

Land Use and Economic Development Feasibility Study

For The Re-Development of The Shevlin Wood Yard and The Gateway to The Market Square

February 10, 2020



FORTFRANCES
BOUNDLESS

Project Summary

- ▶ HTFC Planning and Design has been retained to conduct the land use and economic development study for the two properties
- ▶ HTFC will analyze best practice land use planning, interpret market trends, facilitate meetings with the public and key stakeholders, etc. to determine what mix of development will work to grow Fort Frances, create jobs, and generate assessment.
- ▶ Project schedule is anticipated to run from January to July 2020
- ▶ Coordination of the project will be conducted through teleconference, general correspondence, and of course the public meetings.
- ▶ HTFC will develop a handful of scenarios, which the final will be adopted by mayor and council

HTFC Planning and Design

- ▶ Largest independent planning and landscape architecture firm in Central Canada
- ▶ Partnership with local Saulteaux Consulting and Engineering for this project
- ▶ Local experience on projects within Fort Frances:
 - ▶ Reinventing Fort Frances - Gateway to Canada Plan (2003)
 - ▶ Fort Frances Heritage Tourism Implementation (2006)
 - ▶ Fort Frances Active Transportation Plan (2006)
 - ▶ Market Study Square (2010)
 - ▶ Main Street to Market Square (2014)
 - ▶ Active Transportation Planning (2011)
- ▶ Multitude of regional, provincial, national and international work

Public & Stakeholder Workshops

- ▶ The first meeting is anticipated to be held February 13, 2020. Venue to be confirmed at time of presentation. Range of attendees to be determined.
 - ▶ This meeting will be important for gathering initial ideas, data, and vision.
 - ▶ HTFC envisions interactive round table discussion
 - ▶ Present analytical findings
 - ▶ Identify development issues and opportunities for each site
 - ▶ HTFC intends to set development goals, values and indicators
- ▶ HTFC project schedule outlines three public meetings, that may be subject to change.
 - ▶ Mid February
 - ▶ End of March or early April
 - ▶ Mid June

Process

- ▶ HTFC is proposing a four-stage work plan
 - ▶ 1. Understand existing conditions and set common goals
 - ▶ 2. Explore Ideas
 - ▶ 3. Develop Preferred Plans and a Robust Business Case to Support It
 - ▶ 4. Build Support For The Preferred Plans and Adopt It
- ▶ Integrate community, stakeholder, committee and administration interests

Perspective

- ▶ Ideal development will be interactive for the community, create job and community growth, generate assessment and influence tourism.
- ▶ Uncertain fate with existing Mill yard
 - ▶ 2019 Residential Total Tax Rate = 1.843625%
 - ▶ 2019 Large Industrial Total Tax Rate = 12.994878%
 - ▶ \$1.00 of assessment for Large Industrial is approximately equal to \$7.05 of assessment for residential
- ▶ HTFC will takes us outside of our comfort zone to provide vision for the future