



Town Centre CIP Summary Report



Purpose of Summary Report

- Recap the Town Centre CIP process;
- Provide a final analysis of each subject area; and
- Provide options and recommendations for next steps in the Town Centre CIP initiative

What is a Town Centre?

- Central
- Walkable
- Multi-use
- Gathering Place



What does a CIP do?

- Physical and social environmental improvements;
- Comprehensive community improvement programs; and
- Potential to increase economic indicators.

Town Centre CIP Goals

- Physical enhancements;
- Address vacancy issues; and
- Encourage adaptive reuse.



Proposed CIP

- Sister program to Downtown CIP
- Tax Increment Financing
- Planning and Building Fees Rebates
- Project Development Study/Report Grants
- Facade Improvement Grants
- Building Improvement Loan Programs

Process to Date



- In May of 2010, Planning staff presented a report regarding a financial incentive CIP for Town Centres.

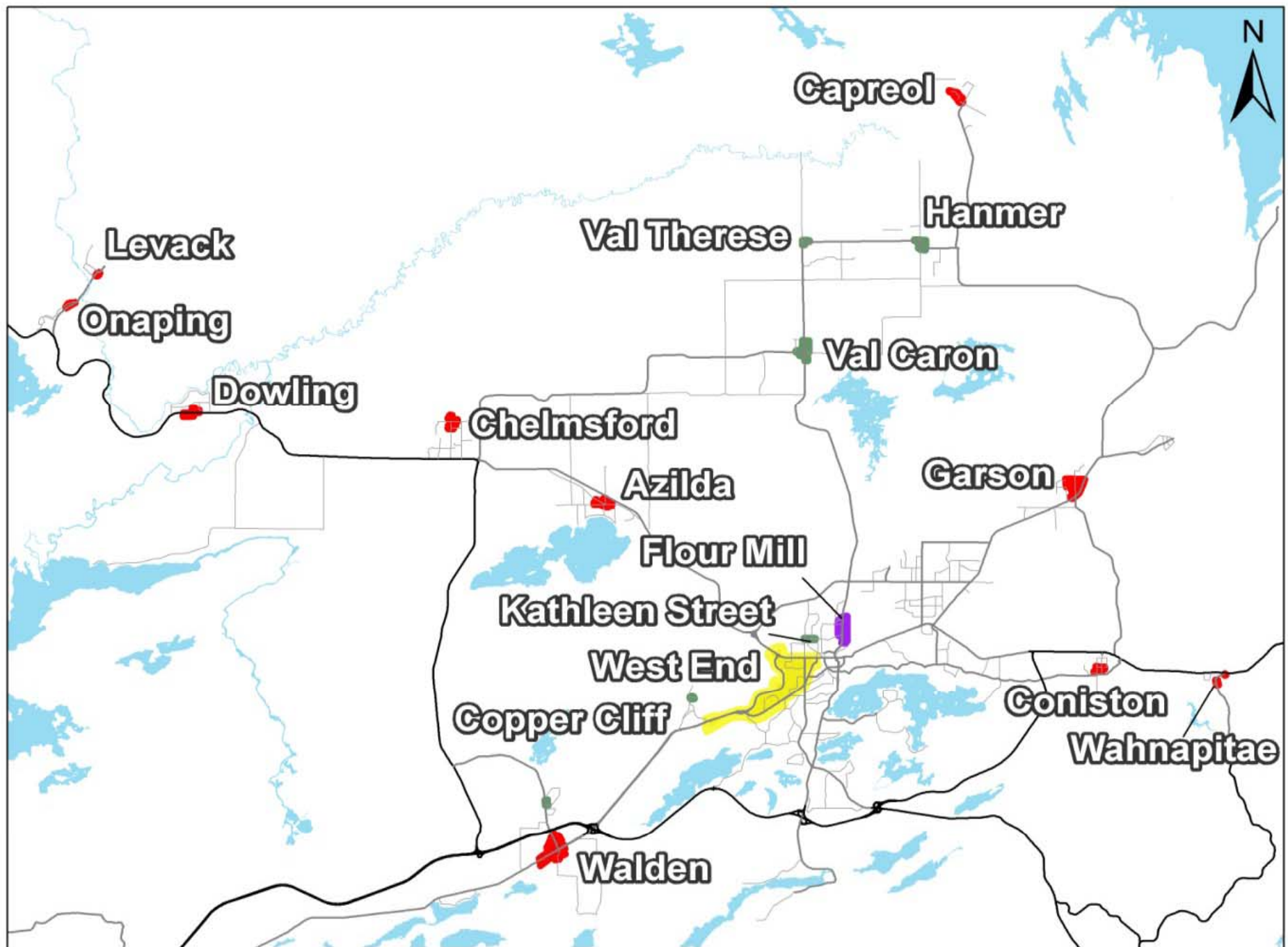
Town Centre CIP Assessment Criteria

- Is it a central, pedestrian orientated, historical commercial area?
- Is the area experiencing commercial and residential vacancy issues?
- Is there existing building stock capable of adaptive mixed reuse?

Process to Date

- In February of 2011, staff presented the criteria along with an assessment of each of the subject areas.





Public Consultation Sessions

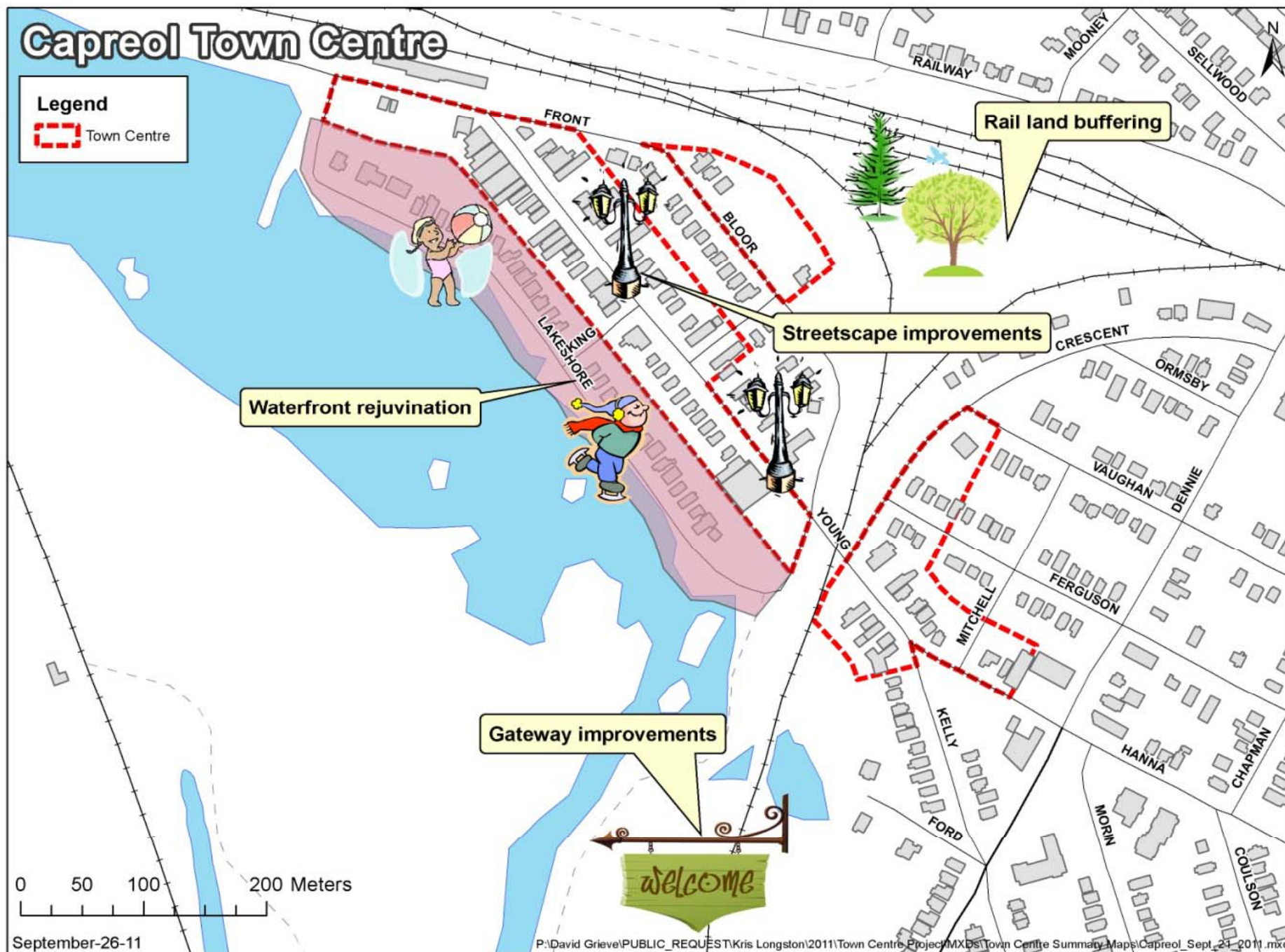
- Val Caron/Hanmer
- Copper Cliff
- Chelmsford
- Onaping/Levack
- Garson
- Tom Davies Square
- Capreol

Findings

Capreol Town Centre

Legend

Town Centre



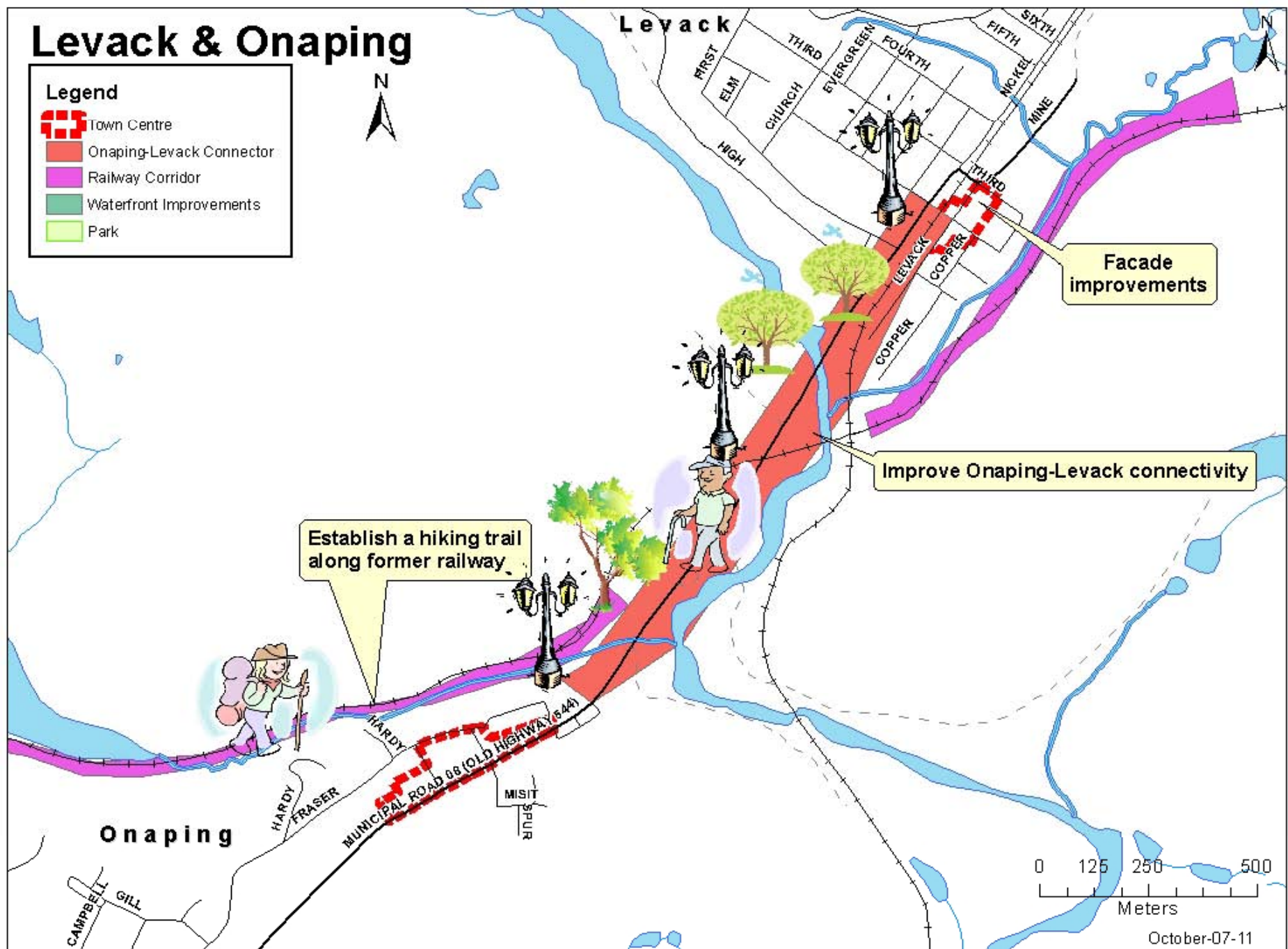
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Levack & Onaping

Legend

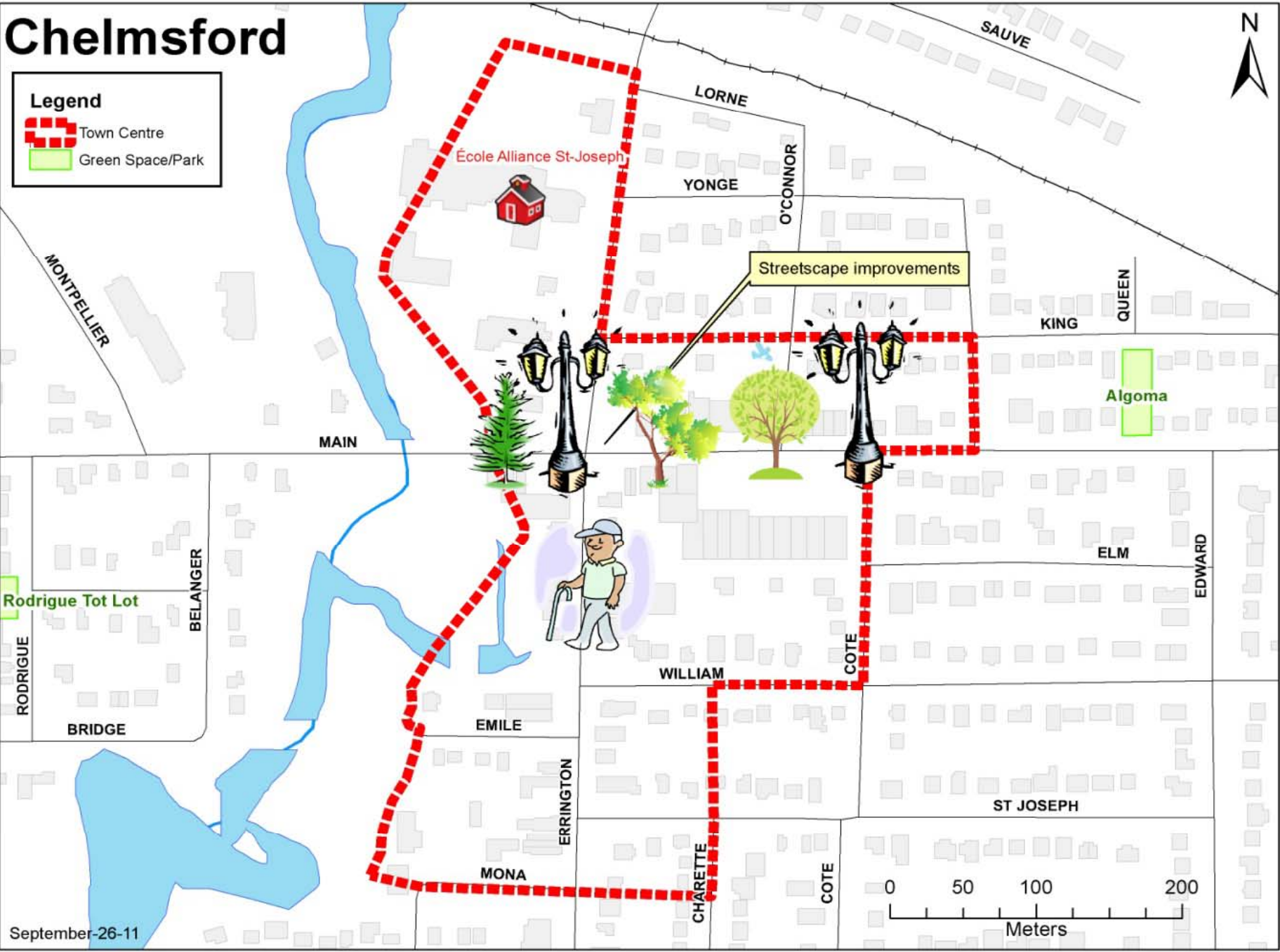
- Town Centre
- Onaping-Levack Connector
- Railway Corridor
- Waterfront Improvements
- Park



Chelmsford

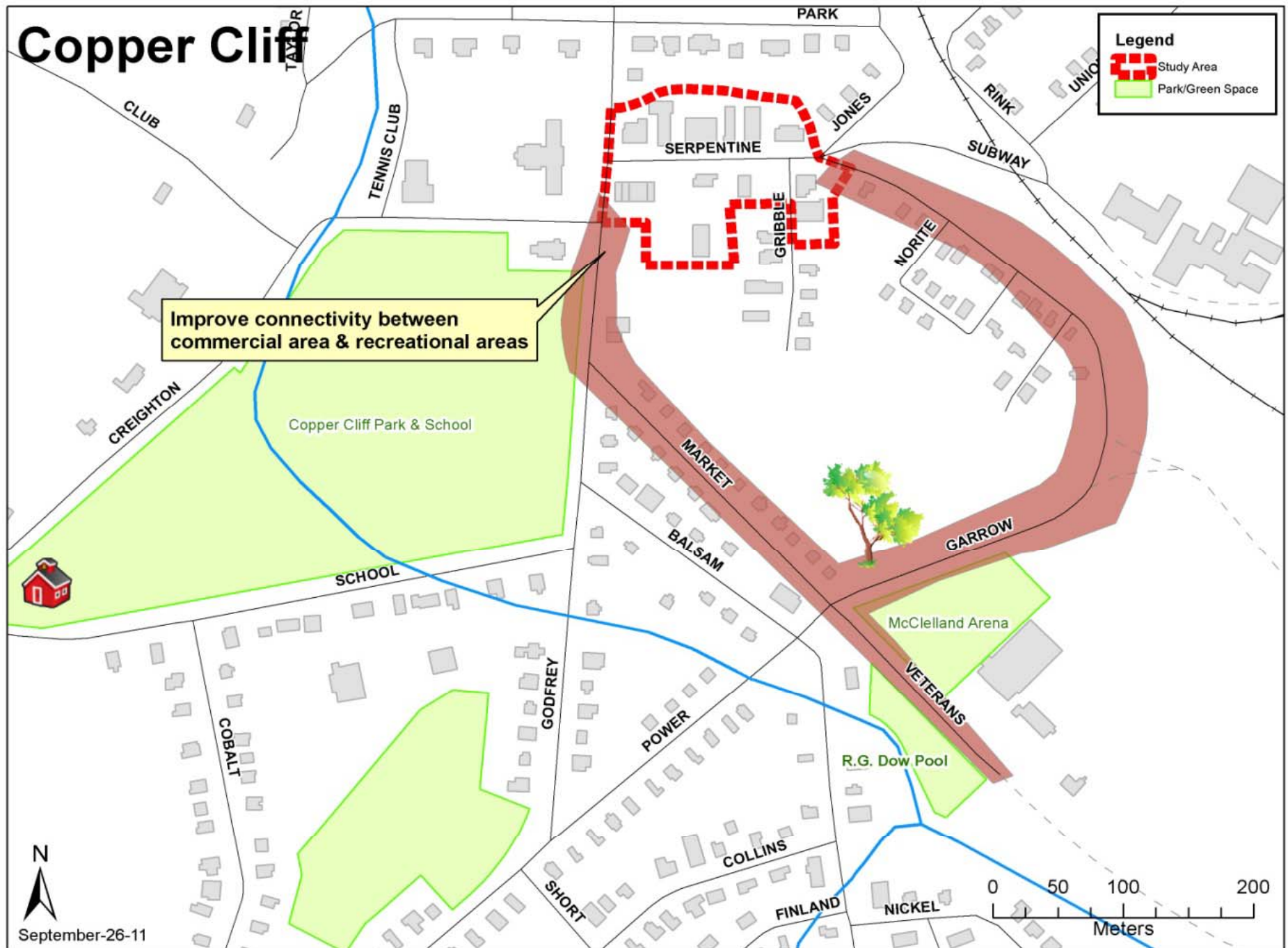
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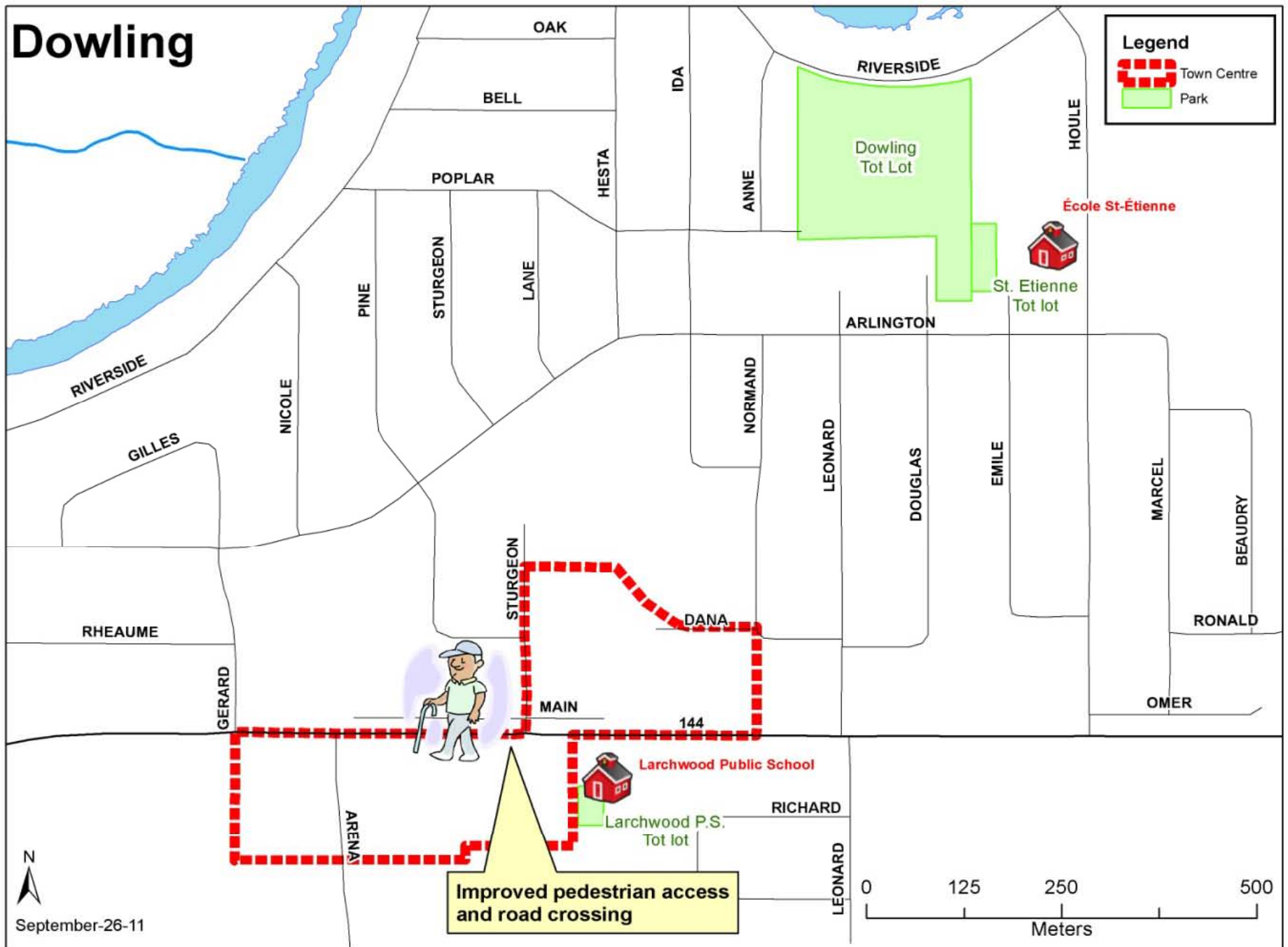
-  Town Centre
-  Green Space/Park



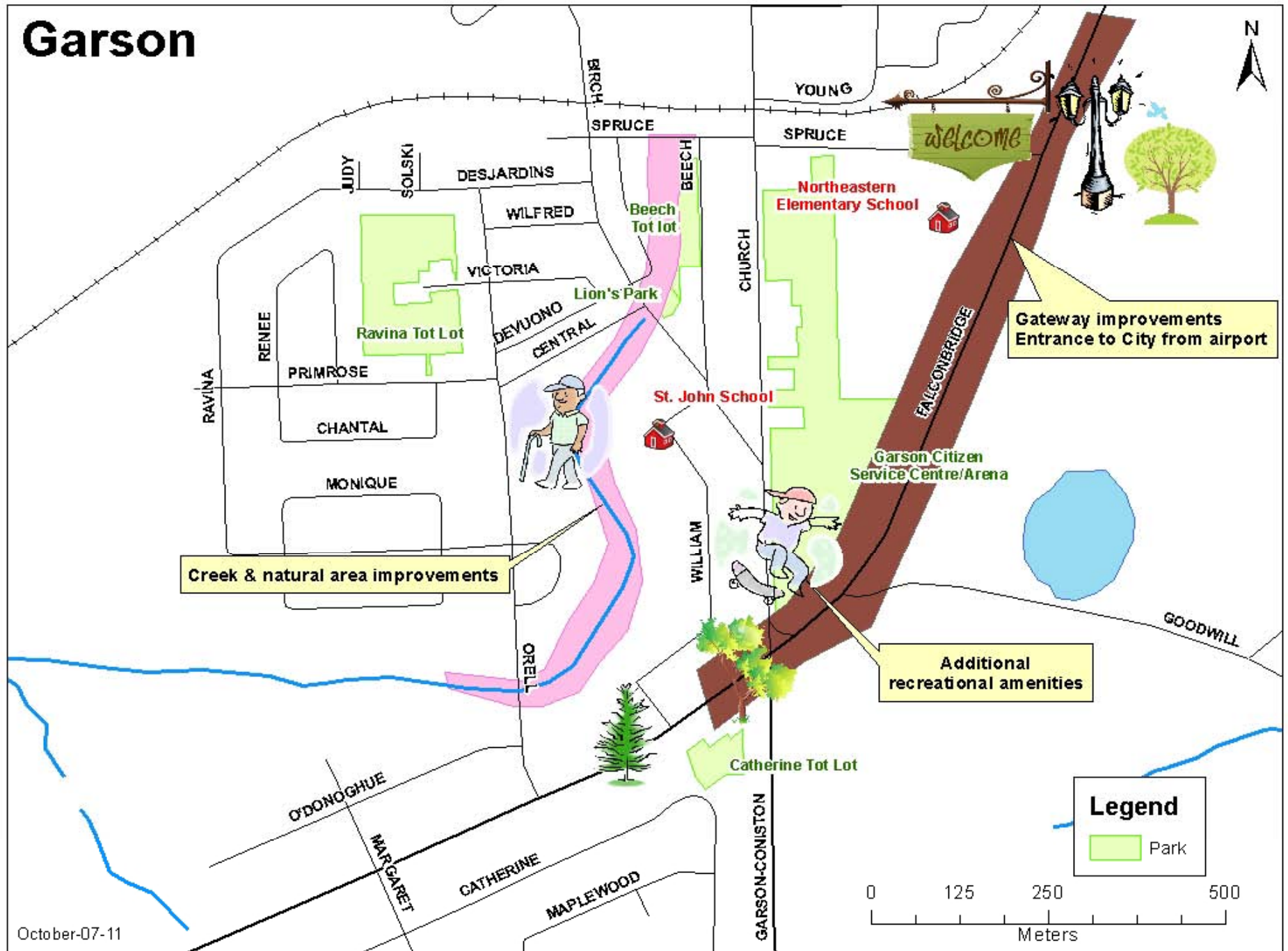
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Copper Cliff





Garson



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Recommended Next Steps

Include in Town Centre CIP	Pursue Other Options for Town Centre Improvement	Investigate Potential for New CIP
Levack	Onaping Falls	Levack / Onaping
Chelmsford	Hanmer	Capreol
Lively (Main St.)	Dowling	
Capreol	Azilda	
Copper Cliff	Val Caron	
Kathleen Street	Wahnapitae	
Flour Mill BIA	Garson	
	Coniston	
	Val Therese	
	West End CIP	

Other Options for Town Centre Improvements

- 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.

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;

Recommendations

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.

Recommendations

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.