

SIX GOALS OF THE COMMUNITY IMPROVEMENT PLAN

1 FAÇADE & BUILDING IMPROVEMENT

Promote the beautification and improvement of existing commercial, industrial, and mixed use buildings and properties in the central business districts, highway commercial, industrial, mixed-use, and residential transition areas of the Township.

Types of Improvements that may be considered:

- Building facade and signage
- Storefront/display areas
- Barrier free accessibility
- Elements contributing to the streetscape
- Patios
- Parking areas and pedestrian linkages
- Tourism uses
- Public realm including public gathering places

2 EFFICIENT & STRATEGIC USE OF LAND

Promote infill, intensification, adaptive reuse and redevelopment in the central business districts, highway commercial, industrial, mixed-use, and residential transition areas of the Township.

Types of Improvements that may be considered:

- Brownfield redevelopment
- Infill development on vacant properties
- Adaptive reuse and intensification of underutilized buildings

3 HOUSING SUPPLY

Promote improvements to the quality of the existing housing stock, and additional housing supply, especially rental housing and affordable housing, in the central business districts, highway commercial, mixed-use, and residential transition areas of the Township.

Types of Improvements that may be considered:

- Renovation and improvement of existing rental apartments on upper stories of existing mixed use buildings
- Conversion of vacant and underutilized space on upper stories of existing mixed use and commercial buildings into new rental housing, and new affordable housing
- Addition of new residential units to existing residential and mixed use buildings
- Construction of new rental and new affordable housing on vacant and underutilized properties

4 ECONOMIC GROWTH & DIVERSIFICATION

Increase the number of businesses and employment opportunities in the central business districts, highway commercial, industrial, mixed-use, and residential transition areas of the Township.

Types of Improvements that may be considered:

- Existing business expansions/upgrades
- Attraction of new employers, business enterprises, and business startups
- Expansion of existing and attraction of new tourism, arts, culture and creative economy businesses

5 AGRICULTURAL & AGRI-BUSINESS USE

Promote innovative, value added agricultural uses and agri-business uses in the Township's agricultural area.

Types of Improvements that may be considered:

- Expansion of existing and attraction of new innovative, value added agricultural and agri-business uses

6 DESIGN & ENVIRONMENTAL SUSTAINABILITY

Improve the design, quality, and environmental sustainability of all forms of building improvement and development in the Township.

Types of Improvements that may be considered:

- Development that is well designed, well built, and more environmentally sustainable, e.g., development that incorporates sustainable building and green infrastructure features and is consistent with the County of Wellington Green Legacy Building Standard.

