

12 COMMUNITY IMPROVEMENT AND PROPERTY STANDARDS

12.1 *Community Improvement Areas*

Community Improvements	12.1.1 Community improvement areas are designated in compliance with the provisions of the Planning Act and are intended to identify areas in which community improvement plans may be undertaken.
Community Improvement Areas	12.1.2 The lands located within the Huntsville Urban Area, Port Sydney, Utterson and Novar, are potential community improvement areas and are subject to the policies of this section.
Deficiencies	12.1.3 Community improvement areas are identified through deficiencies in the availability and/or condition of: <ul style="list-style-type: none">a) Roads, with regard to their designated function.b) Sidewalks and curbs.c) Street lighting.d) Buildings and structures, with regard to the purpose for which they were designed and the function they presently serve.e) Municipal “hard” services (sanitary sewers, storm sewers, water supply and distribution).f) Parking facilities (availability and accessibility).g) Accessibility for persons with disabilities.h) Maintenance and improvement of Waterfront access.i) Street furniture (including benches, information kiosks, etc.).j) Water quality and quantity.k) Affordable housing.l) Compatibility of existing lands uses.
Compatibility	12.1.4 Improvement areas shall include an analysis of the land compatibility of neighbouring land uses with regard to social, environmental, and aesthetic concerns or uses of land.

Residential

- 12.1.5 In predominantly residential community improvement areas, improvements may include the following:
- a) Establishing and maintaining equitable infrastructure necessary and appropriate for the neighbourhood. This may include water service, sewage collection services, road maintenance, street lighting, sidewalks, amongst others.
 - b) Providing appropriate recreational, cultural, and social service facilities which are well maintained, well located, and easily accessible by Town residents.
 - c) Improving the condition and appearance of substandard structures and surrounding properties and encouraging the rehabilitation, restoration, and repair of dwellings in compliance with the Maintenance and Property Standard By-law.

Commercial

- 12.1.6 In predominantly commercial areas, improvements may include the following initiatives:
- a) Ensuring a vibrant, attractive area by maintaining the necessary conditions to enhance the community's facilities within the Town.
 - b) Providing and maintaining streets, sidewalks, lighting, benches, and parking areas, to ensure that the commercial area is accessible to both motorists and pedestrians and persons with disabilities.
 - c) Alleviating traffic congestion, impediments to pedestrian and wheelchair/scooter movement, and providing access to structures and adequate loading areas.

Industrial

- 12.1.7 In predominantly industrial community improvement areas, improvements may include the following:
- a) Developing and maintaining industrial sites in the Town which facilitate the successful operation of the industries which they serve.
 - b) Rehabilitating areas where land use conflicts exist or where a specific use is unsightly or a nuisance to passing traffic.
 - c) Ensuring that the proposed developments of local industries generally enhance the area and are compatible with adjacent land uses, and the environment.

Phasing

- 12.1.8 The Community Improvements should be phased in the following manner. Improvements should occur in the first instances in the Huntsville Urban Area and Port Sydney. The second phase of improvements should consist of those improvements within Utterson and Novar.

Government Programs	12.1.9	The areas designated as Community Improvement Areas, in this Plan, will take advantage of senior government level programs.
Municipal Regulations	12.1.10	Community Improvement areas will make use of the Towns Property Standards By-law, and the Signage By-law. Other municipal regulations will also be used to implement the Community Improvement policies noted herein.
B.I.A.	12.1.11	The role and function of the Business Improvement Area shall continue to be strengthened within the Huntsville Urban Area.

12.2 Community Improvement Plan for the Commercial Core Area of Huntsville

Community Improvement Plan	12.2.1	The Town may prepare a Community Improvement Plan under Section 28 of the Planning Act RSO 1990, c.P. 13, in order to provide financial incentives necessary to implement many of the objectives of the Strategic Plan, Design Guidelines and Property Standards By-law.
Objective	12.2.2	The Community Improvement Plan will provide objectives for public and private property improvements and public works, and establish financial incentives for property owners to encourage the revitalization and continued economic stability of the commercial core of the community.
Purpose	12.2.3	The purpose of the Community Improvement Plan for the Commercial Core Area of Huntsville is to establish a program for municipal financial incentives to encourage the rehabilitation and improvement to private lands and to coordinate public and private works in a manner that will make the most efficient use of public infrastructure.
Location	12.2.4	<p>The Community Improvement Project Area will extend along Main Street from Highway 11 at the south entrance to Chaffey Street. The area includes land fronting on Main Street in the west end, and land generally within one block of Main Street between Lorne Street and Chaffey Street, and includes the Brendale Square.</p> <p>12.2.4.1 The Community Improvement Project Area may be subdivided into the following three distinct areas:</p> <ul style="list-style-type: none">Area 1 DowntownArea 2 Brendale SquareArea 3 The West End <p>12.2.4.2 These areas will be delineated on the Community Improvement Plan.</p>

Objectives

12.2.5 Throughout the Commercial Core Area the following Objectives shall apply:

- a) To encourage the continued vitality and economic viability of the commercial core in all seasons;
- b) To stimulate new investment in public and private lands;
- c) To encourage consistency in urban design and signage while recognizing the importance of diversity and character of the existing built form;
- d) To create an attractive image of the Town that reflects the historic character and heritage of the community;
- e) To reinforce the commercial core as a focus for the community;
- f) To improve connections between commercial areas, the waterfront and recreational trails, and improve access for pedestrians and persons with disabilities.
- g) To provide incentives for rehabilitation of Main Street West as an attractive entrance to the Town.

Financial Incentives

12.2.6 The Community Improvement Plan may provide for a variety of financial incentives, in order to implement the Objectives identified above.

- Planning and Design Grants
- Building Façade Improvements
- Improved Signage
- Landscaping and Property Improvement
- Waiving of Application Fees
- Property Tax Increment Grant
- Potentially Contaminated Lands Grant
- Heritage Buildings

(OPA #5)

12.2.7 The Downtown Community Improvement Plan was approved by Council on March 21, 2011. The Plan includes the following 6 guiding principles, which shall form the guiding principles for all public and private sector development within the Downtown:

Area 1,
Downtown

1. **Living Downtown** – A key principle of the Community Improvement Plan is to provide more housing downtown in higher density forms of both rental and ownership. A permanent population of residents is imperative to support the shops and services in the area in all times and seasons to create a vibrant street life and to ensure safe streets and spaces. It also ensures that Huntsville will become a community in which people can remain throughout the stages of their lives.
2. **Pedestrians First** – Beautiful, well-designed and safe streets will invite people to explore the shops, restaurants and services of Downtown

Huntsville. Convenient parking, well marked pedestrian routes and appealing streetscapes will nurture the culture of walking in Downtown Huntsville. This does not diminish the importance of vehicular traffic to the success of the Downtown. Vehicular and pedestrian traffic keeps the Downtown alive 24 hours a day, 7 days a week. The key is a balanced environment with slow moving traffic, through a pedestrian focused environment.

3. **Destinations and Anchors** – While Downtown Huntsville is a destination in itself, there are also a number of specific facilities and features that function as attractions for visitors and residents. A key principle of this Plan is to enhance and reinforce existing destinations such as River Mill Park, Town Dock Park, the Library, Civic Centre and the Algonquin Theatre as well as to create new attractions.
4. **Beautiful Downtown** – A town designed with beautiful civic spaces, parks, streets, buildings will generate civic pride, generate economic value and create a lasting impression on visitors. A key principle of this Plan is to provide the framework, guidelines and tools to help create beautiful buildings and spaces.
5. **Hub for Arts and Culture** – Huntsville is recognized as a centre for arts and culture. With the recently completed Algonquin Theatre, the Town hosts many performances every year. The Downtown is also the location of several festivals, including Art in the Park, and Festival of the Arts, Concerts on the Dock and the Jazz Festival. There are several art galleries in the Downtown and shops where creative works are sold. A key principle of this Plan is to support and strengthen Downtown Huntsville as a hub for arts and culture.
6. **Connected** – The rest of the Town and especially the surrounding neighbourhoods are the lifeblood of the Downtown. Reinforcing visual and physical connectivity to these areas and encouraging people to come to the Downtown more often by foot, bike or boat is a key principle. Wayfinding strategies, connected trails and splendid streetscapes can also serve to better link and leverage the Downtown with other nearby destinations such as the Summit Centre and the University of Waterloo Research Centre.

Central
Business
District

- 12.2.8 Through the Downtown Community Improvement Plan the Town may consider the provision of financial aid programs intended to facilitate appropriate development within the Central Business District.

To qualify for any financial aid program offered by the Town through the community Improvement Plan, the development proposal shall conform with the General Façade Guidelines and General Urban Design Guidelines that are included within the Council approved Downtown Community Improvement Plan, September 2010.

For the area subject to the Downtown Community Improvement Plan, all development shall be consistent with the General Façade Guidelines and

General Urban Design Guidelines that are included within the Council approved Downtown Community Improvement Plan, September 2010.

Further, all development within the Downtown shall be subject to Site Plan Control. The Town shall utilize Site Plan control to the maximum level permitted by the Planning Act, specifically, where applicable, for the control of building materials, colour and architectural details

Area 2,
Brendale
Square

12.2.9 Community Improvement Area '2', including Brendale Square and Peter's Mall, should include planned improvements to infrastructure and private lands in a comprehensive manner. Major investments in lands and buildings should not be undertaken until a comprehensive rehabilitation plan of this area is completed to the satisfaction of the Town in consultation with the property owners. Planning & Design and Improved Signage grants for this area shall be available for this purpose upon approval of the Plan by the Minister of Municipal Affairs and Housing.

Area 3,
West End

12.2.10 In the West End (Community Improvement Area '3'), grants will be available only after the District of Muskoka has completed plans for the reconstruction of Muskoka Road # 3, where it abuts the properties in the Community Improvement Plan Area. Grant approval in this area will be staged with the reconstruction of the District Road in order to ensure that the private and public projects are compatible. Grants will be available where the road reconstruction has already been completed.

Public
Improvements

12.2.11 In conjunction with the incentives for encouraging private rehabilitation and improvements, the Town will participate in the improvements to public lands and facilities which may include:

- Street Lighting
- Streetscape Improvements
- Reconstruction of Muskoka Road #3
- Railway Station Redevelopment
- Waterfront Trail Expansion
- John Street/ Main Street Intersection Improvements
- Former Planing Mills Lands Redevelopment
- Infrastructure Improvements

Review

12.2.12 Council will conduct periodic reviews of the programs and activities relating to Community Improvement to determine their effectiveness. Council may amend the Plan as is necessary to ensure that the Objectives are achieved.

12.3 Community Improvement Plan for King William Street Corridor

King William Street Corridor	12.3.1 The Town may prepare a Community Improvement Plan under Section 28 of the Planning Act RSO 1990, c.P. 13, in order to provide financial incentives necessary to implement many of the objectives of the Strategic Plan, Design Guidelines and Property Standards By-law.
Objectives	12.3.2 The Community Improvement Plan will provide objectives for public and private property improvements and public works, and establish financial incentives for property owners to encourage the revitalization and continued economic stability of the commercial core of the community.
Purpose	12.3.3 The Community Improvement Plan will provide a program for private lands rehabilitation and improvement as well as public infrastructure upgrading.
Boundaries	12.3.4 The specific boundaries of the Project Area will be defined in the Community Improvement Plan, but will generally include land fronting on King William Street between Highway 60 and District Road 2, within one block of the Street.
Objectives	12.3.5 The detailed objectives for the Project Area will be further refined in the Community Improvement Plan, but will generally include: a) To encourage the continued vitality, economic viability and intensification of the commercial corridor; b) To encourage the redevelopment of the corridor as a mixed use commercial and residential area; c) To stimulate new investment in private and public infrastructure; d) To encourage improved standards of urban design and signage; e) To improve connections between the commercial area, the waterfront and recreational trails and improve access for pedestrians and persons with disabilities; f) To provide incentives for rehabilitation of the corridor as an urban mixed use area that functions as a link to the commercial core; g) To encourage the modernization of existing buildings and facilities to improve the level of accessibility for persons with disabilities.
Incentives	12.3.6 The Community Improvement Plan will identify a variety of financial incentives designed to implement the objectives identified above and assist in the development of specific projects.
Infrastructure	12.3.7 Public infrastructure improvements will be based on appropriate transportation and design studies.
Public Improvements	12.3.8 Public land improvements may include: • street lighting and street furniture; • streetscape improvements, improved pedestrian walkways and reduction of driveways; • “urban scale” redevelopment of the traveled portions of King William Street, to reduce the dominance of the roadway.