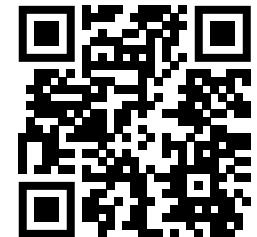




Ideas and Options Workbook

January 21, 2025

WELLESLEY TOWNSHIP COMMUNITY IMPROVEMENT PLAN REVIEW AND UPDATE



Current Goals and Objectives

Attract and Retain People and Businesses in the Core Areas.

- Increase the number of business enterprise start-ups and expansions;
- Retain and support existing businesses;
- Attract tourism to the Township;
- Reduce the number of vacant, under-utilized, or non-performing buildings and properties;
- Increase the number and type of residential units within the Township's Core Areas; and
- Increase and diversify the Township's overall tax base and revenues.

Restore and Beautify Core Areas.

- Implement aesthetic improvements to private property such as improvements to façades,
- signage, and landscapes;
- Implement functional improvements to public and private property, such as structural
- repairs to buildings and improvements to parking, infrastructure and accessibility; and
- Apply dedicated Township funds and resources for improvements to community facilities,
- streetscapes, and public spaces/the public realm.

Protect and enhance the heritage features and distinctive character of Core Areas.

- Assist with the conservation of cultural heritage resources and landscapes;
- Prioritize improvement projects that recognize and enhance the Township's natural and cultural heritage resources as a significant community asset;
- Introduce a set of Façade and Design Guidelines to enhance existing community character;
- Implement signage to promote Wellesley and contribute to a unique visitor experience; and
- Ensure that all community improvement projects are implemented in a manner that is consistent with the Township's vision and goals for urban design.

Township of Wellesley

Community Improvement Plan 2024



Village of Wellesley
SCALE = 1:20,000



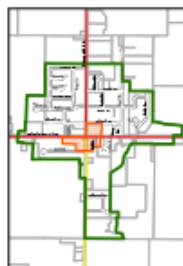
Village of Heidelberg
SCALE = 1:20,000



Village of Hawkesville
SCALE = 1:20,000



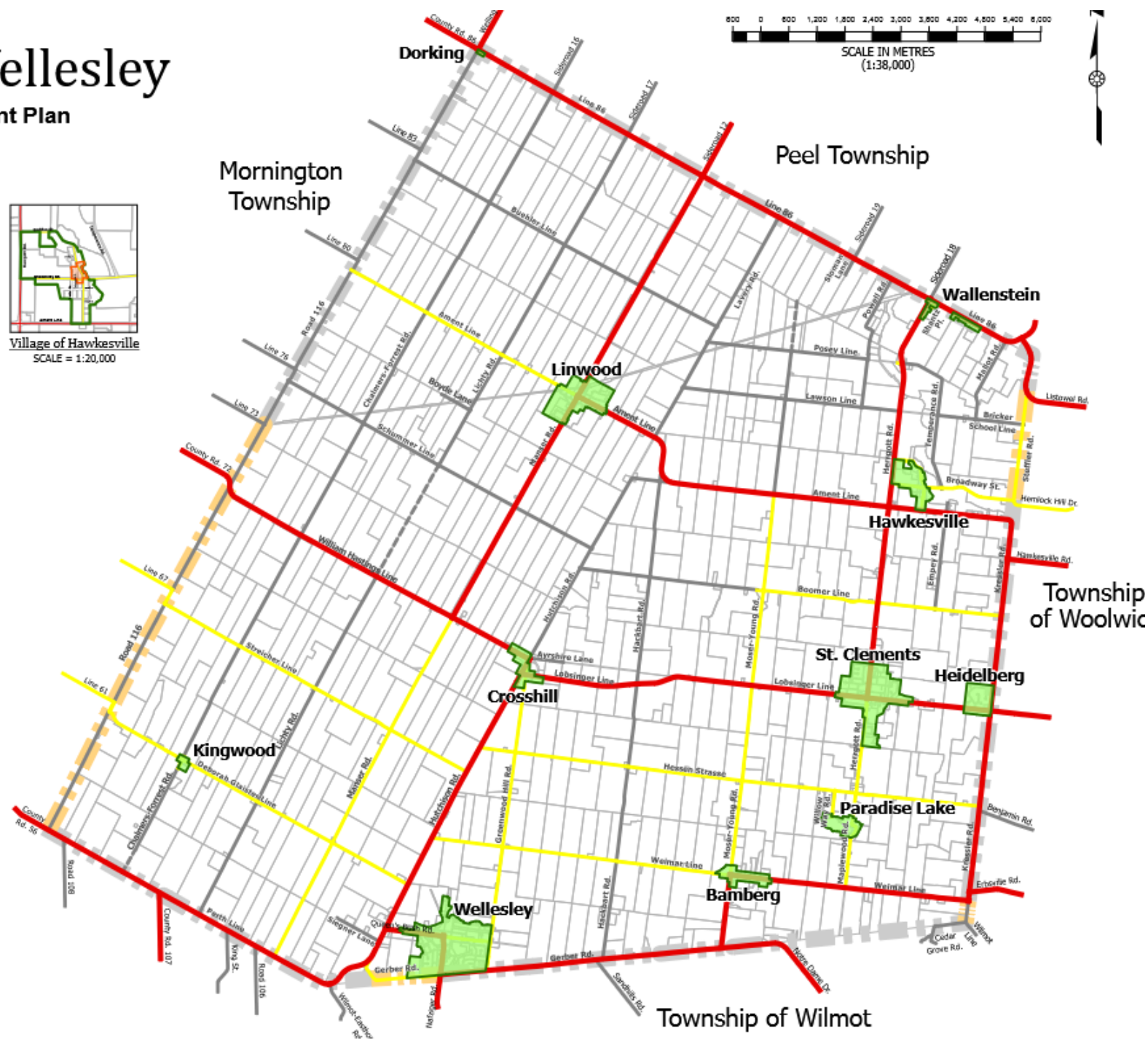
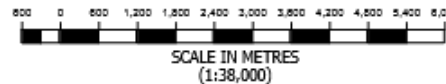
Village of Linwood
SCALE = 1:20,000



Village of St. Clements
SCALE = 1:20,000

LEGEND

- WATERLOO REGIONAL ROAD
- WELLESLEY TOWNSHIP ROAD (PAVED)
- WELLESLEY TOWNSHIP ROAD (GRAVEL)
- WELLESLEY TOWNSHIP ROAD (CLOSED/UNOPENED)
- ▬ WELLESLEY TOWNSHIP BOUNDARY
- ▬ WELLESLEY MAINTAINED BOUNDARY ROAD
- SETTLEMENT AREAS
- URBAN / SETTLEMENT CORE AREAS



Review of the Existing Core Areas CIP

Financial Incentive Programs

Financial Incentive Program	Purpose	Value	Eligible Costs
Planning Application and Building Permit Fee Rebate	To offset the planning and building fees	Up to 50% eligible fees up to \$2,500; or 100% for Priority Sites.	Planning application fees and building or demolition permit fees.
Design and Study Grant	To aid with initial background planning and design	Up to 50% of total cost up to \$2,500 per project and/or property.	Concept plans, structural analysis, Traffic Impact Assessments, site plan drawings, environmental studies, other studies or plans as required.
Façade, Signage, and Landscape Improvement Grant	To promote aesthetic and functional improvements	Up to 50% of eligible costs up to \$5,000 per project and/or property; \$10,000 per project and/or property when certain criteria are met.	Restoration or replacement of exterior and interior building components, elements, infrastructure, and design.
Building and Accessibility Improvement Grant	To assist with improvements to existing buildings to increase accessibility for people with disabilities	Up to 50% eligible costs up to \$2,500; or \$7,500 for Priority Sites.	Systems, Weatherproofing, Installation of ramps, elevators, lifts, and/or automatic door openers, and more.
Parking Optimization Grant	To encourage the creation of new private parking spaces within the CIPAs	Up to 50% eligible costs up to \$2,500; or \$7,500 for Priority Sites.	Public bicycle parking, improvements to rear or side yard parking, repairs or improvements to existing parking areas, proper signage to designate reserved parking, and professional engineer, architect, or planner services.
Commercial and Affordable Housing Conversion and Expansion Grant	To assist in the small-scale conversion of existing vacant space	Up to \$20 per square foot of converted or expanded floor space up to \$7,500; or \$10,000 for Priority Sites.	Construction and renovation costs, adaptive re-use of derelict structures, services of a professional engineer, architect, or planner to design.
Tax Increment Equivalent Grant	To defer part of the increase in property taxation caused by property improvements	100% of tax increment, decreasing by 20% each year; minimum 80% for Priority Sites.	Demolishing buildings, adaptive reuse, rehabilitation, and retrofit works, upgrading on and off-site infrastructure.
Provincial and Regional Brownfield Programs	To encourage the remediation and rehabilitation of brownfield sites	Full or part cancellation of Township and education taxes.	Environmental Site Assessments, Environmental remediation activities, costs of preparing an RSC, placing clean fill and grading, installing environmental and/or engineering controls/works as specified in a Risk Assessment, Monitoring, maintaining, and operating environmental and engineering controls/works, and environmental insurance premiums.

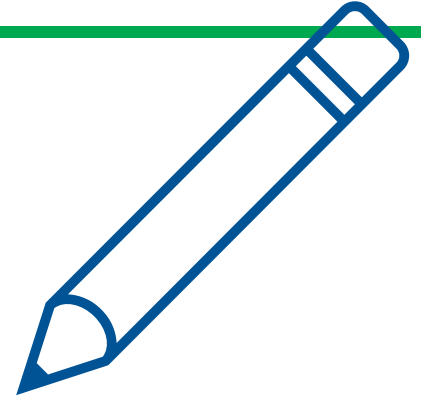
Discussion

Please Provide your Feedback

1. Which areas should be prioritized for community improvement?
2. How can these areas be improved to make them more inviting?
3. Which of the incentives discussed tonight would be most helpful to you?
4. How can we market the CIP to engage residents and businesses more effectively?
5. Do you have any additional questions or comments?

Notes

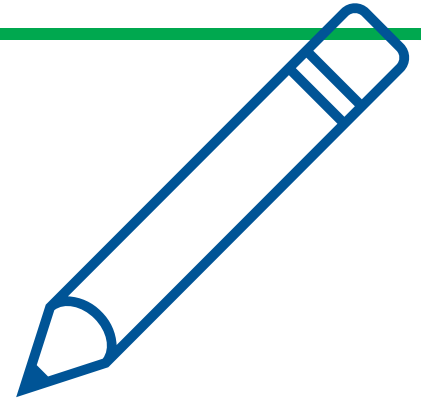
RECORD YOUR THOUGHTS



Notes



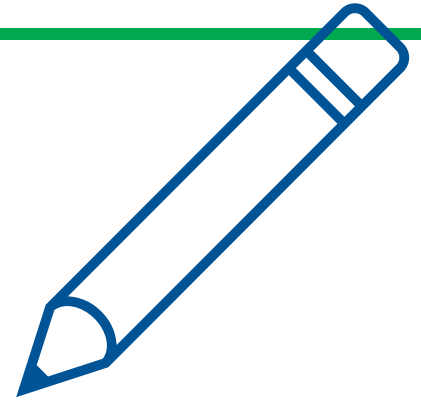
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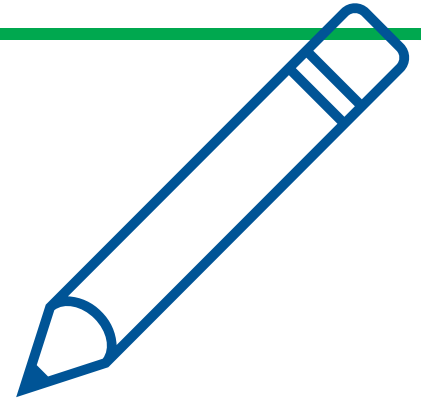
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