



Town of The Blue Mountains Community Improvement Plan Project

Meeting with BMAHC

Thursday, October 1st, 2020



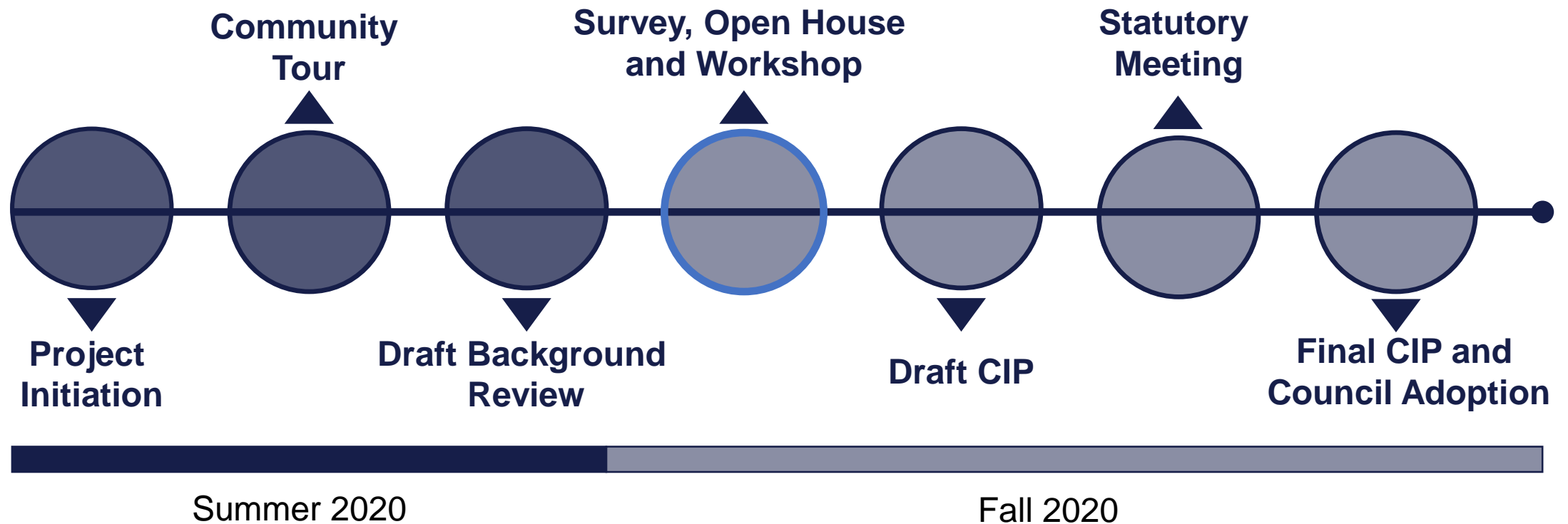
Introductions and Meeting Objectives

- Project Team:
 - **Nathan Westendorp**, MCIP RPP (Town of The Blue Mountains)
 - **Rob Rappolt** – Consultant Project Manager
 - **Bobby Gauthier**, MCIP RPP – Consultant Strategic Advisor
- Meeting objectives:
 1. Review project background and context
 2. Explore key considerations to developing an attainable housing CIP
 3. Confirm next steps

Study Context

- WSP retained in Spring 2020:
 - Draft Background Review and CIP Approach
 - Survey, Key Stakeholder Meetings, Public Open House and Workshop
- The study purpose is:
 - 1. Attainable Housing CIP**
 - Both the Town and the County have identified attainable housing a key priority
 - 2. Commercial Core CIP Update**
 - Update the existing CIP in light of recent economic challenges due to COVID-19

Study Timeline



What is a CIP?

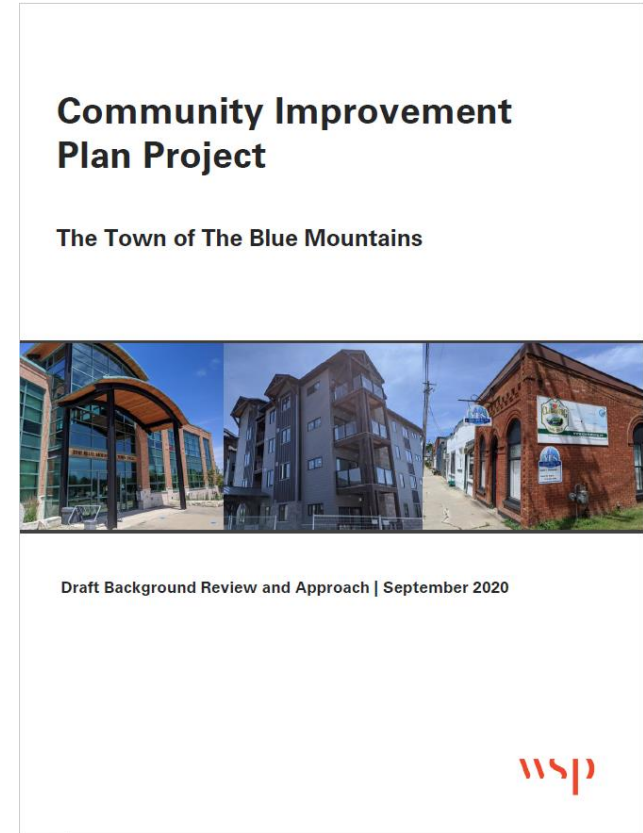
- A tool legislated under Section 28 of the *Planning Act*
 - Enables municipalities to offer financial incentives to private landowners, non-profits or property tenants
- Commonly used to achieve a wide variety of community development objectives:
 - Attainable housing
 - Downtown revitalization
 - Economic development and community planning
- Two components: the CIP and the CIPA

A “Toolbox” of Incentive Programs

- The incentive programs may be considered a “toolbox” to facilitate investment in attainable housing
- Incentive programs can be applied individually, or in some cases combined
- The range of potential incentive programs provide flexibility to both Council and eligible applicants to address a range of local conditions and needs

Background Review and Approach

1. Legislative and policy context
2. Guiding policies
3. Critical needs assessment
4. Review of CIP practices
5. Attainable housing program options
6. Next steps



Goals of the Attainable Housing CIP

- Increase the Town's inventory of attainable housing
- Incentivize the development of attainable housing
- Encourage a mix of housing unit types
- Create purpose-built rental and ownership attainable housing units
- Encourage the development of attainable housing in strategic areas of the Town

Why is Attainable Housing a Priority?

- It is a local, County and Provincial policy priority:
 - Both the Town and the County are investing in attainable housing
- Housing costs and income inequality are growing
- Secondary homes and short-term rentals are increasing
- Over 20% of the Town population's annual income is over \$150,000.00, compared to 12% in Grey County
- Some employees are struggling to find housing, challenging employers to fill vacancies

What is Attainable Housing?

- Housing that provides an opportunity to enter the local market
- Needs to reflect the local context
- For example, in 2018 the BMAHC calculated:
 - Attainable rent was \$734.00 / month
 - Attainable ownership was \$300,000.00 for a condo and \$340,000.00 for a townhouse
- A range of housing options provides an opportunity for households with various income levels to secure suitable housing
- Defining attainable housing is a key consideration of this Project

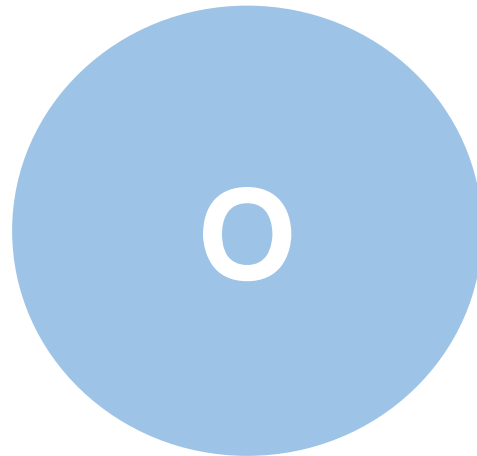
Study Area SWOT Analysis

Strengths

- Official Plan and Zoning By-law permits additional dwelling units and infill development
- Attractive locale for new and infill development

Opportunities

- Vacant and underutilized lands appropriate for attainable housing
- Increased attainable housing supply may attract and retain younger families



Weaknesses

- Municipal servicing is not available throughout the Town
- Housing needs in the Town are diverse

Threats

- Housing prices outpacing median income levels
- Significant, long-term funding may be required to make meaningful change

Study Area

- Study area for the Attainable Housing CIP includes the entire Town
- Further evaluation and consultation required to identify a Community Improvement Project Area (CIPA)
- Certain financial incentive programs may only be appropriate in specific areas or “precincts” of the Town



Potential Incentive Programs

- Financial Incentive Programs considered for the Attainable Housing CIP for the Town of Blue Mountains are informed by:
 - Direction from the County and local initiatives regarding housing needs
 - BMAHC
 - Grey County Housing and Homelessness Plan
 - Grey County CIP Program
 - Attainable housing CIP practices
 - Tools that are typically utilized by other municipalities include waiving development charges, planning application and building permit fee relief, tax exemption or deferral and grants to encourage secondary suites.
 - E.g. City of London, City of Peterborough, City of Cambridge

Potential Incentive Programs

Program	Examples of Eligible Costs
Development Charges Rebate Program	<ul style="list-style-type: none">• Financial relief from applicable development charges• Total value of development charges for attainable housing units
Planning and Building Permit Fee Rebate Program	<ul style="list-style-type: none">• Financial relief from planning and building permit fees
Tax Increment Equivalent Program	<ul style="list-style-type: none">• Financial relief from heightened property taxes as a result of development and investment in a property• Rebate equal to or less than the increase in tax assessment• Grant or loan, paid out over a defined period of time (5-10 years)

Potential Incentive Programs

Program	Examples of Eligible Costs
Upper Storey Apartment Improvement or Conversion Program	<ul style="list-style-type: none">• Revitalize accessory dwelling units located above the first storey of a mixed-use building• Applies where accessory apartments are permitted
Secondary Dwelling Unit Program	<ul style="list-style-type: none">• Encourage construction or renovation of secondary dwelling unit• Applies where accessory dwellings are permitted
Feasibility Grant Program	<ul style="list-style-type: none">• Evaluate feasibility of a potential development• Adaptive re-use or redevelopment of existing buildings or vacant land

Potential Incentive Programs

Program	Examples of Eligible Costs
Surplus Land Grant Program	<ul style="list-style-type: none">• Identify surplus lands, determine best use for lands• Priority to developments that include attainable housing units• Identified in the Grey County CIP Program (2019)
Landbanking Policy	<ul style="list-style-type: none">• Provide Council discretion to acquire, sell, lease, prepare or dispose of property at or below fair market value• Augment other financial incentive programs• Not a financial incentive

Administration of the CIP

- Council may allocate funding annually for the incentives
 - Council may exercise discretion in which incentive programs are funded annually
- Eligible applications need to comply with eligibility requirements
 - Planning policy, design criteria, tenure, length of time as “attainable”, etc.
- Applications may be accepted year-round or through an application “intake window”
- There is a formal application process and required documents
- Plan monitoring and evaluation strategy

Thank You

- Stay informed and engaged with the project!
 - <https://yourview.thebluemountains.ca/>
- Contact us if you have further questions or comments:

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Questions

- Are there additional goals for the attainable housing CIP that should be considered?
- Are there additional considerations for developing a definition for attainable housing?
- Are there additional considerations for developing a definition for attainable housing?
- Different incentives may apply to different parts of the CIPA. Are there specific considerations that should be made in developing the CIPA?
- Feedback on the potential incentive programs