

# THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON

## AGENDA

### PUBLIC MEETING

COMMUNITY IMPROVEMENT PLAN  
(LEAMINGTON UPTOWN  
COMMERCIAL DISTRICT)

MONDAY, SEPTEMBER 12, 2011  
COMMENCING AT 7:00 P.M.  
IN THE COUNCIL CHAMBERS

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#### ITEMS FOR CONSIDERATION:

1. Notice of Meeting.  
Page 2
2. Report PLA 46/11 dated August 25, 2011 re: Leamington Uptown Commercial District -  
Community Improvement Plan - Discussion Paper No. 2.  
Pages 3-5
3. Discussion Paper #2: Analysis & Options - Leamington Uptown Commercial District -  
Community Improvement Plan dated August 24, 2011 prepared by Jones Consulting Group  
Ltd. (previously distributed under separate cover)
  - Mr. Ray Duhamel, Manager Planning Services - Jones Consulting Group Ltd.

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON  
NOTICE OF PUBLIC OPEN HOUSE  
COMMUNITY IMPROVEMENT PLAN  
(Leamington Uptown Commercial District)

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**TAKE NOTICE** that the Council of the Corporation of the Municipality of Leamington will hold an informal public open house on **Monday, September 12<sup>th</sup>, 2011 from 2:00 pm to 6:00 pm** in the Gallery at the Municipal Building concerning a proposed Community Improvement Plan under the provisions of the Planning Act, R.S.O. 1990. A presentation will also be made by the Planning Consultant on **Monday, September 12<sup>th</sup>, 2011 at 7:00 pm** in the Council Chambers at the Municipal Building.

Council has recognized the importance and need to assist and work with the merchants, residents and property owners to continue to revitalize the commercial core in hopes that new actions and implementation strategies will occur.

**ADDITIONAL INFORMATION** relating to this matter is available for review at [www.leamington.ca](http://www.leamington.ca) or at the Municipal Office for the Corporation of the Municipality of Leamington, 111 Erie Street North, during regular office hours. Please contact Tracey Pillon-Abbs, Manager of Planning Services, for further information.

**DATED** at the Municipality of Leamington this 17<sup>th</sup> day of August 2011.

**BRIAN R. SWEET, CLERK**  
MUNICIPALITY OF LEAMINGTON  
111 ERIE STREET NORTH  
LEAMINGTON, ONTARIO N8H 2Z9  
TELEPHONE: (519) 326-5761



As set out in the *2008 and 2011 Leamington Strategic Plans*, the review of the Uptown Core was high on the list of Strategic Importance.

A CIP is an important planning and financial tool that allows the Municipality to effectively use, reuse and restore lands, buildings and infrastructure. The objective is to continually improve communities through the realization of environmental, social, cultural and economic benefits achieved from more sustainable growth management and development practices. It allows municipalities to decide how they wish to position themselves within a competitive global marketplace.

A project team, which is made up of key community stakeholders and two Council representatives, has been set up and first met on April 8<sup>th</sup>, 2011.

Discussion Paper No 1 dated June 24, 2011 was presented to Council on July 18<sup>th</sup>, 2011 which provided an assessment and overview of existing conditions, background information, SWOT analysis and stakeholder consultation.

### **COMMENTS:**

The Consultant has now prepared Discussion Paper No 2 (available under separate cover) which summarizes the outcome of the public consultation initiative (i.e. online surveys, interviews with stakeholders, etc) and analyzes and identifies options for consideration and discussion.

The analysis and options relate to such areas as land use, financial incentives, open spaces and development/redevelopment of sites in the uptown. There is also some additional information related to cultural diversity.

The Paper has been posted on the Leamington website [www.learmington.ca](http://www.learmington.ca) for public consultation and comments can be submitted to Administration.

A working session is planned with the Project Team and Council from 10 am to 1 pm on September 12, 2011 in the Ante Room at Town Hall. Lunch will be included. The purpose of the meeting is to review Discussion Paper #2 and get direction from Council on the options.

An informal Public Open Houses will be set up in the Gallery of Town Hall from 2 pm to 6pm on September 12, 2011 and a formal Public Meeting will be held with Council at their regular meeting at 7 pm on September 12, 2011 to receive input from the general public on Discussion Paper No 2.

The next step is to take the comments and directions received from Discussion Paper No 2 and development a draft Leamington Uptown Commercial District CIP. This will also include Urban Design Guidelines (UDG). This will also include a statutory public meeting and opportunities for the public to comment.

### **FINANCIAL IMPACTS:**

The project will take approximately one year to complete and is to date on schedule and on budget. The CIP costs will come from account 1-910-7900-7981. A total of \$32,000 has been placed in the 2011 budget for this project.

**RECOMMENDATION:**

That Council receives information pertaining to the Leamington Uptown Commercial District Community Improvement Plan (CIP) and the findings of Discussion Paper No 2 (PLA 34/11).

Respectfully submitted,

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Tracey Pillon-Abbs,  
Director of Development Services

ATTACH.

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