

Request for Decision

Town Centre Community Improvement Plan Update

Presented To: Policy Committee

Presented: Wednesday, Oct 19, 2011

Report Date: Wednesday, Oct 12, 2011

Type: Presentations

Recommendation

1. That a comprehensive Town Centre Community Improvement Plan, that makes available Financial Incentives similar to those in the Downtown Sudbury CIP, be developed and implemented for Levack, Chelmsford, Lively (Main Street Commercial Area), Capreol, Copper Cliff, Kathleen Street and the Flour Mill BIA.

Further, that the uncommitted funds of \$95,000 from the Financial Incentives for Downtown Renewal Pilot Program be allocated to fund this initiative;

2. That alternative methods (i.e. Brownfields CIP) be pursued to achieve improvements in Onaping Falls, Hanmer, Dowling, Azilda, Val Caron, Wahnapiatae, Garson, Coniston, Val Therese and the West End;

3. That staff be directed to explore initiating new Community Improvement Plans for Capreol and Levack/Onaping and report back to Policy Committee with findings and recommendations; and

4. That staff be directed to review the Town Centre designations in the Official Plan, in terms of their current applicability, as part of the five year Official Plan review.

Signed By

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Finance Implications

If approved, the remaining funds of \$95,000 from the Financial Incentives for Downtown Renewal Pilot Program will be used to fund this initiative.

Background

In the spring of 2010, Planning Staff presented a report to the Policy Committee regarding options for expanding the financial incentive programs available through the Downtown Sudbury Community Improvement Plan (CIP) to the Town Centre areas identified in the Official Plan, the Development Charge By-law and also the Flour Mill Business Improvement Area (BIA).

Policy Committee directed staff to develop criteria for historical downtown cores and consider the following traditional "Main Street" commercial areas in addition to the Town Centres identified in the Official Plan: Kathleen Street, Copper Cliff, Coniston, West End, Val Therese and former Village of Hanmer. Staff also set out to review the important role that each Town Centre serves in the City and determine what can be done to strengthen and improve these areas moving forward.

In February of 2011, Planning Staff presented a report to the Policy Committee which included criteria for evaluating the different Town Centres in terms of their ability to achieve the goals of the Financial Incentive Programs that form part of the Downtown Sudbury CIP. The report went on to assess each area against the criteria and provided recommendations for each based on their unique characteristics. Finally the report introduced a draft Town Centre Community Improvement Plan to be used in the proposed public consultation process.

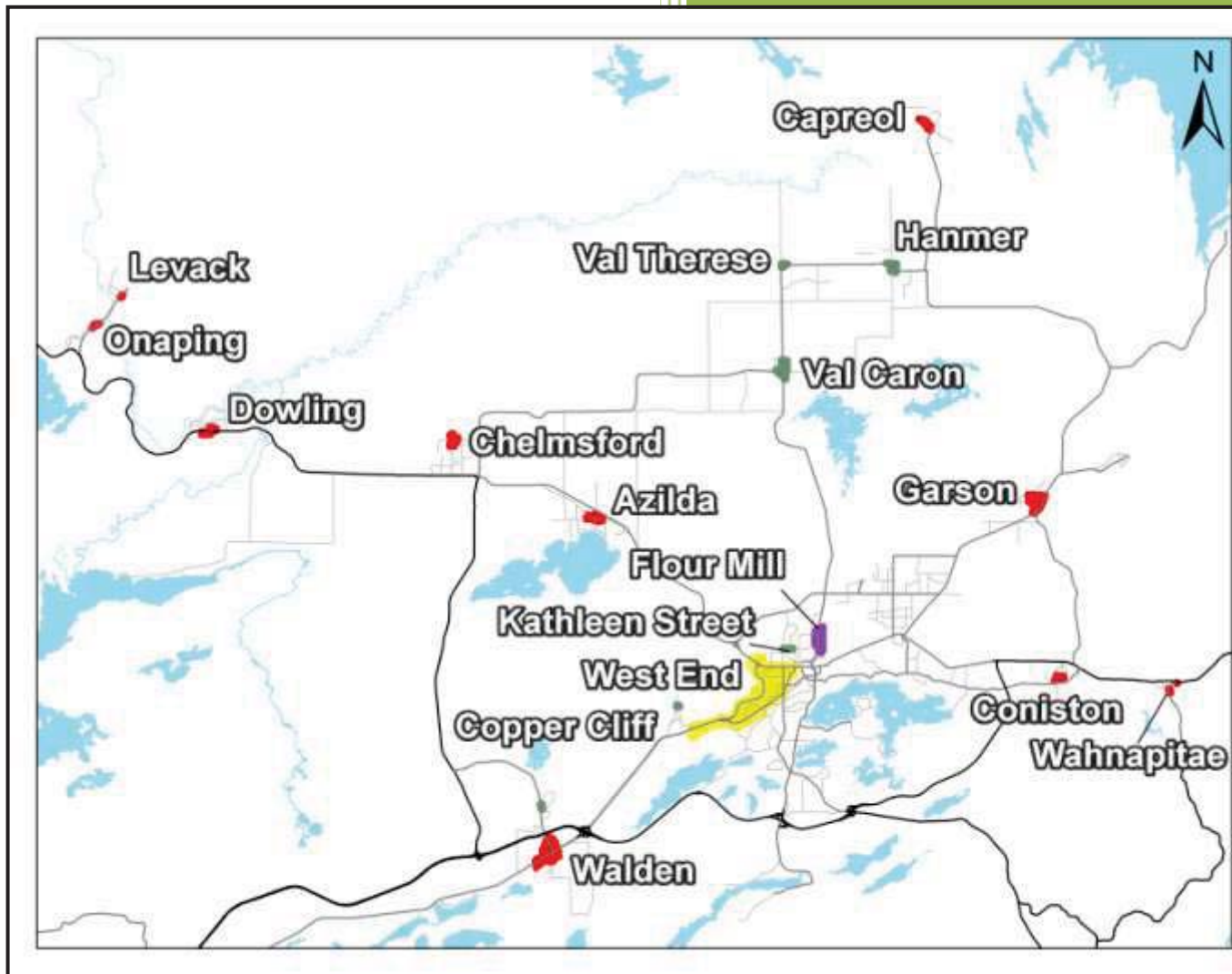
Subsequent to the February Policy Committee, staff organized and held a number of public open houses in various Town Centres to provide residents of each community with an opportunity to tell staff what is working with their Town Centre, what is not working and what the City can do to improve the unique needs of each community's Town Centre.

The purpose of this summary report is to:

- Briefly recap the Town Centre Community Improvement Plan process to date;
- Review the public open house process and participation;
- Provide a final analysis of each subject area based on the established criteria, staff field review and the public consultation process, along with an assessment of potential options outside of a CIP;
- Explore what can be done to strengthen and improve these unique areas;
- Provide a recommendation regarding the next steps for each area; and
- Provide options and recommendations for next steps in the Town Centre CIP initiative.

2011

Town Centre CIP Summary Report



Growth and Development

Department

City of Greater Sudbury

10/19/2011

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Background

In the spring of 2010, Planning Staff presented a report to the Policy Committee regarding options for expanding the financial incentive programs available through the Downtown Sudbury Community Improvement Plan (CIP) to the Town Centre areas identified in the Official Plan, the Development Charge By-law and also the Flour Mill Business Improvement Area (BIA).

Policy Committee directed staff to develop criteria for historical downtown cores and consider the following traditional “Main Street” commercial areas in addition to the Town Centres identified in the Official Plan: Kathleen Street, Copper Cliff, Coniston, West End, Val Therese and former Village of Hanmer. Staff also set out to review the important role that each Town Centre serves in the City and determine what can be done to strengthen and improve these areas moving forward.

In February of 2011, Planning Staff presented a report to the Policy Committee which included criteria for evaluating the different Town Centres in terms of their ability to achieve the goals of the Financial Incentive Programs that form part of the Downtown Sudbury CIP. The report went on to assess each area against the criteria and provided recommendations for each based on their unique characteristics. Finally the report introduced a draft Town Centre Community Improvement Plan to be used in the proposed public consultation process. Based on this February Report, Policy Committee passed the following resolution:

“THAT staff proceed with a public consultation process regarding a Town Centre Community Improvement Plan and its suitability in the subject areas; AND THAT staff use the draft Town Centre Community Improvement Plan in the report dated February 8, 2011 from the General Manager of Growth & Development as part of the public consultation process; AND THAT staff report back to the Policy Committee with the results of the public consultation and recommendations for moving forward.”

Subsequent to the February Policy Committee, staff organized and held a number of public open houses in various Town Centres to provide residents of each community with an opportunity to tell staff what is working with their Town Centre, what is not working and what the City can do to improve the unique needs of each community's Town Centre.

The purpose of this summary report is to:

- Briefly recap the Town Centre Community Improvement Plan process to date;
- Review the public open house process and participation;
- Provide a final analysis of each subject area based on the established criteria, staff field review and the public consultation process, along with an assessment of potential options outside of a CIP;
- Explore what can be done to strengthen and improve these unique areas;
- Provide a recommendation regarding the next steps for each area; and
- Provide options and recommendations for next steps in the Town Centre CIP initiative.

What is a Town Centre?

A town center is typically an enduring, walkable, and sometimes integrated open-air, multiuse area that is organized around a clearly identifiable and energized public realm where citizens can gather and strengthen their community bonds. These areas are anchored by retail, dining, and leisure uses, as well as by vertical or horizontal residential uses. At least one other type of development is included in a town center, such as office, hospitality, civic, and cultural uses. Over time, a town center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to its surroundings.

In conducting the analysis and preparing the report, staff had regard for how the subject areas related back to this Town Centre identity and what could be done to help them achieve this function.

Town Centre Community Improvement Plan Process to Date

In 2007, City of Greater Sudbury Council adopted the report entitled “Constellation City: Building a Community of Communities in Greater Sudbury”. This report provided a total of 35 recommendations for City Council, which were grouped into the four broad categories of a city that is 1) connected, 2) caring, 3) empowered and 4) equitable.

One of the recommendations of the report dealt specifically with the issue of downtowns and parks. Through the transition team process, residents in communities across the City of Greater Sudbury expressed concern that the downtown areas and parks outside the city core receive less attention than those within the former City. The recommendation of the report respecting downtown was as follows:

“That the City of Greater Sudbury designate specific downtown areas in appropriate communities. Further that the City commit to improving the development of downtowns in outlying areas and ensure that the city programs that are established for improvement or enhancement of downtown and target areas be made available across the city.”

As part of implementing this recommendation, Staff prepared a report and made a presentation to the Policy Committee on May 19th, 2010. The subject of this presentation was on the feasibility of making the Financial Incentives available to private property owners as part of the Downtown Sudbury CIP, available to property owners in the Town Centres. At the conclusion of the May 19th meeting, the Committee directed staff to develop criteria for assessing the historical downtown cores and consider the following centres mentioned by Committee members: Kathleen Street, Copper Cliff, Coniston, West End, Val Therese and former Village of Hanmer.

Staff proceeded to develop criteria and conduct field studies of the subject areas and presented them to Policy Committee on February 16th. The purpose of that report was to assess whether or not the study areas would benefit from the financial incentives provided in the Downtown based on three key elements that the areas had to have:

- Pedestrian friendly commercial areas with the potential for enhancement to attract people and new business;
- Commercial and Residential vacancy issues that could be addressed by improving the building stock; and
- The presence of older, mixed used (and preferably multi storey) building stock, to promote the creation of additional residential units.

If the areas did not meet these criteria, the report found that they may be better served by an existing CIP (if one is in place), the upcoming Brownfields CIP or some other type of program that may be introduced in the future.

Following the February 16th report and presentation to the Policy Committee, Staff were directed to proceed with a public consultation process to garner input regarding the proposed Town Centre CIP and its suitability in the subject areas. Staff were also directed to use the draft Town Centre CIP as part of the public consultation process. Finally, staff were directed to report back to Council with the results of the public consultation and recommendations for moving forward.

Funding for a Town Centre Community Improvement Plan

Another critical issue that was addressed in the February 16th Report was the issue of funding for the programs contemplated in the proposed Town Centre CIP. As with any other Community Improvement Plan, the document is necessary to fulfill the Planning Act requirements of determining up front how and where public money will be spent in a Community Improvement Area. The amount of public funding flowing through a CIP is determined by Council, usually on an annual basis.

One of the largest components of any Community Improvement Plan is the amount of financial support and funding it receives from Council. In the case of the proposed Town Centre CIP, funding has yet to be determined. One option would be to allocate some or all of the remaining funds from the Downtown Sudbury Community Improvement Plan to the proposed Town Centre CIP. If the project is successful, Council could decide to keep funding the Town Centre CIP on an annual basis.

Public Consultation Process

After the February Policy Committee, Planning and Communications staff developed a Town Centre public consultation process that was based in both established and new media. The public consultation process revolved around seven open house sessions that were held in Hanmer, Chelmsford, Copper Cliff, Capreol, Onaping Falls, Tom Davies Square and Garson.

These open houses provided interactive maps and information boards so that residents could accurately pin point their concerns and comments geographically. Staff also developed a Town Centre CIP Workbook which was available at the open houses as well as online. The purpose of the workbook was

to get residents to write down what is good about their Town Centre, what could use improvement and what things they would like to see in the future.

In addition to the open houses and the work book, staff developed a webpage to host all of the information surrounding the Town Centre CIP initiative. Residents could view all of the relevant information as well as email staff with their questions and input.

Promotion for the open house events was done through traditional newspaper advertising, as well as web based promotion on the City's web page, but also included Facebook and Twitter announcements. The Facebook platform allowed residents to post their questions and comments and receive responses from the City as well as other residents.

The public response to the Town Centre Community Improvement Plan initiative was quite low, with a couple of notable exceptions. In all, seven Town Centre CIP Workbooks were returned and five written submissions were received. In total approximately 80 people attended over the course of the seven open houses, with Capreol and Levack/Onaping representing approximately one half and one quarter of those attendees respectively.

It is important to note that many of the comments received and expressed as part of the public consultation process mainly dealt with issues that were considered outside of the scope of a Town Centre CIP. These external comments were for the most part centred on the conditions of roads and sidewalks in the areas, but also the need for increased property standards by-law enforcement.

Town Centre Community Improvement Plan Options

In the February 16th report, staff found that due to their physical make up, some of the Town Centres would benefit from the same financial incentives that are available in the Downtown Sudbury CIP, while others would not. The report also outlined that in addition to the proposed financial incentives, there were some other mechanisms that could be used to achieve the desired improvement in the Town Centres. These findings and options are reexamined below.

Town Centres with Existing CIPs

As mentioned in the February 16th Town Centre CIP Report presented to Policy Committee, three of the study areas currently have Community Improvement Plans in place, including the Flour Mill, Donovan and the West End.

These existing CIPs could be amended to include the Financial Incentives currently offered in the Downtown Sudbury CIP. This would involve going through a Planning Act process to amend the plans and then administering the programs once they were made available. As mentioned, there is currently no budget available for these programs other than the left over funds from the Downtown CIP.

Town Centres without existing CIPs

While some of the study areas have an existing CIP in place, others have no CIP and would require one

to be in place before the Financial Programs could be offered to property owners. This would involve developing the CIP and then going through the required Planning Act approval process to adopt it.

As outlined in the February 16th report there were three criteria used to test the subject areas in order to gauge whether or not the Financial Incentives available in Downtown Sudbury would benefit the Town Centres and traditional “Main Street” areas in Greater Sudbury. It is these criteria that were used to assess the various subject areas in terms of their ability to serve as a Town Centre and in turn to benefit from a CIP targeted at rehabilitating existing Town Centres in the City of Greater Sudbury.

Based on these criteria, the February 16th report found that Levack, Chelmsford, Lively, Capreol and Copper Cliff would benefit from the type of Financial incentives that were available in the Downtown. In the opinion of Staff, no additional information was obtained during the public consultation process that would change the recommendations of the report, with the exception of Azilda where written comments were received requesting that the Azilda Town Centre be included.

Should Council wish to proceed with a Town Centre CIP for financial Incentives, it is recommended that one CIP be developed to cover multiple areas instead of an individual CIP for each area.

New Community Improvement Plans

Some of the more interesting information to come out of the Town Centre CIP public open house process was the strong desire from members of the public to rejuvenate public areas in Capreol and Levack/Onaping. Specifically there was significant interest in improving the waterfront area in Capreol and improving its linkages with the Town Centre. In Levack/Onaping there was significant interest in improving the pedestrian linkages between the two towns along Regional Road #8.

Based on the opportunities identified and public support expressed at the Town Centre open houses about these two areas, Council may wish to initiate new CIP processes in Capreol and Levack/Onaping as the areas targeted for additional improvement lie outside of the existing Town Centre designations in the Official Plan.

Other Options

Brownfields CIP

A Brownfields CIP was recently approved by Council and will be used to provide financial incentives to encourage development on individual sites. This type of approach may better lend itself to some of the areas reviewed in this report as the problems are restricted to individual sites as opposed to the area as a whole. It is anticipated that this program will be in place in early 2012.

As a result, some of the Town Centre area concerns could be addressed by this parallel Brownfields CIP, and therefore its use should be promoted.

Streetscape Improvements

Many of the subject areas reviewed by staff would benefit from general landscaping and streetscape improvements. This was also found during the public consultation process. In these instances it may make more sense to have the Roads and Parks Departments look at adding improvements to the subject areas in their capital budgets as opposed to undergoing a CIP for these areas.

Development Charge Exemptions

Although not part of the proposed Town Centre CIP, it is important to note that the Development Charges By-law 2009-200F contains provisions for exceptions in certain areas. These exceptions provide a large incentive for property owners to develop in the exempted areas as it represents a significant reduction in upfront construction costs. In addition to the proposed Town Centre CIP, the promotion of the development charge exemptions in these areas is another way to encourage redevelopment in these areas.

In areas where there is a BIA established, Council may wish to consider exempting development charges as a means of encouraging redevelopment.

The Development Charges by-law currently exempts the following Town Centre areas:

Capreol	Chelmsford	Dowling
Garson	Hanmer	Val Caron
Walden		

Review Existing Town Centres as Part of Five Year Official Plan Review

In doing the background research for the February 16th Town Centre CIP report, staff found that the Town Centre designations in some cases no longer matched the physical building stock on the ground (i.e. Garson and Coniston). Many of these Town Centre designations came from Official Plans that sometimes dated back to the 1970s and were no longer accurate due to commercial activities moving to other areas and buildings being converted to residential uses. To address this issue, it is recommended that staff reexamine the Town Centre designations in the Official Plan as part of the scheduled 2012 five year review.

Summary of Staff Field Review and Public Consultation Process Findings

As mentioned, Staff conducted field reviews of each subject area to assess whether or not they would benefit from Financial Incentive Programs as they are structured in the Downtown Sudbury CIP.

Following this process, Staff organized a public consultation process using a multi faceted promotional campaign in order to give the public multiple opportunities and avenues to have their say in how the Town Centres and traditional “Main Street” commercial areas could be improved using a CIP. Finally, Staff analyzed the results and prepared recommendations for moving forward on the Town Centre CIP initiative.

The analysis of the field review, critical assessment and public input findings, along with recommended next steps for each of the subject areas can be found in Appendix A to this report. Graphic representation of comments and recommendations can be found in Appendix B.

In summary, it was found that Levack, Chelmsford, Lively, Capreol, Copper Cliff, Kathleen Street and the Flour Mill BIA would benefit from the types of financial incentives available in Downtown Sudbury, due to their compact pedestrian nature, their existing mixed use building stock with residential unit creation potential and the observed vacancies. Due to the comments received during the public process, the Committee may wish to add Azilda to this group as well. In terms of the Flour Mill and Kathleen Street, it may be more efficient to include these areas in one comprehensive CIP with the others instead of modifying their existing CIPs.

It was also found that Onaping Falls, Hanmer, the West End, Dowling, Val Caron, Azilda, Wahnapiatae, Garson, Coniston and Val Therese would not benefit from the Downtown Sudbury CIP financial incentives as their physical compositions did not lend themselves to that type of program. In some cases the subject areas were auto orientated suburban commercial areas with one storey commercial buildings that had limited opportunities for residential intensification and displayed few vacancies. In other cases, the former commercial areas had morphed into residential areas. Finally, some of the areas displayed few if any of the characteristics of a Town Centre and as a result it is recommended that they be reviewed as part of the upcoming Five Year Official Plan Review.

With respect to the areas that were not recommended to be included, the summary tables provide other options and recommendations that could be pursued by the City to improve these areas. These other options include but are not limited to:

- Promotion and use of the upcoming Brownfields CIP;
- Landscaping and Streetscape capital improvements; and
- Promotion of the establishment of BIAs in areas that do not have one.

Finally, through the public consultation process, it was learned that there is a strong public desire for new and more comprehensive CIPs in Capreol and Levack/Onaping and it is recommended that these processes be initiated.

Conclusion

Following the recommendations of the 2007 Constellation Report, staff have under taken a review of the possibility of extending the financial incentives offered in the Downtown Sudbury CIP to other “downtowns” and “Main Streets” in the Greater City of Sudbury. This review included detailed analysis and field review of each area to determine the feasibility of extending these types of programs to the areas identified. After this review, staff organized and conducted an extensive public consultation program to gauge public interest and support for these programs in the subject areas.

Staff found that only some of the subject areas would benefit from the financial incentive programs as not all of the Town Centres met the criteria established. In these areas, other options could be pursued in order to achieve the desired improvements. In terms of the public consultation process, staff found that there was limited interest in the Town Centre CIP initiative in relation to other City initiatives currently underway. There were two notable exceptions, Capreol and Levack/Onaping, where a greater level of interest was expressed.

Based on the staff reviews of each subject area against the established criteria and based on the input received during the public consultation process, it was found that Levack, Chelmsford, Lively, Capreol, Copper Cliff, Kathleen Street and the Flour Mill BIA would benefit from the Financial Incentives contemplated in the proposed Town Centre CIP. As a result, a comprehensive Town Centre CIP should be developed and incorporate the aforementioned areas. Council may also want to consider including Azilda based on the two submissions received.

It was also found that due to their physical make up, Onaping Falls, Hanmer, Dowling, Val Caron, Wahnapiatae, Garson, Coniston, Val Therese and the West End would not benefit from the types of financial incentives available in downtown Sudbury and therefore other options should be pursued to achieve the desired improvements in these areas.

As a result of the public consultation process, it was also found that there was considerable interest in Capreol and Levack/Onaping to produce new Community Improvement Plans that would extend beyond the identified Town Centres.

Finally, it was found that some of the Town Centre designations in the Official Plan no longer reflect the physical realities on the ground. For this reason it is recommended that the Town Centre designations be reviewed as part of the upcoming five year Official Plan review.

Recommendations:

1. That a comprehensive Town Centre Community Improvement Plan, that makes available Financial Incentives similar to those in the Downtown Sudbury CIP, be developed and implemented for Levack, Chelmsford, Lively (Main Street Commercial Area), Capreol, Copper Cliff, Kathleen Street and the Flour Mill BIA.

Further, that the uncommitted funds of \$95,000 from the Financial Incentives for Downtown Renewal Pilot Program be allocated to fund this initiative;

2. That alternative methods (i.e. Brownfields CIP) be pursued to achieve improvements in Onaping Falls, Hanmer, Dowling, Azilda, Val Caron, Wahnapiatae, Garson, Coniston, Val Therese and the West End.
3. That staff be directed to explore initiating new Community Improvement Plans for Capreol and Levack/Onaping and report back to Policy Committee with findings and recommendations.
4. That staff be directed to review the Town Centre designations in the Official Plan, in terms of their current applicability, as part of the five year Official Plan review.

Subject Area	Field Review Findings	Public Consultation Input	Recommended Next Steps
Levack / Onaping	<ul style="list-style-type: none"> Levack town centre is pedestrian friendly; Levack town centre has mixed use commercial buildings with residential unit potential; Levack town centre has commercial vacancies; Onaping town centre is mainly occupied by one commercial building with few residential opportunities; Onaping town centre is auto orientated and not pedestrian friendly; Levack would benefit from the financial incentives proposed in the CIP; and Onaping would benefit from some other type of program (i.e. brownfields). 	<ul style="list-style-type: none"> Improve the building stock in the Levack Town Centre; Improve the pedestrian connectivity along Municipal Road #8 between Onaping and Levack, specifically walking path and lighting improvements; Better park and landscaping maintenance; Gateway improvements along Municipal Road #8; and Develop walking trails along former railways. 	<ul style="list-style-type: none"> Include Downtown Levack in proposed Town Centre CIP; Develop new CIP for Levack/Onaping to improve pedestrian access and gateways along MR #8 and develop walking trails; Increase enforcement of Property Standards By-law in Levack and Onaping; Improve parks maintenance in Levack and Onaping Town Centres; and Promote use of Brownfields CIP for commercial properties in Onaping.
Dowling	<ul style="list-style-type: none"> Town Centre is mainly composed of publicly owned properties along a major Highway (#144); Physical layout of the Town Centre is auto orientated with very few opportunities for residential intensification; and The existing physical layout of the Dowling Town Centre does not lend itself to the Financial Incentives proposed as part of the Town Centre CIP. 	<ul style="list-style-type: none"> Pedestrian Access needs to be improved along and across Highway #144; and Road and sidewalk improvements are needed in Dowling, primarily along Riverside and Arlington. 	<ul style="list-style-type: none"> Work with MTO to improve pedestrian and landscaping improvements across and along Hwy #144; Promote DC exemption to encourage redevelopment; and Consider impact of possible realignment of Hwy #144.

Subject Area	Field Review Findings	Public Consultation Input	Recommended Next Steps
Chelmsford	<ul style="list-style-type: none"> Chelmsford Town Centre is compact and pedestrian orientated; and There are existing mixed use buildings that are experiencing vacancies, with opportunities for residential unit creation. 	<ul style="list-style-type: none"> Streetscape improvements along Errington and Main Street would be desirable; and Lots of pedestrian traffic in Town Centre. 	<ul style="list-style-type: none"> Include the Chelmsford Town Centre as part of Town Centre CIP; Consider potential public space improvements for Errington and Main Streets as part of capital budget process; and Promote DC exemption to encourage redevelopment.
Azilda	<ul style="list-style-type: none"> Town Centre is comprised of low density single storey commercial buildings; Limited vacancies observed and few opportunities for residential unit creation; and Due to physical make up and existing building stock, Azilda would not benefit from the proposed Town Centre CIP. 	<ul style="list-style-type: none"> Two letters of support were received for making the financial incentives available to the Azilda Town Centre. 	<ul style="list-style-type: none"> Possibly include Azilda as part of a Town Centre CIP; and Consider potential public space improvements along Notre Dame and St. Agnes Streets as part of capital budget process;
Walden	<ul style="list-style-type: none"> Town Centre as delineated in the Official Plan is auto orientated, not pedestrian friendly and has little opportunity for residential intensification; The traditional commercial area on Main Street is, however, compact pedestrian friendly and has opportunities for residential intensification; and It is recommended that the Main Street commercial area be included in a Town Centre CIP. 	<ul style="list-style-type: none"> There were no comments received regarding Walden. 	<ul style="list-style-type: none"> Consider potential public space improvements at intersection of and along Municipal Roads 55 and 24 as part of capital budget process; Include Main Street commercial area in Town Centre CIP; and Promote DC exemption to encourage redevelopment.

<i>Subject Area</i>	<i>Field Review Findings</i>	<i>Public Consultation Input</i>	<i>Recommended Next Steps</i>
<i>Val Caron</i>	<ul style="list-style-type: none"> • Area is heavily automobile orientated and is greatly influenced by the size and volume of traffic on M.R. 80; • The building stock is primarily made up of one storey strip mall commercial buildings, with very limited opportunities for residential intensification; and • Val Caron core area can, therefore, best be described as a low density, auto orientated, suburban area that would not benefit from a Town Centre CIP. 	<ul style="list-style-type: none"> • The input received revolved around the lack of mobility for seniors in the area and particularly crossing M.R. 80. There was also some discussion about increasing the number of medical services provided in the area. 	<ul style="list-style-type: none"> • Look at improving pedestrian and bike routes along and across M.R. 80 in Val Caron Town Centre; and • Promote DC exemption to encourage redevelopment.
<i>Hanmer</i>	<ul style="list-style-type: none"> • The area is low density with one storey commercial buildings (mostly automotive related uses) mixed in with single detached homes; • Municipal Road 80 and the speed of traffic frustrates the creation or enhancement of a pedestrian friendly area; and • Few vacancies were observed and the building stock did not lend itself to residential intensification. 	<ul style="list-style-type: none"> • There were no comments received regarding Hanmer. 	<ul style="list-style-type: none"> • Promotion of the Brownfields CIP to target site specific properties; • Consider potential public space improvements along M.R. 80 in Hanmer as part of capital budget process; and • Promote DC exemption to encourage redevelopment.
<i>Wahnapiatae</i>	<ul style="list-style-type: none"> • There is no evidence of a central commercial district in Wahnapiatae; and • Due to the fragmented commercial nature of Wahnapiatae, it is not recommended that it be included in the proposed Town Centre CIP. 	<ul style="list-style-type: none"> • There were no comments received regarding Wahnapiatae. 	<ul style="list-style-type: none"> • Promotion of the Brownfields CIP to target site specific properties; and • Consider potential public space improvements along Hill Street as part of capital budget process

<i>Subject Area</i>	<i>Field Review Findings</i>	<i>Public Consultation Input</i>	<i>Recommended Next Steps</i>
<i>Garson</i>	<ul style="list-style-type: none"> Commercial and service uses have migrated to strip malls on Falconbridge Road; Many former commercial buildings in Town Centre have converted to residential uses; and Existing Town Centre does not meet the criteria established for the proposed Town Centre CIP. 	<ul style="list-style-type: none"> Comments received concerned improving the gateway from the airport into Garson along Falconbridge Road; and Creating additional recreational / community facilities to the Community Centre property at the corner of Church Street and Falconbridge Road. 	<ul style="list-style-type: none"> Promotion of the Brownfields CIP to target site specific properties; and Promote DC exemption to encourage redevelopment. Consider potential public space and gateway improvements along Falconbridge Road as part of capital budget process
<i>Capreol</i>	<ul style="list-style-type: none"> Town Centre is compact, centrally located within the town and is comprised of a variety of mixed use buildings; Young Street is pedestrian orientated with angle parking on both sides of the road. A number of vacancies were observed, along with opportunities for residential intensification via the upgrading of existing and creation of new dwelling units; and Capreol meets all of the criteria and is currently not subject to an existing CIP and should, therefore, be included in the proposed Town Centre CIP. 	<ul style="list-style-type: none"> There was a strong desire to rehabilitate the Capreol waterfront along the river, including beach improvements and better connectivity to the town core; Also heavily discussed were streetscape improvements in the Town Centre including better lighting and street furniture; Gateway improvements including improved signage and landscaping were also discussed; and There was a desire for increased property standards by-law enforcement. 	<ul style="list-style-type: none"> Include Capreol in proposed Town Centre CIP; Initiate a new CIP for Capreol that will include a focus on the waterfront; Increase the presence of by-law enforcement in Capreol; and Promote DC exemption to encourage redevelopment

Subject Area	Field Review Findings	Public Consultation Input	Recommended Next Steps
<i>Flour Mill BIA</i>	<ul style="list-style-type: none"> • The west side of Notre Dame is a compact pedestrian orientated environment with most of the buildings abutting the street line; • The built form predominantly includes older two and three storey buildings with residential uses and opportunities on the upper levels; • The side street areas include residential and commercial uses in mixed use buildings. A review of the area revealed a functional commercial area with some vacancies and opportunities for residential intensification; and • The area would benefit from the proposed Town Centre CIP. 	<ul style="list-style-type: none"> • The comments received revolved mainly around providing financial incentives for private sector building improvements in the Flower Mill BIA; and • There was support for the Town Centre CIP from the Flower Mill BIA. 	<ul style="list-style-type: none"> • Include the Flower Mill BIA in the proposed Town Centre CIP, or amend the existing Flour Mill CIP to include the proposed financial incentives.
<i>Copper Cliff</i>	<ul style="list-style-type: none"> • The area is compact, pedestrian friendly (with angle parking provided on the streets) and occupied by mixed use buildings; • There were no obvious vacancies visible and a few of the buildings appeared to have undergone recent façade and interior improvements; and • The area would meet the criteria established earlier and would be a good candidate for the proposed Town Centre CIP program. 	<ul style="list-style-type: none"> • Comments received dealt with providing better access to services for seniors as well as improving the linkages between the Copper Cliff Town Centre on Serpentine Street and the recreational resources around the Copper Cliff library, the McClelland Community Centre and the Dow Pool. 	<ul style="list-style-type: none"> • Include Copper Cliff in the proposed Town Centre CIP; and • Include Streetscape and pedestrian improvements along Market Street, Serpentine, Godfrey and Garrow Streets in Roads Department Capital Budget.

Subject Area	Field Review Findings	Public Consultation Input	Recommended Next Steps
Coniston	<ul style="list-style-type: none"> • The current commercial area of Coniston is situated at the intersection of Hwy 17 East and Second Avenue and is occupied by a commercial plaza and some strip mall developments; • Coniston is similar to Garson in the fact that there is evidence that the former commercial area has transitioned to residential uses and the current commercial uses have consolidated into a newer commercial strip mall near the major roadway; and • Coniston is not considered to be an appropriate candidate for a Town Centre CIP program and may be better served by some other type of improvement program. 	<ul style="list-style-type: none"> • There were no comments received regarding Coniston. 	<ul style="list-style-type: none"> • Promotion of the Brownfields CIP to target site specific properties.
Kathleen Street	<ul style="list-style-type: none"> • Kathleen Street commercial area is pedestrian friendly with many of the buildings located right at the streetline; • The majority of the buildings are two storey mixed use buildings with opportunities for residential intensification; • The Kathleen Street area would benefit from the financial incentives proposed in the Town Centre CIP; and • CIP already in place that includes financial incentives. 	<ul style="list-style-type: none"> • There were no comments received regarding the Kathleen Street area. 	<ul style="list-style-type: none"> • Include Kathleen Street area in Town Centre CIP or Amend the <i>Donovan & Area Community Improvement Plan</i> to include financial incentives; • Promotion of the Brownfields CIP to target site specific properties; and • Continue to implement programs in the <i>Donovan & Area Community Improvement Plan</i>.

<i>Subject Area</i>	<i>Field Review Findings</i>	<i>Public Consultation Input</i>	<i>Recommended Next Steps</i>
<i>West End</i>	<ul style="list-style-type: none"> • On Lorne Street, there is a mix of uses, including low density residential and commercial; • The speed of traffic on Lorne Street does not lend itself well to the establishment of a pedestrian friendly environment, there are also few buildings that would lend themselves to residential conversions or intensification; and • Regent Street corridor it is similar to the Coniston and Garson areas in that there is evidence of a former commercial area, however, the conversion to residential uses is well underway. 	<ul style="list-style-type: none"> • There were no comments received regarding the West End. 	<ul style="list-style-type: none"> • Promotion of the Brownfields CIP to target site specific properties; and • Continue to implement programs in West End CIP.
<i>Val Therese</i>	<ul style="list-style-type: none"> • Val Therese is predominantly an automobile orientated suburban commercial area; • The buildings are mainly newer one storey strip malls set back a large distance from the road, with few vacancies observed; • The speed of traffic and size of Municipal Road 80 does not lend its self to enhancing pedestrian traffic in the area; and • Val Therese area does not meet the definition of a Town Centre and it is not recommended that it be included in the proposed CIP. 	<ul style="list-style-type: none"> • There were no comments received regarding Val Therese. 	<ul style="list-style-type: none"> • Promotion of the Brownfields CIP to target site specific properties; and • Consider potential public space improvements along M.R. 80 in Val Therese as part of capital budget process.



