



APPROVAL BLOCK

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CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering & Development Services
Report No. PP-2019-71
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Update on the Undertaking of a new Affordable Rental Housing Community Improvement Plan (CIP), Update of the City's Existing Downtown CIP and overall co-ordination of the City's three CIP Programs Resulting in a Consolidated Master CIP Document that will Prioritize Affordable Rental Housing.

Recommendation:

"That Report No. PP-2019-71 dated October 7, 2019 regarding Update on the Undertaking of a new Affordable Rental Housing Community Improvement Plan (CIP), Update of the City's Existing Downtown CIP and overall co-ordination of the City's three CIP Programs Resulting in a Consolidated Master CIP Document that will Prioritize Affordable Rental Housing be received as information."

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine strategic themes. The recommendation within this report aligns with all nine strategic themes and objectives: Infrastructure; Industrial and Commercial Development; Residential Development; Transportation and Mobility; City Centre Revitalization; Culture and Recreation; Tourism and Waterfront Revitalization; Community Health, Safety and Security; Environment.

Executive Summary:

The City has awarded Dillon Consulting an assignment to develop a new Affordable Rental Housing Community Improvement Plan (CIP), Update the City's Existing Downtown CIP and the overall co-ordination of the City's three CIP programs resulting in a consolidated Master CIP Document that will prioritize programs related to affordable rental housing..

Dillon is currently preparing the new Official Plan policies and will be consolidating and modernizing the City's existing Zoning By-laws. A focus of the Official Plan has been to update policies to enable more affordable housing in the City. The new Affordable Housing CIP, and update to the existing existing Downtown CIP, consolidated under a master

document alongside the Brownfield CIP will be an important tool to encourage the affordable housing policies of the new Official Plan.

Dillon has also put forward an expedited schedule which will result in a completed project by the end of January 2020. This expedited schedule will provide the opportunity for Council to consider budgetary requirements to implement the CIP as part of the 2020 budget process.

Background:

At the Belleville Housing Summit which was held on March 18 and 19 of 2019, Council passed a number of Resolutions and amendments. A key recommendation approved by Council to encourage the development of affordable housing is the following:

“THAT Council direct staff to develop a Terms of Reference for the undertaking of a housing community improvement plan that will provide incentives for affordable rental units in addition to leveraging the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan.”

For implementation of this direction from Council, Staff identified the following methodology to achieve this:

1. The Brownfields CIP is a specialized program that requires the expertise of an environmental specialist knowledgeable in Brownfield CIPs. The consultant who prepared the original Brownfield CIP documents is still actively working with the City as a peer reviewer for active applications. The City will proceed with the update of this document through our Brownfield Consultant. This Brownfield CIP must also be reviewed to determine if there are any opportunities to incentivize and prioritize the provision of affordable rental dwelling units.
2. In regards to the area which is addressed through the Downtown CIP, there has been an identification of potential residential dwellings in the existing downtown buildings that could be developed in the upper stories or at the rear of existing ground floor units which could be incentivized through the update of the Downtown CIP. While the Downtown CIP is very successful in promoting façade improvements, there is an overall requirement for the Downtown CIP to be updated and provide a holistic approach to Downtown improvements to ensure all incentives are considered and promoted to incentivize housing opportunities along with other opportunities. There is also a requirement that the Downtown CIP complements and coordinates with the other CIP programs of the City to achieve and prioritize the development of affordable rental housing. While the Downtown CIP provides incentives for a unique area of the City, it was the conclusion of staff that the Consultant undertaking the Affordable Housing CIP would also be able to undertake the update to the Downtown CIP which would look at additional incentives.

3. Prepare an RFP that would prioritize the Affordable Housing CIP that would consider incentives including but not limited to:

- Development Charge Grants
- Planning and Building Fees
- Tax Increment Grant Program
- Incentives to promote mixed use development in alignment with the City's new intensification policies
- Parking requirement reductions
- Parkland Fee reductions
- Second Unit grants and/or loans for new or retrofits

The RFP also provided for other Core Requirements to be considered including:

- Urban Design and Sustainability
- Social & Cultural Well-Being
- Implementation, Governance, Marketing & Monitoring
- Financial Analysis

Finally, the Main Consultant who is preparing the Affordable Housing CIP and update to the Downtown CIP will also be responsible for providing an overarching piece that connects all CIP programs with the goal of co-ordinating the plans looking at creative methods that the three CIPs can be used in combination to provide increased financial incentives for affordable rental housing.

Analysis:

Dillon will begin work on the City's CIP program that will:

- Implement the updated policies and schedules of the Official Plan Update and housing requirements identified during the City's Housing Summit
- Include an 'Investment-Focussed CIP Ready for the Early-Adopters' strategy that will help early-adopters get their affordable housing projects organized (e.g., applications complete and approvals-in-principle) and launched as soon as Council makes the funding available.
- Contain an expedited work schedule resulting in a completed CIP by the end of January 2020. This expedited schedule will provide the opportunity for Council to consider budgetary requirements to implement the CIP as part of the 2020 budget process.

Considerations:

Public

The proposal from Dillon contains a number of items to ensure engagement and public consultation including: preparing a Communications & Engagement Plan, Stakeholder

Interviews, three (3) PAC Meetings, two (2) Public Open Houses, Summary Report of Stakeholder and Public Input as part of Phase 1 work and another report as part of Phase 3 work, and a Statutory Public Meeting/Presentation of Final CIP to Council.

Impact on and input from other Departments/Agencies/Sources

Representatives from various departments will be circulated key submission documents so that they will have the opportunity to review and provide any comments.

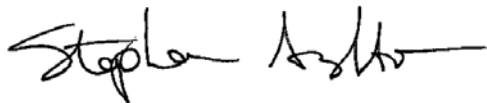
The City's Finance Department will have a key role in the process and will provide input into the financial analysis and recommendation in addition to ensuring that Council will have the opportunity to consider financial incentives for the 2020 budget deliberations.

Financial/Analysis:

Item 5-08 from the 2019 Operating Budget was approved in the amount of \$50,000. The remaining budget assigned to the CIP project will be utilized for the Brownfields CIP update that will be done separately from the Affordable Rental Housing CIP and Downtown CIP Update. This will result in a consolidated master document that will be an important tool to encourage and prioritize the affordable housing policies of the new Official Plan.

This work will address Council's Housing Summit Resolution which states "THAT Council direct staff to develop a Terms of Reference for the undertaking of a housing community improvement plan that will provide incentives for affordable rental units in addition to leveraging the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan."

Respectfully submitted



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