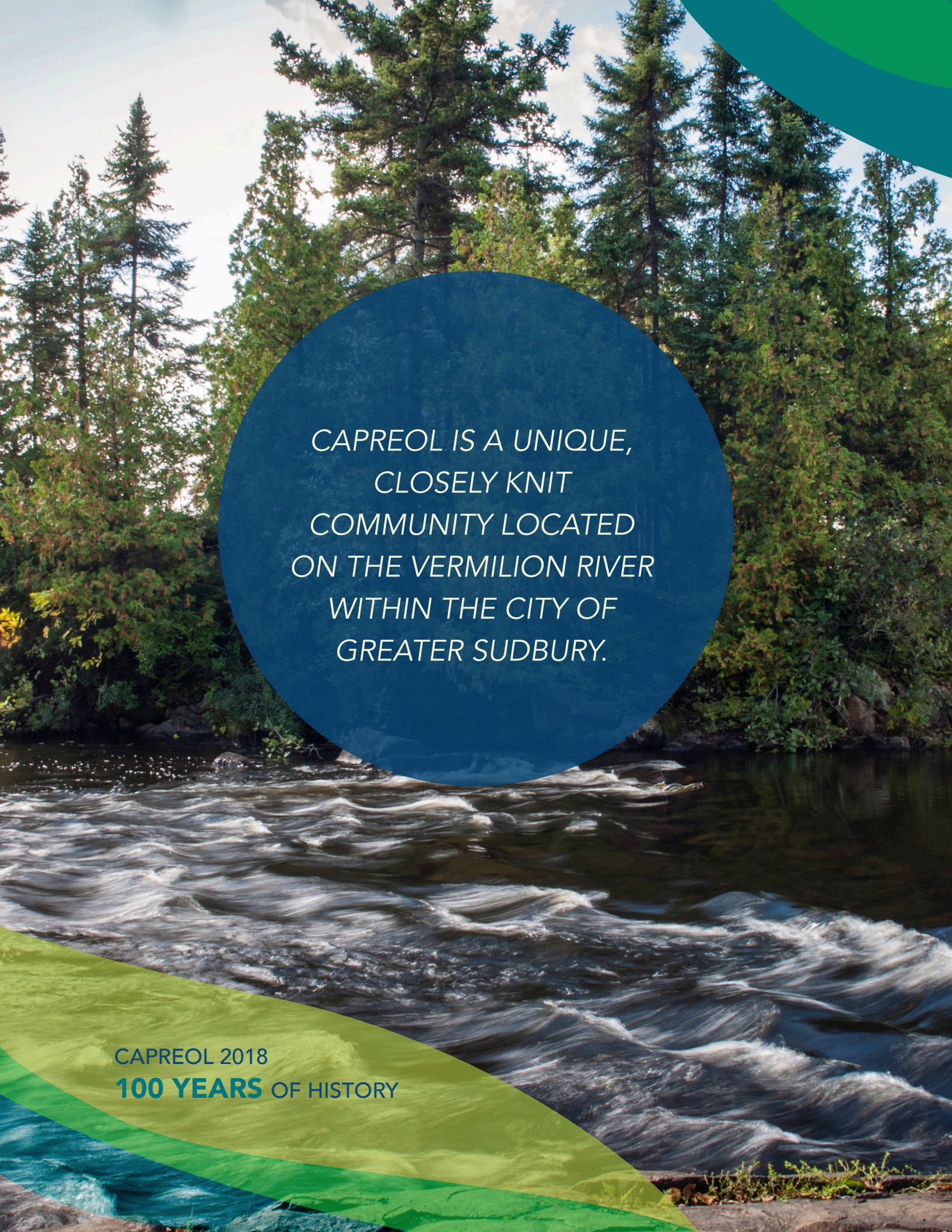


CAPREOL 2018

100 YEARS OF HISTORY
1918 to 2018





CAPREOL IS A UNIQUE,
CLOSELY KNIT
COMMUNITY LOCATED
ON THE VERMILION RIVER
WITHIN THE CITY OF
GREATER SUDBURY.

CAPREOL 2018
100 YEARS OF HISTORY

INTRODUCTION



Capreol is a unique, closely knit community located on the Vermilion River within the City of Greater Sudbury. Capreol has a rich railway past, tied to the construction of the Canadian Northern Transcontinental Rail Line (now CNR). This community also has a bright future as a strategic area in the development of the Ring of Fire in northern Ontario.

The purpose of Capreol 2018 (the Plan) is to ensure that downtown Capreol is a well planned and thoughtfully designed community that will provide accessible recreation for current and future residents, attract investment, support economic development and ecotourism, strengthen community identity and encourage year round outdoor activities in time to celebrate the town's centennial in 2018.

The vision of this Plan will be implemented in three phases, with each phase focusing on a key priority identified through extensive public consultation with the residents of Capreol. All three of the phases align to improve accessible recreational opportunities for Capreol's residents, position Capreol as a key community in the development of the Ring Fire and also reflect the town's strong railway heritage.

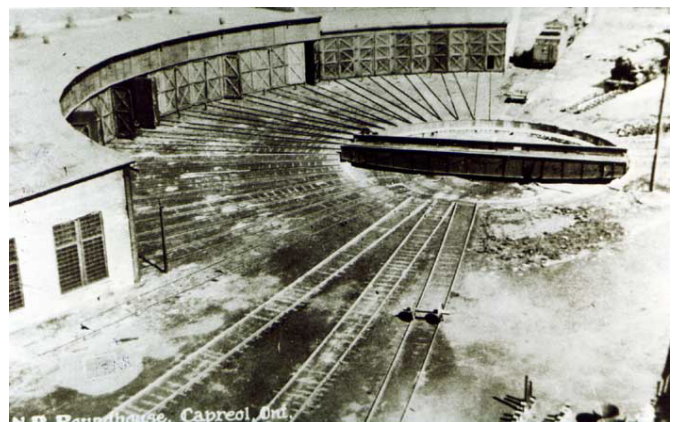
The first phase of the Plan focuses on creating a high quality, vibrant public space along the waterfront in downtown Capreol through the redevelopment of the existing park and beach area into an accessible outdoor recreational destination that all current and future residents of Capreol can enjoy.

The second phase of the Plan envisions improvements to the main commercial areas of downtown Capreol to enhance community identity, create a vibrant streetscape,

support economic development and attract and retain investment and new residents. This will be accomplished by undertaking a streetscape study for the commercial areas of downtown Capreol, focusing on public and private realm improvements that will reinforce Capreol's strong railway heritage.

The third phase of the Plan is designed to expand and diversify Capreol's recreational and ecotourism offerings by encouraging new high-quality tourism opportunities for local residents as well as out-of-town visitors seeking a distinctly northern Ontario experience. This goal will be achieved by investigating the feasibility of forming public/private partnerships to improve existing and develop new outdoor recreation and ecotourism facilities on City of Greater Sudbury lands along the Vermilion River across from the downtown Capreol waterfront. This phase would also support the development of an active transportation route linking downtown Capreol with nearby Hanmer.

This Plan was developed through extensive public participation and consultation with residents and establishes a clear vision and path for Capreol's future. From a policy framework standpoint, improving the Downtown Capreol Waterfront also helps implement elements of the 2014 Provincial Policy Statement, The Growth Plan for Northern Ontario, the Accessibility for Ontarians with Disabilities Act (2005), the City of Greater Sudbury Sustainable Mobility Plan and the City of Greater Sudbury Parks, Open Space & Leisure Master Plan Review. Capreol 2018 is developed under Section 28 of the Planning Act.



COMMUNITY VISION AND CONSULTATION

The goals and actions identified in this Plan are the direct result of several years of dialogue with the residents of Capreol. Components of this Plan, specifically those related to a railway themed downtown and outdoor recreation and tourism opportunities, are also identified in the strategic plan for the Northern Ontario Railroad Museum and Heritage Centre and the City of Greater Sudbury Long Term Tourism Strategy.

The concept for a 2018 based Community Improvement Plan for the Downtown Capreol Waterfront originated as part of public consultations for the City of Greater Sudbury Town Centre Community Improvement Plan in 2011. Capreol's interest in improving the waterfront, downtown and eco-tourism activities was further expressed during the Capreol Community Action Network's visioning session in 2012. The ideas presented at this visioning session were further refined down to three main goals for the community (improve the waterfront and make it accessible, improve the downtown with a railway theme and improve recreational and tourism opportunities on the south side of the river), which were verified during a project kickoff open house in November of 2013. The process for redesigning downtown Capreol's waterfront began in the spring and a conceptual design was presented to the community for input during a project open house in June of 2014.



CAPREOL 2018, STRONG PAST WITH A BRIGHT FUTURE

The history of Capreol is directly linked to the Canadian National Railway (CNR), with the town originally forming as a divisional point on the Canadian Northern Transcontinental Line. By 1915, the railway station was open for business and the rail yard included repair shops, a coal chute, water tower, round house and enough track capacity so that switching could take place. Businesses were soon established, including a general store, a drugstore, a post office and a bank. In 1918, with a population of 500 people, Capreol was officially incorporated as a town.

Today, Capreol continues to celebrate its strong railway heritage through the Northern Ontario Railway Museum and Heritage Centre (NORMHC). The museum house, formerly the home of the CN superintendent for Capreol, displays numerous exhibits that showcase the importance of the railway in northern Ontario and its impact on the local lumber and mining industries. Building on the success of the railway themed tourism, the museum recently expanded into the former Capreol Town Hall and Fire Station, which now showcases Capreol's rich social history. NORMHC and the tourism it generates helps contribute to a higher quality of life for Capreol's current residents and makes it an attractive place to live for future residents.

The Ring of Fire is a large mineral rich zone located in the James Bay lowlands of northern Ontario. This area is thought to have the potential for decades of significant mineral production including nickel, copper and platinum along with the first commercial quantities of chromite found in North America. Development of the Ring of Fire will help build northern Ontario's economy with significant and long-lasting employment opportunities in the coming years.



Capreol is in a unique position to contribute to the development of the Ring of Fire by being identified as the preferred site for a ferrochrome processing facility. This is due to Capreol's proximity to the CN transcontinental rail line, an existing electrical distribution network and also the availability of a workforce and supporting community services.

Capreol stands to not only benefit from the development of the Ring of Fire, but also contribute to its success by providing a well-planned and thoughtfully designed community that will bring investment, support economic development and attract and the retain skilled workers that will be instrumental in the development of the Ring of Fire.

IT IS A GOAL OF THE
RESIDENTS OF CAPREOL TO
REALIZE THE VISION LAID OUT
IN THIS PLAN IN TIME FOR
THE TOWN'S **CENTENNIAL**
ANNIVERSARY IN 2018.

CREATING AN ACCESSIBLE WATERFRONT



One feature of Greater Sudbury's demographics is a proportionally large number of people near or past retirement age relative to the rest of Ontario and Canada. This trend is especially evident in Capreol, where in 2011, 15% of the population was over the age of 65. By the year 2036, 27% of the population of Capreol will be over age 65.

To address the trend of an ageing population in Capreol, and to ensure inclusivity for all residents, a key component of this Plan will be the creation of an accessible public space at the Downtown Capreol Waterfront. This will be accomplished through a redesign of this area as part of this Plan in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.

*BY 2036, **27% OF
THE POPULATION
WILL BE OVER
AGE 65.***

CAPREOL 2018, HOW DO WE GET THERE?

GOALS AND ACTIONS

The following is a critical path to achieve the visions and opportunities identified in this Plan in time for Capreol's centennial in 2018. It is also an objective of this Plan to leverage existing expertise and partnerships with stakeholders in the City to achieve common goals wherever possible.

PHASE 1 - DOWNTOWN WATERFRONT IMPROVEMENTS

GOAL – Based on the design developed as part of this Plan, create an accessible outdoor recreational destination at the downtown waterfront that all residents of Capreol can access and enjoy.

ACTION - Using the attached plans, redesign the downtown Capreol waterfront to:

- Provide an accessible passive and active recreational destination for all residents of Capreol;
- Feature design elements that celebrate Capreol's railway heritage; and,
- Use sustainable landscaping and public art to improve the waterfront and connect the river with the downtown core

ADMINISTRATION – The construction of this phase will be administered by the City of Greater Sudbury.

PHASE 2 - DOWNTOWN STREETScape IMPROVEMENTS

GOAL – Improve downtown Capreol with public and private realm improvements that celebrate Capreol's railway heritage.

ACTION – Undertake a streetscape study for Young Street, Bloor Street and Queen Street in downtown Capreol that:

- Brands the area with consistent landscaping, street furniture, lighting, signage and other elements that celebrate Capreol's railway heritage;
- Develops façade improvement guidelines for buildings in the downtown to achieve a consistent railway theme; and
- Complements and builds upon the programs and incentives already in place in the Town Centre Community Improvement plans to realize these objectives. This may be accomplished through a complimentary amendment to the Town Centre Community Improvement Plan, which links the financial incentives in that Plan to the contemplated design guidelines for downtown Capreol.

- Investigate opportunities to acquire and/or redevelop strategic vacant sites in downtown Capreol.

ADMINISTRATION – Undertaking the streetscape study will be administered by the City of Greater Sudbury in consultation with property and business owners and other stakeholders in the project area.

PHASE 3 - INCREASE RECREATION AND TOURISM OPPORTUNITIES

GOAL– Increase recreational and tourism opportunities on the City owned land on the south side of the Vermilion River and create active transportation links to neighboring communities.

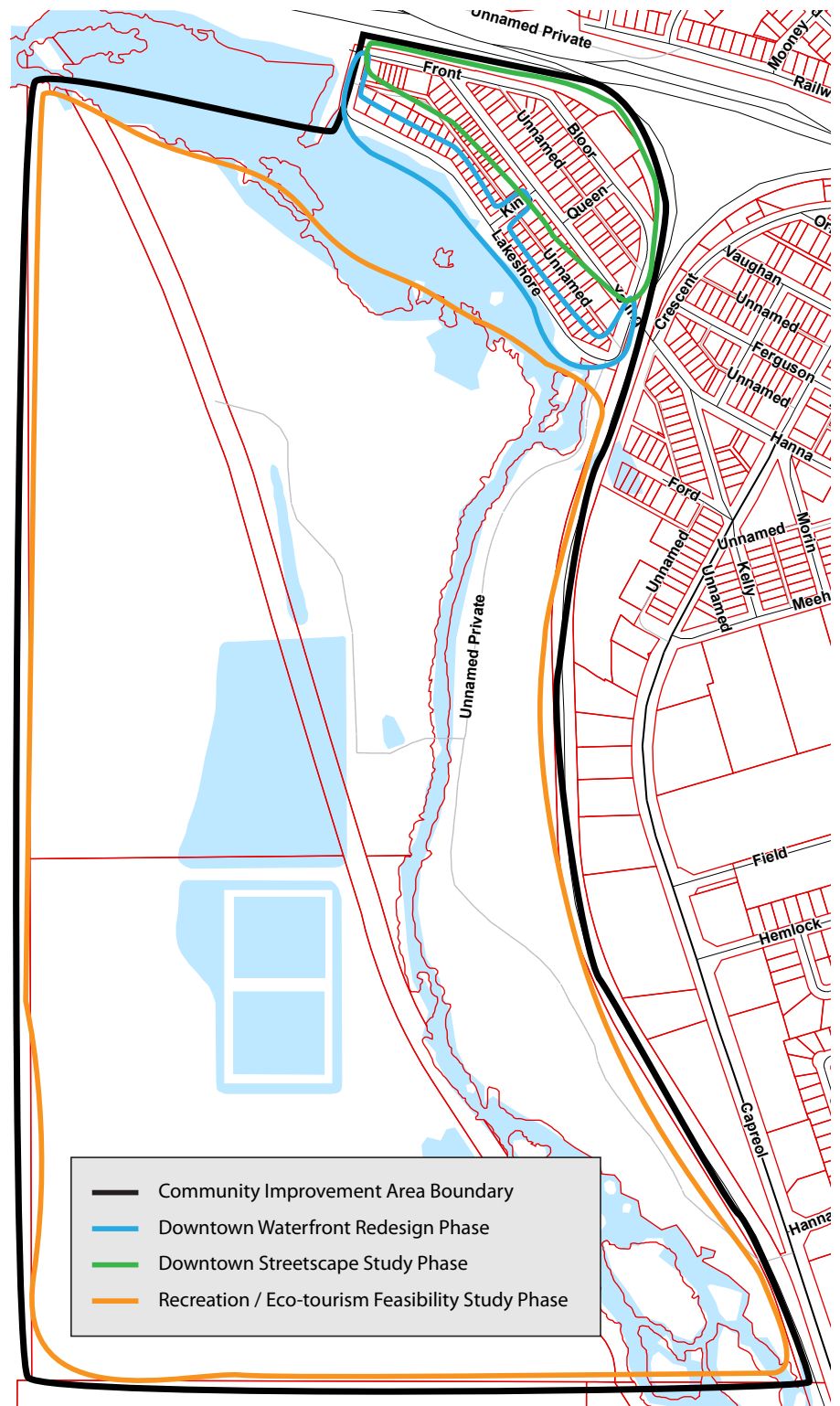
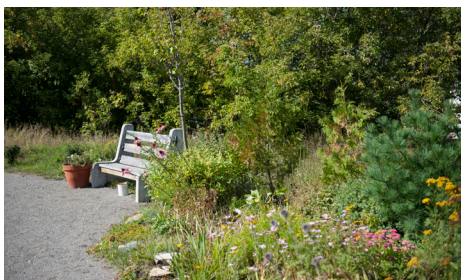
ACTION – Undertake a feasibility study that investigates opportunities to:

- Increase the recreational and tourism potential on the City owned property on the south side of the river, including public/private partnerships;
- Expand the use of the river and local geography for recreational and cultural tourism opportunities
- Expand or re-purpose existing facilities and develop additional recreational capacity on the river;
- Build on the successful railway tourism industry already established in Capreol
- Identify and support the development of an active transportation route linking downtown Capreol and Hanmer in partnership with Rainbow Routes.
- Explore opportunities to develop additional linkages from downtown Capreol to the south side of the river.

ADMINISTRATION – Undertaking the recreational and tourism feasibility study will be administered by the City of Greater Sudbury in cooperation with additional stakeholders.

CAPREOL 2018 PLAN AREA BOUNDARIES

The area for this Plan includes all of Lakeshore Street, Young Street, Bloor Street, King Street and Queen Street in downtown Capreol along with 136 hectares of City of Greater Sudbury owned lands on the south and west sides of the Vermilion River.



CAPREOL 2018 IMPLEMENTATION AND FUNDING

In 2018, Capreol will be celebrating its centennial anniversary. It is the objective of this plan to have the identified goals and actions completed in time for this important milestone. To help realize this timeframe, the design for the downtown Capreol waterfront improvements include conceptual, detailed and final design tender documents. As such, Phase 1 (downtown waterfront redevelopment) of the Capreol 2018 Plan is “shovel ready” awaiting funding and construction.

The downtown streetscape study and riverfront recreation and tourism feasibility study can also be completed in the desired timeframe subject to funding.

The contents of this plan are designed and intended to implement a number of objectives outlined in Provincial Policy and legislation, including but not limited to;

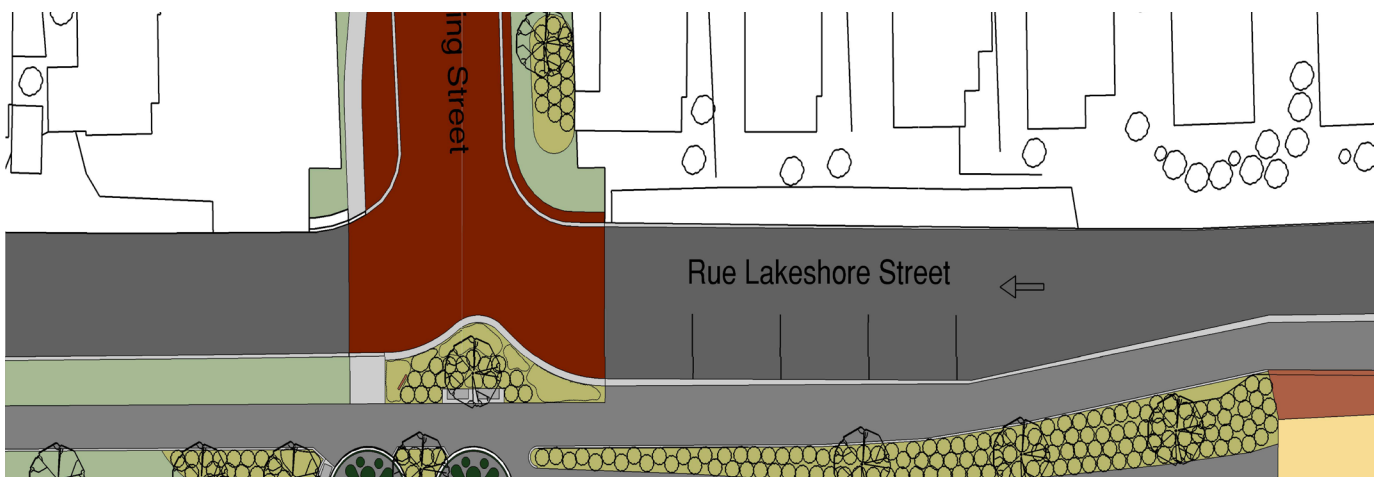
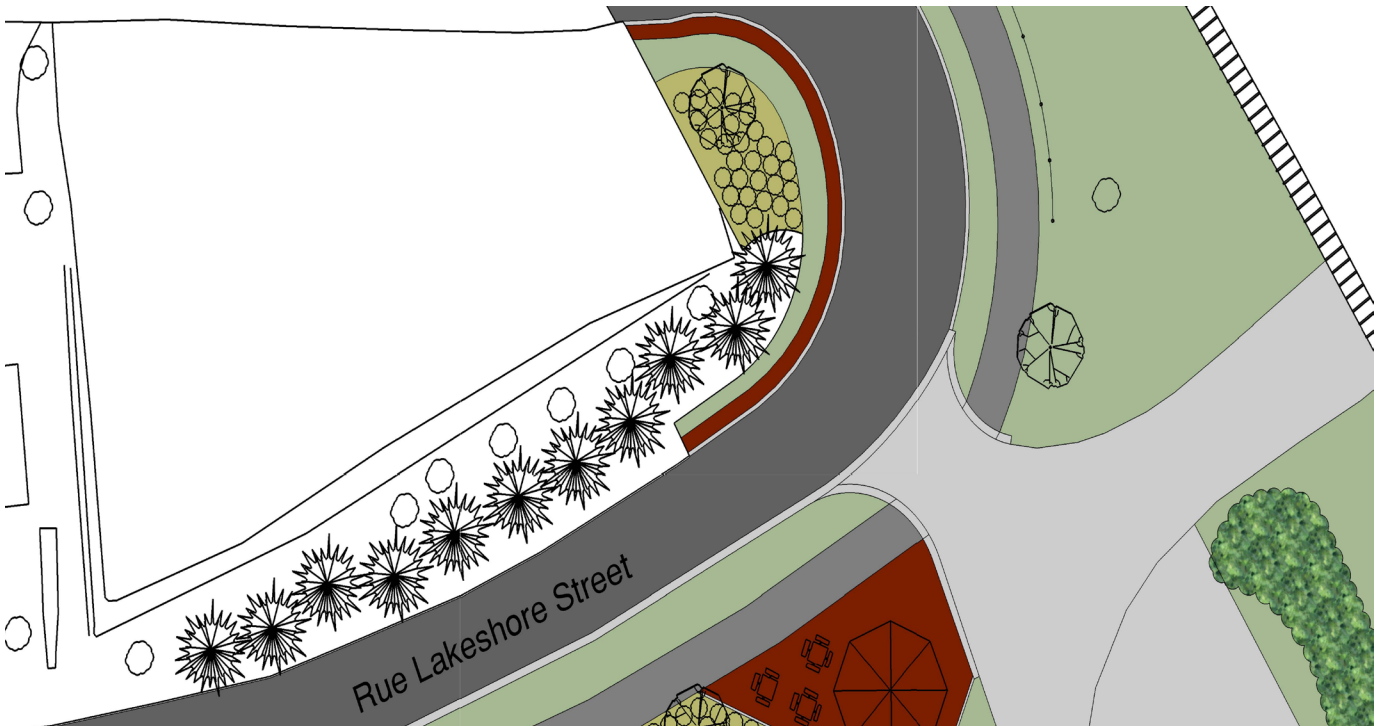
- The Provincial Policy Statement (2014)
- The Growth Plan for Northern Ontario (2011)
- The Accessibility for Ontarians with Disabilities Act (2005)
- City of Greater Sudbury Official Plan
- City of Greater Sudbury Sustainable Mobility Plan
- City of Greater Sudbury Parks, Open Space & Leisure Master Plan Review

Based on the above, it is anticipated that this Plan will make use of funding programs available through senior levels of government in addition to partnerships with the private and/or nonprofit sector, along with improvements carried out by the City. City funding will be dependent upon approval by Council when budgets for new projects are prepared.

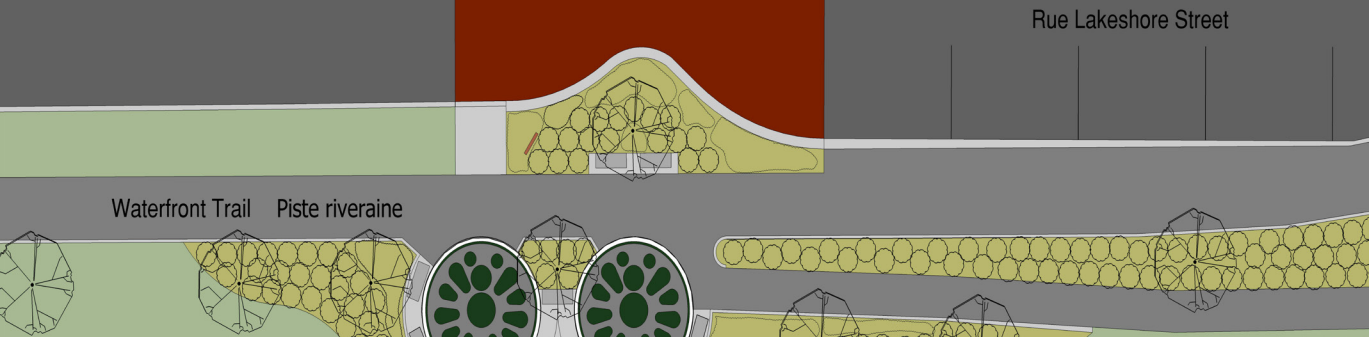


PHASE 1

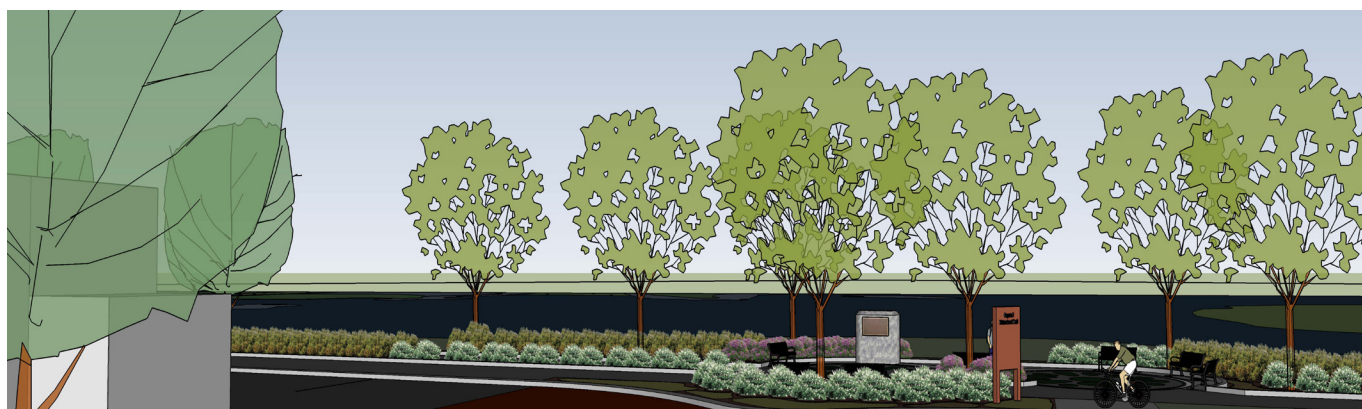
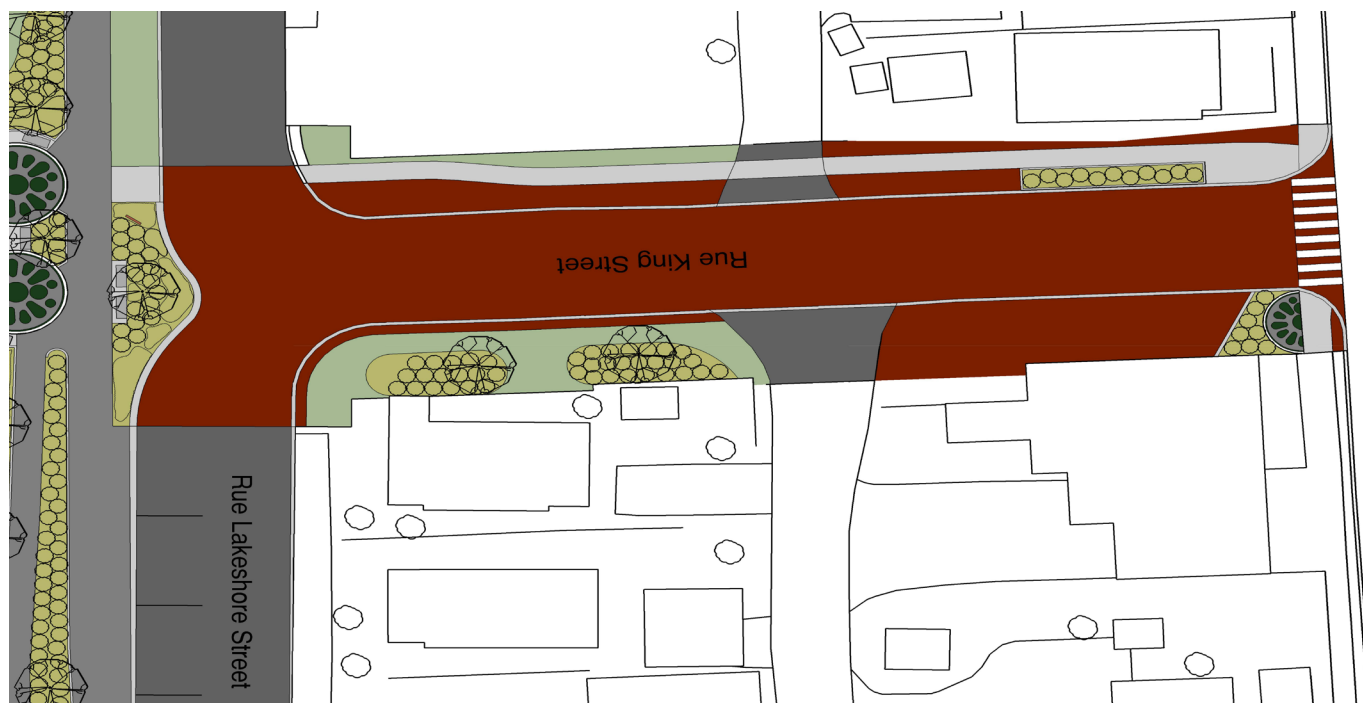
DOWNTOWN WATERFRONT IMPROVEMENTS



LAKESHORE FOCAL POINT



KING STREET



DESIGN THEME



DESIGN THEME

