



DEVELOPMENT SERVICES DEPARTMENT
MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF GENERAL 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 – APRIL TO JUNE 2020

DATE: OCTOBER 19, 2020

PURPOSE:

The purpose of this staff memorandum is to provide General Committee with an overview of the Community Improvement Plan (CIP) Grant applications that were received during the second in-take period from April 1st to June 30th, 2020.

APPLICATION SUMMARY:

On August 24th, 2020, the CIP Grant Review Committee considered a total of 2 grant applications, which included an Affordable Housing Development Grant for 100 Little Avenue and a Preservation of Built Heritage Grant for 25 William Street. A description of the applications and the approved funding 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. On August 24th, 2020, the balance of the City’s CIP reserve was \$424,072.00.

Table 1: CIP reserve balance as of August 24, 2020 prior to the approval of applications during the 2nd in-take period

Total	\$3,885,454.00
Funding Committed to Approved Projects under the Former CIP	\$653,125.00
Funding Committed to Approved Projects under the New CIP	\$2,808,257.00
CIP Reserve Balance:	\$424,072.00

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; and,



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- 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, 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 2 applications that received approval during the second in-take period, as well as the balance of the CIP reserve following the approval of these applications. Following the second application in-take period, the balance of the CIP reserve is \$377,042.00.

Table 2: CIP Reserve balance after the 1st in-take period vs. CIP Reserve balance after the 2nd in-take period

CIP Program	Opening Balance	CIP Reserve Balance After 1 st In-take Period	Funding for Approved Applications – 2 nd In-take Period	CIP Reserve Balance After 2 nd In-take Period
Affordable Housing (55%)	\$1,777,780.95	\$29,413.95	\$29,413.00	\$0.95
Redevelopment (40%)	\$1,292,931.60	\$275,890.6	-	\$275,890.6
Heritage (5%)	\$161,616.45	\$118,767.45	\$17,617.00	\$101,150.45
Total	\$3,232,329.00*	\$424,072.00	\$47,030.00	\$377,042.00

*Amount excludes \$653,125.00 which was committed to applications which were approved under the City's former CIP.

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.

As identified in Table 2, the Affordable Housing Grant reserve has been depleted. However, the City will continue to accept applications for *Planning Act* and building permit application fee grants and tax increment based grants, including those for the costs associated with brownfield site remediation.

On August 24th, 2020, 100 Little Avenue received approval for an Affordable Housing Grant which includes \$29,413.00 towards the cost of development charges, along with 100 percent of the *Planning Act* and building permit application fees and a tax-increment based grant. 25 William Street received approval for a Preservation of Built Heritage Grant in the amount of \$17,617.00. Additional information regarding the applications and the approved funding can be found in Appendix "A" attached to this memorandum.

NEXT STEPS

On August 25th, 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 the grant(s) and will be registered on title of the subject properties.

The third and final CIP application in-take period is currently open, ending on October 31st, 2020. Planning staff will report back to Planning Committee in December 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 thus far, 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



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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)	Amount (\$)
CIP-017-2020	100 Little Avenue	Barrie Housing	The restoration of an existing 3-storey, 23 unit affordable rental apartment building which was damaged by a severe fire on April 23 rd , 2018. Through the restoration works, the applicant is adding a fourth floor addition containing 11 new affordable rental units. The grant is for the 11 new affordable rental units.	Affordable Housing Development Grant	Yes	<ul style="list-style-type: none"> \$29,413.00 towards the cost of development charges. 100 percent of planning and building permit application fees. A Tax Increment Based Grant for the incremental tax on the new affordable housing units.
CIP-018-2020	25 William Street	Barb Beardsall	Restoration of masonry on the exterior façades of the dwelling, the replacement of the front porch and the renovation of a rear building addition on the existing dwelling located on the subject property.	Preservation of Built Heritage Grant	Yes	<ul style="list-style-type: none"> \$17,617.00 towards the costs associated with improvements to the heritage features of the dwelling on the subject property.