their homes. The proposed development is being constructed in partnership with the Barrie Bayside Mission Salvation Army.	Affordable Housing Grant	Yes
CIP-001-2020	94 Clapperton Street	Liz Saul	The restoration of masonry on the exterior façades of the dwelling on the subject property.	Preservation of Built Heritage Grant	Yes
CIP-007-2020	25 William Street	Barb Beardsall	The restoration of masonry on the exterior façades of the dwelling and eavestrough and down-pipe replacements.	Preservation of Built Heritage Grant	Yes
CIP-011-2020	27 William Street	Geri Poisson	Replacement of a front porch which is in poor condition and is structurally compromised.	Preservation of Built Heritage Grant	Yes
CIP-013-2020	50 Burton Avenue	Fred Orti	The restoration and painting of exterior features on the existing dwelling located on the subject property.	Preservation of Built Heritage Grant	Yes
CIP-016-2020	92 Clapperton Street	David Cameron Graham	The restoration of masonry on the exterior façades of the dwelling on the subject property.	Preservation of Built Heritage Grant	Yes