BONNIE PARK

Follow up to August 30, 2017 Open House

Status Quo:
No change in property boundaries

Not recommended because:

- Unlikely development of MSR-Lalu lands along channel
- Potential public safety liability may mean fencing along channel by the landowner
- Limited additional revenues for parkland improvements, capital improvements from Town funds (taxation)

There is value in continuing a discussion of a land exchange or acquisition.

Change in property boundaries

Land Exchange & other considerations

Why?

- Enhance the public waterfront access
- Land exchange at minimal cost, and with potential revenue from MSR-Lalu for park/marina enhancements

Land Acquisition

Why?

- Enhance the size of the park and public waterfront access

Items to consider in discussions with MSR-Lalu as part of possible land acquisition or exchange

- Shorewall improvements
- Soil remediation
- Soil structural capacity
- Terms of YRP
- Heritage impacts
- Environmental conditions and regulations
- Development potential and expectations
- Servicing upgrades
- Cost sharing
- Planning approvals
- Fees and charges

Outcome

Parameters and conditions of a potential land exchange or acquisition

Decide yes or no to change property boundaries when the parameters and conditions of a potential land exchange or acquisition are known

Recommended Next Steps

Proceed only after parameters and conditions of a potential land exchange or acquisition are known

No Land Exchange

If No
Even if land value is minimal, liabilities may be significant

If Yes

Land Exchange & other considerations

Land Acquisition

What is the appropriate configuration of the site?

Park

- Washrooms
- Landscaping, amenities
- Parking

Marina Facilities

What is the appropriate configuration of the site?

Development

- Number of units/value
- Design/form
- Parking

Park

- Washrooms
- Landscaping, amenities
- Parking
- Malone Wharf: parking, landscape, public access

Marina Facilities

Negotiate terms and conditions

What is the appropriate configuration of the site?

Park

- Washrooms
- Landscaping, amenities
- Parking

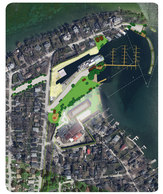
Marina Facilities

Negotiate terms and conditions

Preferred Plans

No boat launch

No change in property boundaries



1B

Potential land exchange with MSR-Lalu

2B

Potential acquisition from MSR-Lalu

3B

Land Ownership

- Town
- MSR-Lalu
- York Regional Police
- Ramada