

***Downtown Wawa
Community Improvement Plan***

-Municipality Of Wawa-

June 12, 2008

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MUNICIPALITY OF WAWA

BY-LAW NO.

Being a By-law to adopt a Community Improvement Plan
Pursuant to Section 28 of the Planning Act RSO 1990, c.P. 13, as amended.

WHEREAS, the Council of the Corporation of the Municipality of Wawa desires to encourage the revitalization and rehabilitation of certain parts of the Municipality as provided for through the Community Improvement Plan process outlined in Section 28 of the Planning Act RSO 1990, c.P. 13, as amended;

AND WHEREAS, the Official Plan of the Municipality of Wawa establishes a basis for the development of Community Improvement Plans;

AND WHEREAS, this Community Improvement Plan is authorized under the Official Plan and implements the Municipality of Wawa Official Plan;

AND WHEREAS, the Council of the Corporation of the Municipality of Wawa has passed By-law 2024-07 which identified Downtown Wawa as Community Improvement Plan Area and has held the public meetings required under Section 28 of the Planning Act;

NOW THEREFORE, the Council of the Corporation of the Municipality of Wawa hereby enacts as follows:

1. *That the following text, mapping and illustrations are hereby adopted as the Downtown Wawa Community Improvement Plan for the Municipality of Wawa.*
2. *This By-law and the Downtown Wawa Community Improvement Plan shall take effect in accordance with the requirements of the Planning Act.*

Read a First and Second Time this 17th day of June, 2008

Read a Third time and finally passed this 17th day of June, 2008

Mayor

Clerk

1.0 BASIS

The Municipality of Wawa is a major service centre in Northern Ontario, with a full service settlement area and a population of about 3,200 people. Downtown Wawa is a critical social and economic node in the community with a diverse mix of service commercial, retail, institutional and residential uses. While the businesses in the Downtown have been challenged by changing economic times, the Municipality is resiliently prepared to improve Downtown Wawa to make it a showcase and preferred destination amongst Northern Ontario communities.

The Municipality has created this Community Improvement Plan for Downtown Wawa in accordance with the authority of Section 28 of the Planning Act. This Community Improvement Plan also implements the policies of the current Official Plan as they relate to community improvement.

2.0 PURPOSE

The purpose of this Community Improvement Plan is to chart a path for future physical improvement and upgrading of public and private land and buildings in the Downtown. This Community Improvement Plan is a statement by the Municipal Council that Downtown Wawa is important to the future of the community both socially and economically.

This Community Improvement Plan establishes a vision and goals for the future of Downtown Wawa founded upon themes which reflect the character and history of the community. This Plan also recommends that the Municipality undertake a number of physical upgrades to Broadway Avenue to improve the streetscape and act as a catalyst for re-investment by the private sector. To further encourage private sector investment, this Plan recommends a number of incentives in the form of tax relief and grant programs in conjunction with guidance in urban design to assist in creating a more unique identity and sense of place in Downtown Wawa.

3.0 COMMUNITY IMPROVEMENT PLAN AREA

In accordance with Section 28 of the Planning Act, the Municipality of Wawa defined the Downtown Wawa Community Improvement Project Area in By-law 2024-07, which was adopted by Council on July 10, 2007. This By-law is attached at Appendix 1.

The Community Improvement Project Area is the same as the General Commercial designation in the Official Plan for the Municipality of Wawa (formerly the Township of Michipicoten) and is identified in Figure 1. The CIP study area encompasses a land area of about 11 hectares (27 acres), together with about 2.5 linear kilometers of municipal road.

Figure 1 - CIP Study Area



4.0 COMMUNITY IMPROVEMENT PLAN THEMES

4.1 NORTHERN ONTARIO

A spectacular mix of rocks, trees and lakes creates a distinct backdrop for communities such as Wawa who form part of the Northern Ontario landscape. This “identity” is strongly characterized in Wawa given its proximity to Lake Superior, location within the boreal forest, rich native history and access to numerous outdoor recreational opportunities. While Northern Ontario is a vast geographic space, few northern communities provide a better looking glass into the diversity of the north than Wawa. For this reason, “Northern Ontario” needs to be a principle theme conveyed in the urban identity of the Downtown.

4.2 MINING

Wawa’s economic and social identity is founded upon mineral mining. The mining industry was the reason for early settlement as well as the development of transportation modes of rail and Great Lakes shipping. Today, while the industry is less active, with the exception of two gold mines and ongoing exploration activity, the importance of this once dominant industry and the dedication of citizens who worked in the mines should be a source of community pride. For this reason, mining is recommended to be a secondary theme to be integrated in community improvement efforts.

4.3 THE GOOSE

The “Wawa Goose” has stood at the entry point to Mission Road off the Trans-Canada Highway for nearly 50 years. The Goose is easily the most defining and distinguished symbol in the community and has achieved recognition on a national level. Given the prominence of this long-standing community symbol, it is recommended that the Goose also be included as a theme in the CIP.

4.4 THE LAKES

Downtown Wawa is one of a select group of downtowns that are proximate to a large, public waterfront in Wawa Lake. On a broader level, the community also has physical, economic and historic ties to Lake Superior. These relationships reflect a sense of marine culture that is also recommended to be included as a theme, where appropriate, in public and private space.

5.0 COMMUNITY IMPROVEMENT PLAN VISION AND GOALS

5.1 VISION

Downtown Wawa forms part of a proud and historic northern community that will continue to provide quality service to its local population and will creatively evolve to become a leading waterfront destination for tourism and recreation in Northern Ontario by showcasing its physical and social history.

5.2 GOALS

1. To reinforce the role of Downtown Wawa as a primary destination for business, commerce and hospitality in the community and District of Algoma.
2. To re-develop Downtown Wawa as an anchor attraction for future tourism and recreation development.
3. To create a positive identity in the Downtown through improvements to public and private space that positively reflect historic and cultural elements of the Community, including Northern Ontario, mining, the lakes and/or “The Goose”.
4. To encourage re-investment and redevelopment of currently underutilized or vacant buildings.
5. To create attractive pedestrian linkages within the Downtown and from the Downtown to Wawa Lake, specifically where recommended by the Wawa Lake Waterfront Enhancement Study.
6. To promote uses in public space such as festivals and markets that foster economic opportunity in the Downtown and which relate to the themes of this Community Improvement Plan.
7. To attract \$1,000,000 in new “bricks and mortar” investment by the private sector over the next 10 years.
8. To match private sector investment with public sector investment through a combination of tax rebates, grants and investment in public space, including the streetscape and waterfront.

6.0 RECOMMENDED IMPROVEMENTS TO PUBLIC LAND

The largest single landowner in Downtown Wawa is the Municipality. This makes the Municipality of Wawa a major stakeholder and a potential leader in the implementation of this Plan. According to historic reviews and recent surveys, one of the primary building blocks to achieving the vision and goals set out in Section 5 is to re-establish the streetscape along Broadway Avenue to establish a more definitive pedestrian realm and create an urban setting where cars and people can more safely co-exist. The following is a summary of recommendations for a number of strategic improvements to public space:

6.1 THE GATEWAY AT BROADWAY AVENUE

The primary entry to Downtown Wawa is at Broadway Avenue, Mission Road, and Main Street. Presently there is a lack of definition at this intersection and there is no sense that you are entering the Downtown. The current Waterfront Enhancement Study has also noted this shortcoming. This CIP strongly supports the notion that a “gateway” entrance feature be established at this intersection.

In order to emphasize the gateway concept in a practical and cost-effective manner, it is recommended that the Municipality install or demarcate a crosswalk across Broadway and narrow the street width using “curb bump outs” on each side of the crosswalk. The narrowing of the street width will contribute to the identification of an entry into the Downtown area. Further, the use of decorative banner poles is recommended on the bump-out corners which will contribute to the gateway concept. The banners poles are then repeated in the middle of a road on a centre island.

Also, critical to the gateway concept is the use of the vacant lot located at 95 Broadway Avenue. It is understood this lot was formerly used as a gas bar and has been vacant since 2001. Redevelopment of this site into a prominent and distinguished commercial use would be ideal, but is unlikely, given the availability of existing commercial space in the Downtown. Alternatively, it is recommended this space be leased or rented by the Municipality for the purpose of establishing entry point signage, with such signage being landscaped in a manner that emphasizes native northern plant species. Figure 2 illustrates the nature of improvements to this critical entry point to the Downtown. Also attached at Appendix 2 is a composite plan illustrating gateway improvements in plan view.

Figure 2 - Gateway Concept at Broadway Avenue and Main Street



6.2 LANDSCAPED VIEWS TO WAWA LAKE

It is recommended that slow growth, hearty tree species, such as Silver Poplar, Eastern Poplar and Red Oak be planted at regular intervals within raised beds on all side streets leading to water in order to draw attention to, and “frame” views to Wawa Lake as depicted in Figure 3. We also support the continued use of planter barrels on the sidewalk in the summer months. This program could be continued at or near cost if individual business owners sponsor the cost of the planter barrel in front of their business and the Municipality assumes the responsibility for maintenance and watering. The Municipality would also be required to deliver and plant the barrels as well as remove them in the Fall.

Figure 3 - Boulevard Plantings Frame Views to Wawa Lake



6.3 CURBING AND BUMP-OUTS AT INTERSECTIONS

The width of Broadway Avenue creates the sense of an auto dominated environment and also creates a disproportionate scale between buildings, people and the street. In response, the use of curb bump outs are again recommended at each intersection which will serve as a location for tree plantings or landscaping and will also accommodate “street furniture” such as benches, public art, signage and garbage receptacles. A conceptual elevation of a curb bump out is shown on Figure 4.

Figure 4 - Landscaping and Public Art Incorporated with Intersection Bump Out



Through the consultation process, several people have inquired if the bump-outs could be designed to be removed during the winter months to facilitate snow removal. Such a concept has merit and should be explored in greater detail at the detail design stage and tendering process.

6.4 TRAILER AND RECREATIONAL VEHICLE PARKING

The need to accommodate the traveling public, particularly travelers with RV's, campers and trailers within or in proximity to downtown businesses was noted in the results of the business owner survey. However, the identification of a suitable parking space for such large vehicles presents a significant challenge in the most urbanized location of the community. Despite this challenge, three potential locations capable of accommodating trailers and RVs' have been identified in the Downtown. These locations include:

6.4.1 Lion's Beach Lookout

The angled parking on the east side of Broadway at the lookout over Lion's Beach could be modified to accommodate about 20 trailers and RV's. This location would bring the traveling public through the Downtown and provide a very obvious and desirable location to park. Using this location may also re-invigorate this currently under utilized park and support the extensive improvements recommended in the Waterfront Plan prepared by Lapointe Architects. Challenges to overcome in this location include shifting the centerline of Broadway Avenue as well as traffic safety issues related to ingress and egress to the parking spaces. Attached at Appendix 3 is a composite plan illustrating the concept of RV parking in this location as well as other north end improvements.

6.4.2 Parallel Parking on McKinley Street

Trailer and RV Parking could also be located on the west side of McKinley Street between Ganley and Mackey Streets. Parking in this location would have virtually no impact on the abutting land use (elementary school) as the peak parking period would be during the summer months. It is estimated this location could accommodate about 10 parking spaces.

6.4.3 Vacant Lot at Gold and Toronto Streets

This private site, located in the north-west corner of Gold and Toronto Streets has been vacant for a number of years and could be designed to accommodate about 10 spaces. The location of this site is central and accessible to both downtown business as well as the Wawa Lake waterfront. Improvements to this site would also contribute to overall streetscaping and landscape improvements in the Downtown. A conceptual rendering of this site designed for trailer and RV parking is shown on Figure 5.

Figure 5 - Trailer and RV Parking Lot at Gold and Toronto Streets



6.4.4 Preferred Location for RV Parking

The Broadway Avenue and McKinley Street sites both involve the use of the municipal road allowance and would require very little in the way of physical improvement to accommodate RV parking. However, neither of these sites provides the level of proximity or accessibility to the central core of business and services in the Downtown as the Gold Street location.

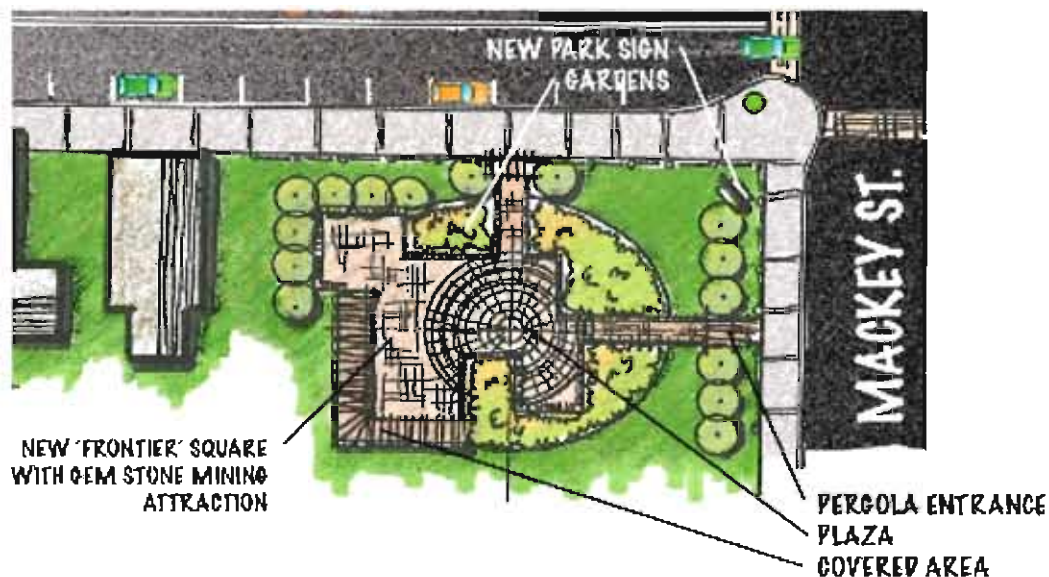
Furthermore, in the case of the Broadway location, if the site were successful and gained a reputation as an attractive RV stopping point, it may cause compatibility problems with other forms of transportation (i.e cars and motorcycles) that might wish to park at this location.

The Gold Street location is also preferred because it would result in some modest landscaping improvements in a long-standing vacant and somewhat unsightly lot in a central area of the downtown. Given that a private landowner would be unlikely to undertake improvements for RV parking, the Municipality would need to acquire or lease the site for this purpose. For budget purposes, we have accounted for this recommendation by including a purchase price comparable with current MPAC assessment as well as an estimate for parking lot preparation and landscaping. In the event the Municipality is unable to negotiate lease or acquisition of the subject site, it is recommended the McKinley Street location be utilized.

6.5 FRONTIER PUBLIC SQUARE

The underutilized and municipal owned lot located in the north-west corner of the intersection of Broadway Avenue and Mackey Street is recommended to be landscaped for public use to assist in beautifying the downtown and to serve as a location for open air markets as well as the gemstone mining exhibit currently being stored at the marina (see Figure 6). The use of this location for this purpose contributes to the “public node” that exists in the north Broadway location, highlighted by Lion’s Beach and the Lion’s Beach Lookout. These improvements would also be highly complementary to the recommended waterfront improvements in the Lions Beach location proposed by Lapointe Architects, which includes an interpretive centre and a pedestrian boardwalk from the waterfront up MacKay Street to Broadway Avenue.

Figure 6 - Proposed Frontier Square at Mackey and Broadway



6.6 GATEWAY AND WAYFINDING SIGNAGE

The need for gateway and wayfinding signage was also suggested by a number of stakeholders at the outset of the process. Distinguishable gateway and wayfinding signage would ensure the traveling public is aware of the location of Downtown Wawa as well as the location of other services and facilities that may be important to the traveling public such as the waterfront, the hospital and parking areas.

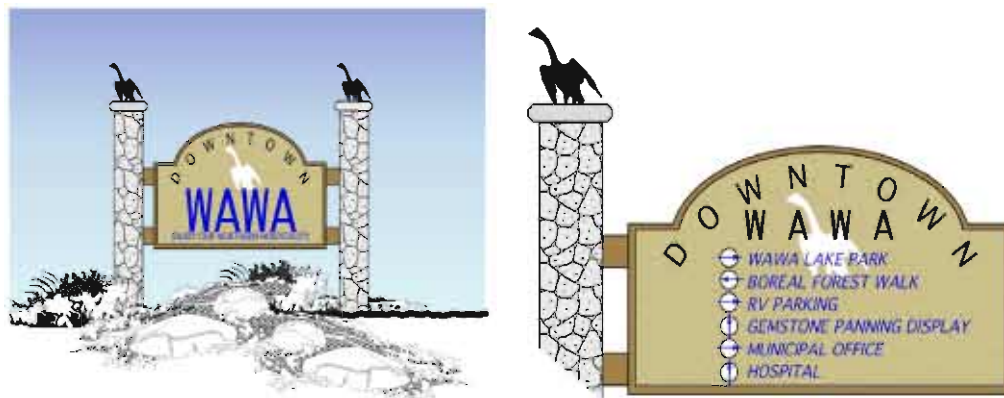
As was mentioned in Section 6.1, it is recommended that the Municipality negotiate with the owner of 95 Broadway Avenue (former gas bar) to use these lands for the installation of a gateway sign together with landscaping that incorporates rocks and trees reflective of a Northern landscape.

With respect to wayfinding signage, it is recommended that large signage identifying multiple locations and points of interest be established in strategic, traffic-dominated areas such as Mission and Highway 17 as well as near the community centre or park south of Highway 101.

It is also recommended that a smaller, subordinate form of wayfinding sign resembling the same shape and colour as the primary sign be utilized within the Downtown itself to convey information at a more pedestrian scale. This type of sign could be established at the intersection of every other block to convey the locations of points of interest within or in proximity to the Downtown.

Figure 7 provides a conceptual illustration of a gateway sign and internal wayfinding sign for the Downtown. These signs resemble one another and use earth tone colours, and also incorporate rocks and the goose to reflect the themes suggested in this Plan. As a final comment, it was noted during the site walk that the street signs in the Downtown were faded and in some cases not legible. As part of the overall improvements for signage in the Downtown, it is recommended that all street signage on Broadway be replaced with a more traditional street sign that also incorporates the same colour and goose silhouette that is utilized on the gateway and wayfinding signage.

Figure 7 - Conceptual Entry Signage and Wayfinding Signage



6.7 ESTIMATED COST AND PHASING OF PUBLIC REALM

The proposed improvements to public space summarized in Section 6 are recommended to be phased in over a seven-year period beginning in 2008. The following phasing of improvements is recommended:

Phase 1 (2008-2009)

1. Gateway entry signage and landscaping of vacant lot at 95 Broadway
2. Wayfinding sign (At Highway 17 and Mission)
3. Gateway bump outs and walkways (Main and Broadway)
4. RV parking solution
5. New street signage on Broadway Avenue

Phase 2 (2010-2011)

1. Four intersection bump outs and walkways
2. Boulevard plantings for lake views
3. Internal wayfinding signs (6)
4. Frontier Square improvements
5. Street trees and furniture

Phase 3 (2012-2014)

1. Gateway median and banners
2. Lion's Park sidewalk landscaping
3. Five intersection bump outs and walkways
4. Street trees and furniture

The total cost of these improvements is estimated to be about \$500,000. Attached at Appendix 4 is a spreadsheet which itemizes each of the improvements and their related cost.

6.8 THE ROLE OF VOLUNTEERS

Historic efforts to landscape and beautify the Downtown are largely the result of dedicated volunteer groups such as the Downtown BIA, the Community Development Committee and the Beautification Solution Council of Wawa. The continued good work of groups like this is fundamental to the success of this Plan. Not only do these groups need to be recognized and acknowledged for their efforts, they also need the continued support of the Municipality and the Economic Development Corporation.

This plan has recommended a number of specific improvements to strategic areas of the public realm which are collectively depicted on a composite plan attached at Appendix 5. The majority of these improvements will require the preparation of detailed plans, a tender process and will then be contracted by the Municipality or the EDC. However, there are a number of less significant undertakings that could be undertaken by volunteer organizations such as the BIA or the Beautification Solution Council of Ontario. These undertakings include, but are not limited to:

- Obtaining permission and sponsorship from the owners of vacant buildings to install planter boxes and hanging baskets and hang “themed” curtains or display art in windows;
- Continuing to administer the planter barrel sponsorship program;

- Assume responsibility for flower plantings on curb-side bump outs proposed through this CIP;
- Work with owners of larger lots in the Downtown to incorporate landscape treatments;
- Participate in the Ontario Communities in Bloom competition;
- Identify seasonal or theme-consistent banners when Gateway improvements are complete; and,
- Assume or co-ordinate responsibility for the propagation of annual flowers to be used in barrels.

In order to ensure the efforts of volunteer groups are supported, it is recommended that the Committee appointed to implement the CIP include members of these organizations so that smaller streetscaping initiatives can be reviewed and resources and funding made available to undertake such initiatives.

7.0 INCENTIVE PROGRAMS FOR IMPROVEMENTS TO PRIVATE LAND

7.1 INTENT

Based on the proposed vision and goals for Downtown Wawa, as well as consultation with the public, the BIA and municipal staff, the following programs are recommended for the Downtown Wawa Community Improvement Plan.

1. Building Façade Improvement Program;
2. Sign Replacement Program; and,
3. Building Restoration or Addition Program.

In addition to the above, the following reimbursement programs are also recommended to further complement and support these incentives:

1. Grant to cover a portion of the cost of landscaping, design and/or building plans;
2. Reimbursement of building permit and planning fees for building restoration or addition;
3. Reimbursement of tippage fees for waste generated by the above; and,
4. Grant for any façade or restoration which removes barriers to accessibility.

Council may establish priorities for each of the programs identified above and, may allocate funding for each program in the annual budget by by-law.

The following sections provide greater detail with respect to these proposed Community Improvement Incentive Programs.

7.2 BUILDING FAÇADE IMPROVEMENT PROGRAM

7.2.1 Intent

The majority of the buildings in the downtown were constructed to fulfill basic functional needs of a boomtown mining era. As a result, there is an absence of Colonial, Victoria or King Edward architectural styling that is exhibited in other Northern Ontario communities such as Kenora and Kapuskasing. The only exception to this is the Lakeview Hotel, which was re-built in its current form in 1944. The architectural detail and design of the Lakeview make it a landmark building in the Downtown.

Perhaps one of the strongest architectural remnants of the historic mining era is exhibited in the flat roof design characterized in many of the buildings. As was mentioned in Section 4.2 of this report, this important historic theme should be protected and enhanced through a façade improvement program.

There is a mix of brick, stucco, wood and sheet steel façades in the Downtown. Each of these building materials requires consideration of specific building elements in order to reflect the historic character of the Downtown community.

The aim of a façade improvement program is to create an appeal with the built form of the streetscape. Through this incentive program, building owners should be encouraged to reflect the Northern Ontario or mining era themes of this Plan through the use of the following elements:

- False facades for single storey buildings to give the impression of a second story;
- Second story balconies;

- Covered porch and boardwalk;
- Emphasis on wood exteriors such as logs, beams or barn board;
- Emphasis on organic stucco exteriors such as grey, brown, and olive green together detailed with white, yellow or orange;
- Screen doors (summer);
- Flags and banners;
- Awnings;
- Knee walls and large windows with shutters, planter boxes and grill treatments;

Figure 8 is a conceptual façade improvement for buildings located at 14 and 16 Broadway Avenue.

Figure 8 - Conceptual Façade Improvements to 14 and 16 Broadway Avenue



7.2.2 Incentives

a) *Primary Grant*

The Municipality will provide a one-time grant of 50 per cent (to a maximum of \$5,000) of the costs to assist building owners to improve a building façade in accordance with the Downtown Revitalization Plan and this report. The grant would include fees related to building materials and labour and would be paid on completion of the work.

b) *Secondary Grant*

Improvements to exterior sides and the rear of buildings, particularly where the building sits on a corner lot will be eligible for a secondary grant provided at 50 per cent (to a maximum of \$3,500) of the costs per exterior or rear building face. The grant would be paid on completion of the work.

7.3 SIGN REPLACEMENT PROGRAM

7.3.1 Intent

The themes of Northern Ontario, the Mining Era, the Goose and the Lake provide a wide range of creative options to incorporate into building and business signage. Building owners who apply for this incentive would be encouraged to incorporate one or more of these themes in a new sign.

Signs should be proportionate to the scale of the building façade, frontage of the building and character or theme of the building. Sign lettering and colour should be complementary to the colours of the building. Lettering styles and fonts should also be reflective of a preferred theme in the CIP and should adhere to the following guidelines:

7.3.2 Guidelines for Business Signage in the Downtown

1. The primary façade signs should be of a size, location and design that does not obscure a building's important architectural details.
2. In addition to a primary façade sign, the following forms of secondary signage are also permitted:
 - a) hanging signs, hung at 90 degrees to the building façade;
 - b) etched, painted or decal'd lettering on window and doorway signage;
 - c) iconic signage including art; and,
 - d) signage affixed to trim or detailing
3. Façade signs are encouraged to be lit from the top or bottom. Translucent or transparent signs will be discouraged unless they clearly evoke one or more of the themes of the CIP.
4. Natural materials such as wood are encouraged as well as earth tone colours
5. Three dimensional lettering is encouraged on the primary facade sign and should not exceed 0.8 m in height.
6. Where possible, the sign should creatively reflect or be associated with the themes of the CIP.



7.3.2 Incentives

A grant of 50 per cent (up to \$1,500) will be available toward the cost of replacing an existing sign that is in need of repair and/or does not currently comply with the sign design guidelines outlined in the CIP. Grants will be paid subsequent to installation.

7.4 BUILDING RESTORATION OR ADDITION PROGRAM

7.4.1 Intent

The aim of the Building Restoration or Addition Program is to provide a tax increment equivalent grant for a specified period of time to provide a landowner with relief from the increase in assessment and property tax caused by redevelopment initiatives.

Currently, the capacity to utilize foregone revenue as a grant payable to the property owner is limited to the municipal portion of the property tax and specifically excludes the education portion of the property tax. However, relief from increases to the education portion of the of the property tax may be realized on any lands identified as a “Brownfield” which require clearance from the Ministry of Environment to permit development. Should Brownfield sites be identified in Downtown Wawa and proposed for re-development, the incentives available under the Building Restoration or Addition Program may be applied without amendment to this Plan to provide relief on increases to the education portion of the municipal tax.

The amount of the grant is established following reassessment of the property upon completion. The increase in assessment is defined as the difference between the reassessed value and an original base value established by the Municipality prior to redevelopment. The grant is limited by a specified time limit as well as defined eligible costs to which the grant can be applied.

7.4.2 Incentive

It is recommended that the Municipality establish a six-year rebate program wherein the first 3 years the restored property is eligible for a 100% reduction in new municipal tax generated by the redevelopment. In the next 3 years, it is recommended the tax rebate on new assessment be reduced to 50%.

7.5 GENERAL INCENTIVE PROGRAMS

In order to complement the above incentive programs, it is also recommended that the following incentives also be provided:

7.5.1 Design Fee Grant

A one-time grant of 50 per cent to a maximum of \$500 will be available toward the cost of the preparation of plans necessary for the Façade Improvement Program or the Building Restoration Program. The grant would be conditional on the design professional being approved by Council or designated Committee. The Design Fee Grant would be paid upon completion of the façade or building restoration.

7.5.2 Building Permit and Planning Application Fee Rebate

This grant would provide a re-imbusement from the Municipality’s Building Permit and Tariff of Fees By-law as it relates to fees payable for the review and administration of planning approvals including applications for zoning by-law amendment, minor variance, consent, lot deeming and site plan agreement as well as fees required for the issuance of a building permit or demolition permit. In order to qualify for the rebate, an applicant is required to demonstrate to Council or Committee how the approval will contribute to fulfilling the vision and objectives of the CIP. Rebates will only be available upon the completion of physical works which may require the issuance of final occupancy by the Chief Building Official.

7.5.3 Tipping Fee Grant

Given that restoration work will create demolition waste needing to be disposed of, the Municipality will reimburse participants in the CIP program for tipping fees resulting from the disposal of non-hazardous waste related to the improvement programs. Tipping fees will be reimbursed upon completion of the sign, façade or building restoration.

7.5.4 Accessibility Grant

The Province of Ontario is a leader with respect to the promotion and implementation of the removal of barriers to accessibility. Given that one of the goals of the CIP is to promote the Downtown as a tourist destination, efforts should be initiated to improve accessibility to private and public space. As an incentive to remove barriers to accessibility in the Downtown, applications through the Façade Replacement Program and Building Restoration or Addition Program that address existing accessibility barriers will be eligible for an additional grant of up to \$1,000. The amount of the grant is to be determined by Committee based on the number of barriers removed or the total cost of the undertaking to remove a single barrier. The grant is payable upon completion of the work.

8.0 IMPLEMENTATION AND CRITERIA FOR REVIEW AND ELIGIBILITY

- 8.1 Council may appoint a Committee to review applications for financial incentives. The role of this Committee is to review all applications based on these eligibility requirements and the degree to which the project assists in achieving the objectives of the Community Improvement Plan. The Committee will make recommendations to Council for the approval of applications that meet the intent of the CIP as well as ongoing administrative aspects of the CIP Program.
- 8.2 No improvements carried out prior to the approval of the application will be eligible for funding. Only pre-approved projects will be eligible for grants.
- 8.3 Grants shall be available to a registered property owner or a business owner authorized by a registered owner of property in the Community Improvement Area and shall only be payable upon satisfactory completion of the project or as otherwise specified in this Plan. Assistance granted under any of the financial incentive programs to a particular property is not transferable to any other property.
- 8.4 Building façade grants will be granted based on a primary grant for the building façade that forms the primary entrance to the building, and a secondary grant for a building side that faces a street or is prominent from Broadway Avenue.
- Where the primary building entrance is deemed by Council or Committee to comply with the objectives of this Community Improvement Plan, and no previous Façade Improvement Grants have been given, the primary grant may be approved for improvements to the rear of a building facing the street.
- Where a building has more than two prominent building faces the Municipality may consider a further secondary grant based on funding availability.
- 8.5 The building owner or business owner and the Municipality of Wawa will be required to enter into an agreement specifying the amount to be paid and the payment period. Where the agreement is between an authorized business owner and the Town, the registered building owner must consent to and be party to the agreement.
- 8.6 Properties and buildings shall not have any outstanding municipal account including fines, tax arrears, outstanding utility charges or any other legal claim, lien or order that may affect the title of the land. All improvements shall be compliant with applicable by-laws, guidelines and/or regulations.
- 8.7 The grant programs outlined in Section 7 may be combined in a manner that will permit more than one grant per property. Where this is done, the total grant amount shall be based on the amounts listed in Section 7 and in no instance shall grants exceed the cost of rehabilitation or improvement.
- 8.8 The grant programs will be administered on the basis of matching funds (to a specified cap) for improvements confirmed by proper receipts, purchase orders or invoices.
- 8.9 Façade Improvement grants should only be available to applicants proposing to improve the majority of a building face. However, a secondary grant may be available for partial improvement to a side or rear façade, provided the majority of the primary façade is to be improved or has been improved.
- 8.10 The Building Restoration or Addition Program will also be available to vacant lots or development which involves the replacement of buildings.

- 8.11 The total of the grants and loans made in respect of particular lands and buildings under this CIP and the tax assistance as defined in section 365.1 of the Municipal Act, 2001 that is provided in respect of the lands and buildings in this CIP shall not exceed the cost of rehabilitating the lands and buildings.
- 8.12 Council or Committee reserves the right to refuse an application for an improvement which in their opinion is not in keeping with the vision, objectives and themes set out in this CIP.
- 8.13 Council reserves the right to request multiple quotations for proposed works or improvements or to seek third party review of a quotation to be satisfied fees and quotations for proposed improvement are reasonable and reflect current market conditions.
- 8.14 The rebate of planning fees related to zoning by-law amendment, consent, minor variance, site plan approval and lot deeming as well as permit fees for building permit or demolition may be refunded provided such applications have been made in conjunction with an incentive program or are deemed by Council to be in keeping with the vision, objectives and themes of this CIP. The rebate of fees covers only the original fee established by Municipal By-law and no other professional fee which may be required in the review and administration of such applications.
- 8.15 Grants and incentives will be awarded on a first-come, first-served basis and will generally be limited to one registered owner per calendar year. However, Council will make efforts to evenly distribute improvement funds across the entire CIP area.
- 8.16 Where funds and incentives are awarded, the applicant agrees to allow the Municipality to use non-personal information provided with the application, including pre- and post improvement images for communication and marketing purposes.
- 8.17 The rebate on tippage fees is limited to a one-time dump, unless Council has authorized a special exemption for a larger scale project.

9.0 STAGING OF COMMUNITY IMPROVEMENTS

- 9.1 All of the grant programs outlined in Section 7 shall be available to property and/or business owners in the CIP Study Area immediately upon approval of this Plan subject to the requirements of the Planning Act and the requirements of each grant program.
- 9.2 Council may, by resolution, direct the Committee to give priorities to specific grant programs based on limits to available funding.
- 9.3 Development in the Community Improvement Area should be staged so that improvements to infrastructure and private land occurs in a comprehensive manner.
- 9.4 When considering applications for financial assistance, Council or its appointed Committee may give preferential consideration to applications that are within the areas where concurrent municipal public realm improvements are being undertaken.

10.0 ADMINISTRATION

Council shall appoint an individual to administer the Community Improvement Plan. This appointed individual will be responsible for CIP administration including budgeting, monitoring

and communications. In addition this individual shall be responsible for the review and assessment of applications to assist Council or the Committee appointed under Section 8.1 with respect to the approval of applications for incentives.

10.1 FINANCING OF IMPROVEMENTS

Council will establish an annual budget for grants related to Community Improvement projects, however, Council is not obligated to allocate funds for incentive programs or improvements to public space in times of fiscal constraint. Council may seek out public stakeholders and agencies to assist in financing the incentive programs contained in this Plan.

Although low interest or no interest loans have not been identified as a preferred incentive program for this CIP, Council may at their discretion, implement a loan incentive program for building restoration or addition, façade and sign replacement. The establishment of such a program shall not require an amendment to this Plan unless the loans issued under program are not secured with sufficient capital or equity and the total amount of loans to be administered on an annual basis exceeds \$40,000.

10.2 URBAN DESIGN STANDARDS

The Municipality may complete more detailed Urban Design Guidelines to guide future development in the Community Improvement Area to augment the revitalization and rehabilitation programs outlined in this report. Urban Design Guidelines would provide detailed recommendations to complement the recommendations and guidelines in this Plan and establish a basis for reviewing new development to ensure that development helps to achieve the goals of the Community Improvement Plan.

10.3 OFFICIAL PLAN

This Community Improvement Plan has been prepared in accordance with the Community Improvement policies of the Official Plan for the Municipality of Wawa. In preparing a new Official Plan for the Municipality, the vision and goals of this Community Improvement Plan will be acknowledged and incorporated in the policies of the Plan.

10.4 MONITORING AND AMENDMENTS

Council will conduct periodic reviews of the programs and activities relating to Community Improvement to determine their effectiveness. Council may amend this Plan as is necessary to ensure that the objectives outlined in this Plan are achieved. Any increase in program financing permitted under Section 28 will require an amendment to this Plan, unless such increases represent no more than a 25% increase to the original incentive or such increases are offset by decreases to another incentive program.

It is intended that the grant programs outlined will be made available to property and business owners until December 31, 2014, however Council may extend this date by by-law without requiring an amendment to this Plan.

11.0 FINANCIAL IMPLICATIONS

The total cost to complete the recommended improvements to public space and implement the financial incentives outlined in the Community Improvement Plan is estimated to be about \$500,000 over the next 7 years, not accounting for inflation. A more detailed breakdown of these costs and the proposed phasing of improvement programs is attached at Appendix 4.

APPENDIX 1

- CIP Study Area By-law 2024-07 -

**THE CORPORATION OF THE
TOWNSHIP OF MICHIPICOTEN**

BY-LAW NO. 2024-07

BEING A BY-LAW to designate downtown Wawa commercial district as a Community Improvement Project area.

WHEREAS Section 28 (2) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, provides that where there is an official plan in effect in a local municipality that contains provisions relating to community improvement in the municipality, the council of the municipality may, by by-law, designate the whole or any part of an area covered by such as official plan as a community improvement project area;

AND WHEREAS the Corporation has an official plan in effect, which contains provisions relating to community improvement;

AND WHEREAS it is deemed desirable to designate the Township of Michipicoten as a community improvement project area;

NOWHEREFORE the Council of The Corporation of the Township of Michipicoten enacts the following as a by-law:

1. The Township of Michipicoten, in the district of Algoma, and described in the Schedule "A" attached hereto and forming part of this by-law, is designated as a Community Improvement Project Area.
2. **THAT** the Mayor and Clerk be and are hereby authorized to execute the said agreement on behalf of The Corporation of the Township of Michipicoten and to affix thereto the Official Seal of the Corporation.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 19th day of June, 2007.

HOWARD WHENT, MAYOR

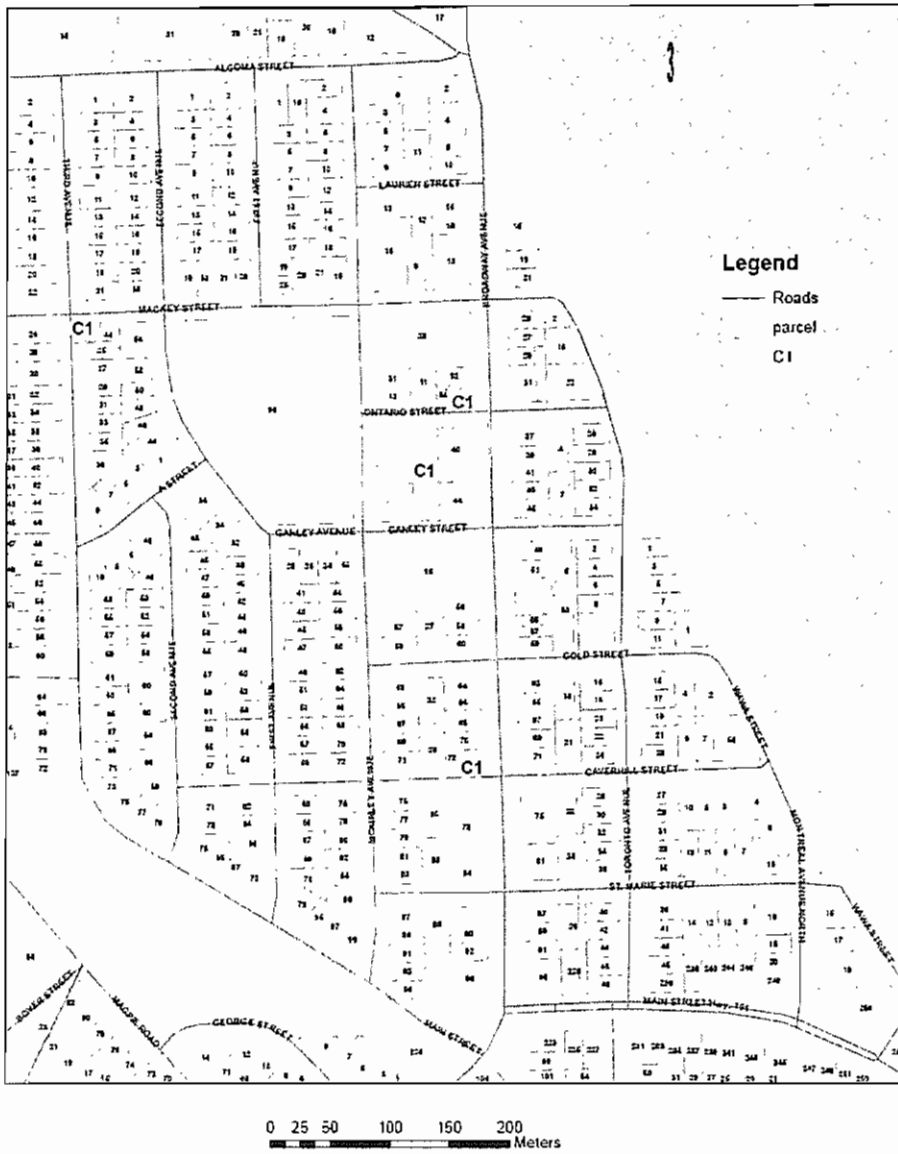
CHRIS WRAY, CLERK

READ a third time and be finally passed this 10th day of July, 2007.

HOWARD WHEAT, MAYOR

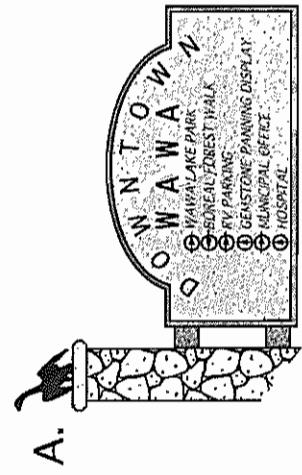
CHRIS WRAY, CLERK

WawaZoning



APPENDIX 2

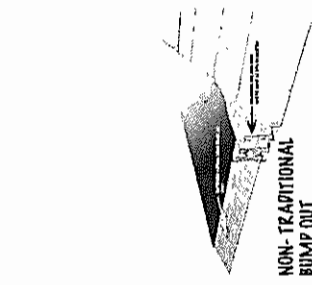
- Conceptual Gateway Improvements-



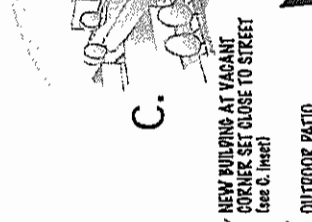
DOWNTOWN WAYFINDING SIGN



B. TRADITIONAL B. BUMP OUT



B. NON-TRADITIONAL BUMP OUT



C.

NEW BUILDING AT VACANT CORNER SET CLOSE TO STREET (see C. inset)

OUTDOOR PATIO

CURB BUMP OUTS (see B. inset) DECORATIVE BANNERS IMPRESSEP ASPHALT

CURB BUMP OUT BENCH

BARBAGE RECEPTACLE

WAYFINDING SIGNAGE

CURB BUMP OUTS AND PEENED CROSSING POINTS TYPICAL AT ALL INTERSECTIONS

STREET TREES FRAME VIEWS TO WATER

SIDEWALK CONNECTION

STREET TREES

STREET TREES AND SITTING AREA TYPICAL MID-POINT ALL BLOCKS (see E. inset)

GENTRE MEDIAN DECORATIVE BANNERS IMPRESSEP ASPHALT ART

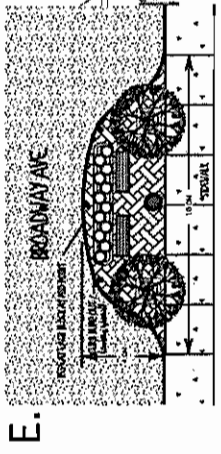
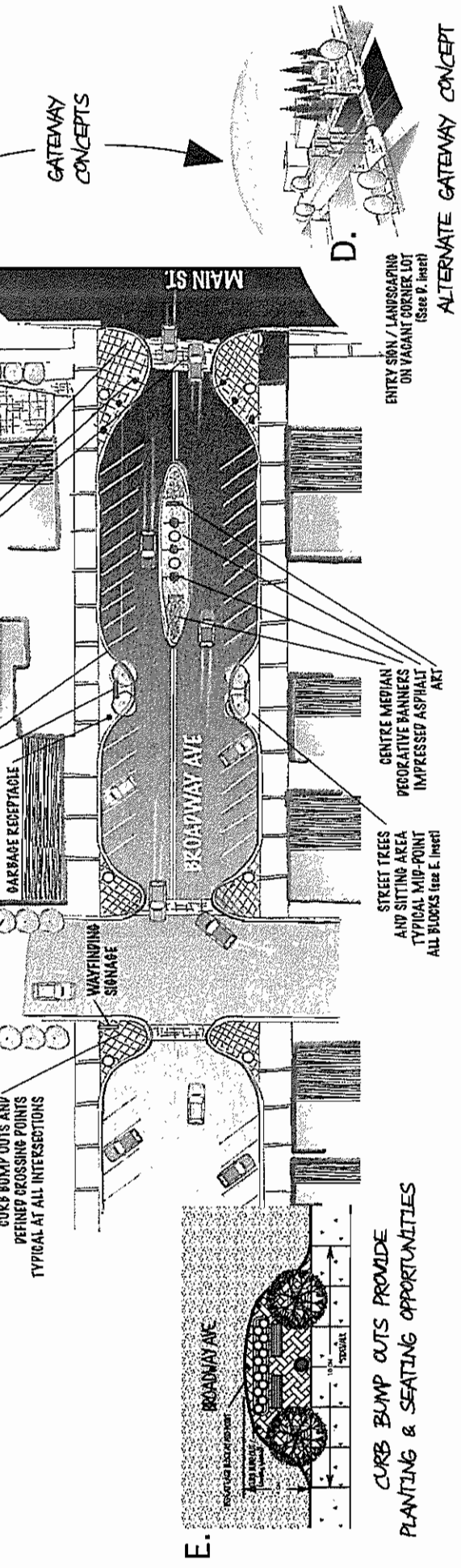
ENTRY SIGN / LANDSCAPING ON VACANT CORNER LOT (See P. inset)

MAIN ST

BROADWAY AVE

GATEWAY CONCEPTS

ALTERNATE GATEWAY CONCEPT



E.

CURB BUMP OUTS PROVIDE PLANTING & SEATING OPPORTUNITIES



BROADWAY AVENUE - STREETSCAPE ENHANCEMENTS

WAWA, ONTARIO - Community Improvement Plan

COMPOSITE FIG. 3

PROJECT: WAWA CP - 346B
DATE: JAN 21/08

APPENDIX 3

- North Broadway Conceptual Improvements -

Phasing and Estimated Cost of Downtown Wawa CIP Public Realm Improvements and Incentive Programs

Phase 1 - 2008-2009

Entry Sign	\$15,000.00
Entry Sign Landscaping and Lease	\$20,000.00
Wayfinding Signage (2)	\$25,000.00
Intersection bump-outs and walkways (4)	\$24,000.00
Street trees and furniture	\$20,000.00
Gold Street RV Parking Lot (Lease and Pave/Curb)	\$25,000.00
Gold Street RV Parking Lot (Landscape)	\$7,500.00
Street Sign Replacement	\$7,000.00
Volunteer Initiatives	\$10,000.00
Detailed Design/Tendering/Contract Admin	\$20,000.00
Private Property Incentives	\$25,000.00

PHASE 1 SUB-TOTAL **\$198,500.00**

Phase 2 - 2010-2011

Intersection bump-outs and walkways (4)	\$24,000.00
Street Trees and Furniture	\$20,000.00
Boulevard Plantings (6 / intersection)	\$15,600.00
Frontier Square	\$30,000.00
Internal Wayfinding Signage (6)	\$15,000.00
Volunteer Initiatives	\$10,000.00
Detailed Design/Tendering/Contract Admin	\$20,000.00
Private Property Incentives	\$30,000.00

PHASE 2 SUB-TOTAL **\$164,600.00**

Phase 3 - 2012-2014

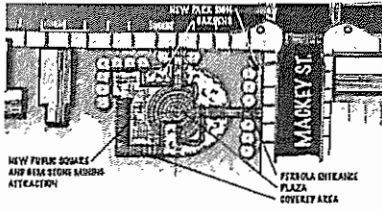
Gateway Median	\$12,000.00
Gateway Median Banners	\$4,000.00
Intersection Bump-Outs and Walkways (5)	\$30,000.00
Street Trees and Furniture	\$15,000.00
Lion's Park Sidewalk Landscaping	\$6,000.00
Volunteer Initiatives	\$10,000.00
Detailed Design/Tendering/Contract Admin	\$15,000.00
Private Property Incentives	\$35,000.00

PHASE 3 SUB-TOTAL **\$127,000.00**

TOTAL **\$490,100.00**

APPENDIX 5

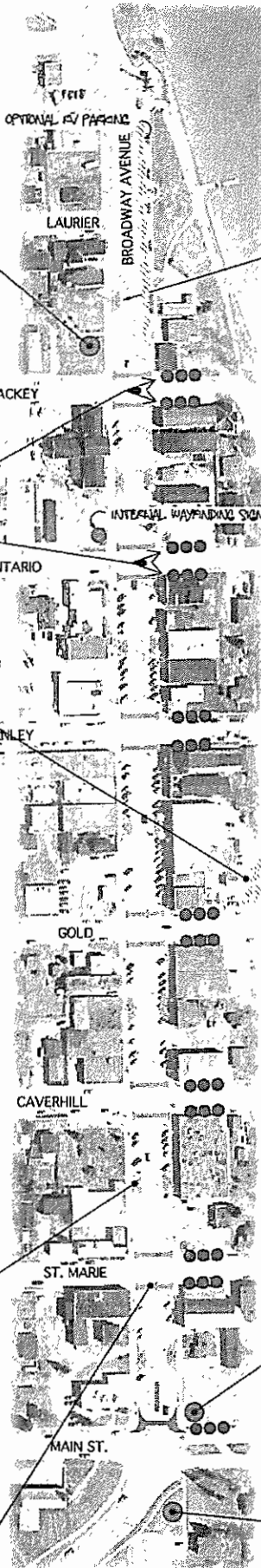
- Composite Plan of Collective Downtown Improvements -



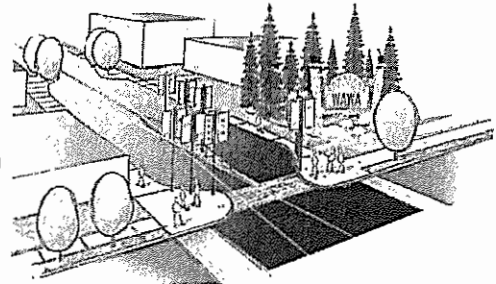
WAWA PUBLIC PARKETTE & GEM STONE MINING DISPLAY



BOULEVARD TREES FRAME THE VIEW TO WAWA LAKE

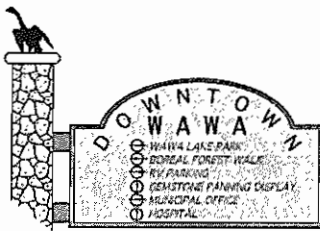


VIEW OF BUMP OUT FROM STREET

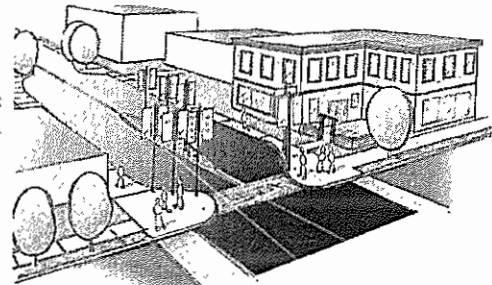


ENTRY TO DOWNTOWN AS SIGNAGE

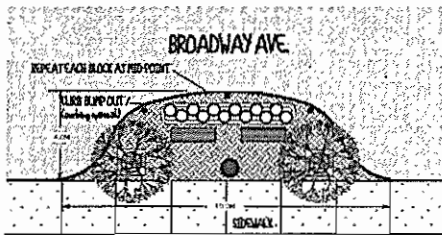
OPTIONS FOR RV PARKING



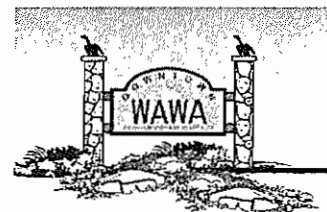
INTERNAL WAYFINDING SIGN



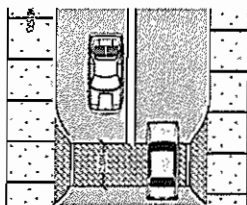
ENTRY TO DOWNTOWN AS BUILT FORM



CURB BUMP OUTS PROVIDE PLANTING & SEATING OPPORTUNITIES



DOWNTOWN ENTRY SIGN



PEDESTRIAN CROSSWALK - TYPICAL



DOWNTOWN WAYFINDING SIGN