

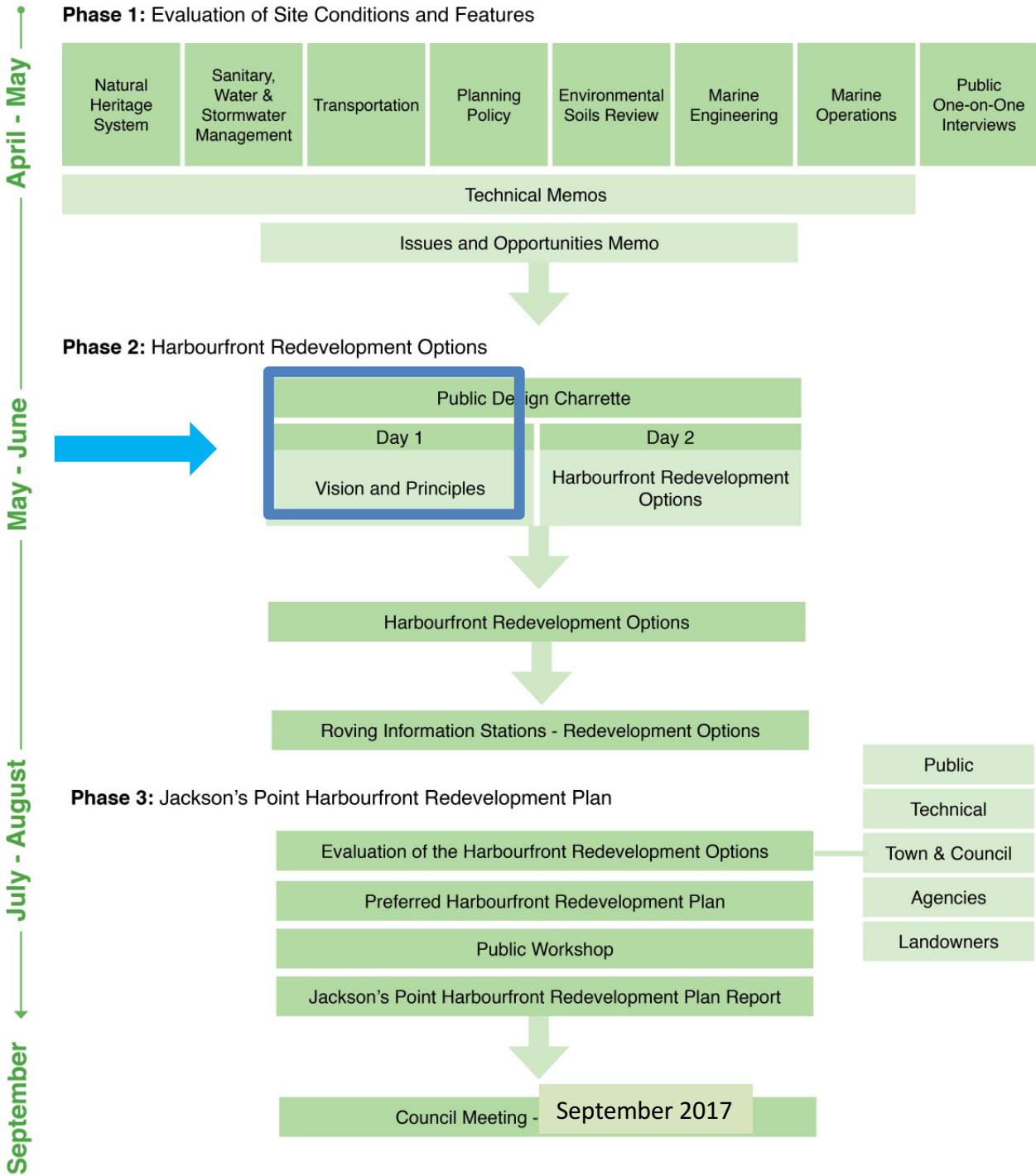
Jackson's Point Harbourfront Redevelopment Plan

June 8, 2017



Project Schedule

We Are Here



Workshop Agenda: vision and principles

Day 1
thurs.

- Report out on Existing Conditions
- Report out on What We've Heard
- Establish Vision & Design Principles

- Discussion of Ideas / Opportunities & Issues

Concurrent Activities

9:00 am

Team Set Up

10:00 am

1:00 pm

Town of Georgina
LSRCA, MNR, DFO

3:00 pm

Sequential Group Meetings
(1hr) with Key Stakeholders
to Discuss Issues /
Opportunities e.g.:

- Landowners
- Interest groups
- Residents groups
- BIA

One-on-One
Meetings with
Members of the
Public

Optional Site Walk
with Members of
the Public

4:00 pm

Public Workshop

7:00 pm

Public Workshop

Design Day

Day 2 - saturday • Design

9:00 - 10:00 am

Team Working Session

To establish optional design programs for use, height, open space, marina, roads, parking, public space, trails, recreation

10:00 am

Register to participate
(max. 50 people)

Design Charrette 1

Each option led by a member of the TPP team

Option
1

Option
2

Option
3

1:00 pm

Register to participate
(max. 50 people)

Design Charrette 2

Each option led by a member of the TPP team

Option
4

Option
5

Option
6

3:30 pm

Public

Post Up Charrette Results and
Presentation

6 options as generated in two Charrettes

5:00 pm

We are asking you to come and have a conversation with our three designers while they generate three options for the site on Saturday.

The Team

The Planning Partnership

Project Manager

Donna Hinde

Land Use Planning

Ron Palmer

Engagement

Graham McInnes

Landscape Architecture

David Leinster

Design & Coordination

Mike Hudson

Built Form

Rick Merrill

**Market & Development
Advisors**

N Barry Lyons Consultants
Mark Conway

**Operation of the
Harbour**

TOURISTICS
Glenn Pincombe

**Sanitary, Municipal Water,
Stormwater Mgmt.**

SCS Consulting Group
Steve Schaefer

Soils Analysis

Golder
Keith Lesarge

Coastal Engineering

Baird
Fiona Duckett

**Transportation
Advisors**

Poulos + Chung
Nick Poulos

**Natural Heritage
Advisors**

Plan B Natural Heritage
Brad Bricker

Experience in Waterfront Planning & Design



Bay Beach Master Plan, Fort Erie



Nipigon Waterfront Master Plan



Little Lake Master Plan



Terrance Bay Waterfront Study



Midland Waterfront Master Plan



Barrie Waterfront Master Plan

Fort Erie Waterfront Strategy	2017
Oakville Waterfront Strategy	2017
Goderich Waterfront Master Plan	2015
Bay Beach Master Plan, Fort Erie	2015
Terrace Bay Waterfront Study	2014
Midland Waterfront Master Plan	2013
Barrie Waterfront Master Plan	2013
Nipigon Waterfront Master Plan	2013
Sherbourne Common <i>Design Exchange, Toronto Urban Design Awards</i>	2013
Yellowknife Harbour Plan <i>CSLA Award of Merit</i>	2012
Sugar Beach <i>CSLA, Toronto Urban Design Awards</i>	2011
Parry Sound Waterfront Master Plan	2011
Brantford Waterfront Master Plan <i>CSLA Award of Merit</i>	2010
Little Lake Master Plan, Peterborough	2010
Huntsville Waterfront Master Plan	2010
Harbourfront Centre's Water's Edge Revitalization <i>City of Toronto Award</i>	2007
Port Hope Waterfront Master Plan	2004
Port Dover Waterfront Master Plan <i>OPPI Award</i>	2001

*“The best way to
predict the future is
to invent it”*

Steve Jobs

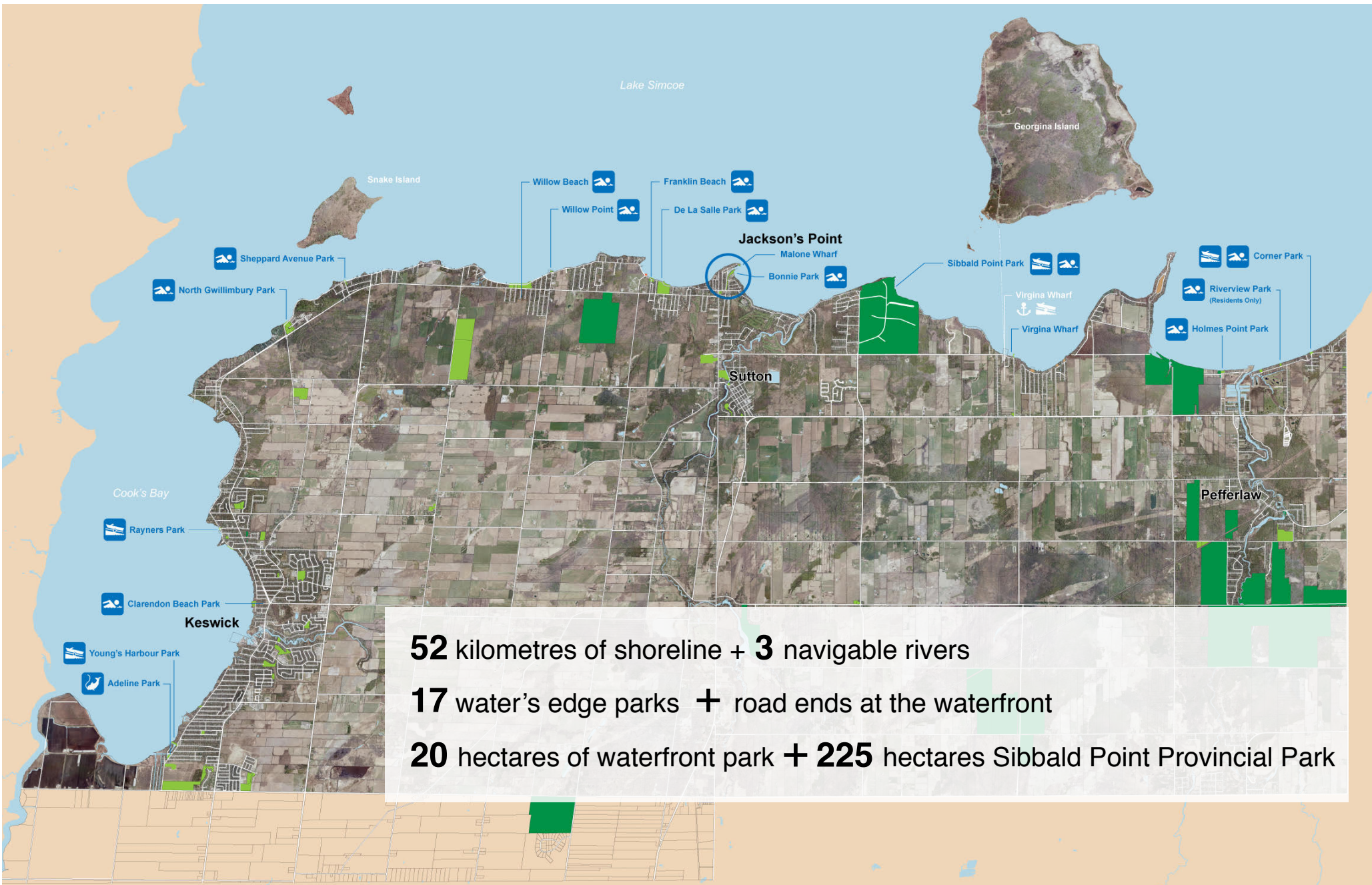
Is the Town of Georgina selling or swapping Bonnie Park?

- Bonnie Park is part of the discussion to learn if there is a way to **improve or enhance the design of the park and public access.**
- Ultimately, any decision on the reconfiguration of park lands would be considered **only if it is for the betterment or improvement of what exists today.**
- The **enhancement of public access and amenities** at the Jackson's Point Harbour **is one of the key principles in this process.**
- **At this point in time, the Town has not sold or swapped the park.** Any decision would be for Council deliberation and decision.

Lake Simcoe Context



Town of Georgina Context



Jackson's Point Context



Jackson's Point Harbour Context



Jackson's Point Harbour Site

Total Site is 4.44 ha (11 ac)

Town owned land (2.2 ha):

Right of Way 0.21 ha (0.5 ac)

Bonnie Park 1.78 ha (3.1 ac)

Malone Wharf 0.23 ha (0.57 ac)



What We've Heard So Far...

40+ interviews **30** email comments **8000** social media

Save Bonnie Park. (also known as Jackson's Point park)



SW Jacksons Point, Canada



Bonnie Park is not for sale or swap. Bonnie park in Jackson's Point is in trouble! Under the re-development plan being proposed by the Town Council a land swap for Bonnie park has been stated to be **on the table**. We have all enjoyed this park for

Sign this petition

526 supporters

474 needed to reach 1,000

Canada ▼

I'm signing because... (optional)

Ninety thousand dollars Later?



SW

Jacksons Point, Canada

JUN 4, 2017 — After attending the one-on-one meeting with the Planning Partnership (TPP) one really has to wonder what the point of this process is all about. Now that half of Bonnie Park property is destined to be a York Region Police Marine Unit, the channel has been designated for their exclusive use, and the Ramada is open for business (and we wish it success). We hope that there will be some positive steps in the works for Bonnie Park and the concerned residents. The existing boat ramp has not yet been secured for public access and we are concerned that it may be closed at any time. It is good to see the process moving along quickly and hope that everyone gets in there to share their ideas about what is important to them.

Campaign to SAVE BONNIE PARK accepted by council



SW

Jacksons Point, Canada

MAY 25, 2017 — Last evening at council meeting, the campaign to support the SAVING OF BONNIE PARK was submitted to council. The comments were summarized and presented as our collective input to the planning process for the redevelopment plan of Jackson's Point. Council accepted the presentation! We are very glad that council has elected to listen to the voice of the residents/citizens.

However this is just the beginning, we need to continue to be involved in all aspects of the "planning process". Please participate in the many opportunities provided.

PS. The York Region Police Marine Unit has purchased a portion of Bonnie Boats for their new Marina. To be complete by November 2018.

What We've Heard So Far...

Conducted **40+** interviews received **30** email comments

The importance of boating



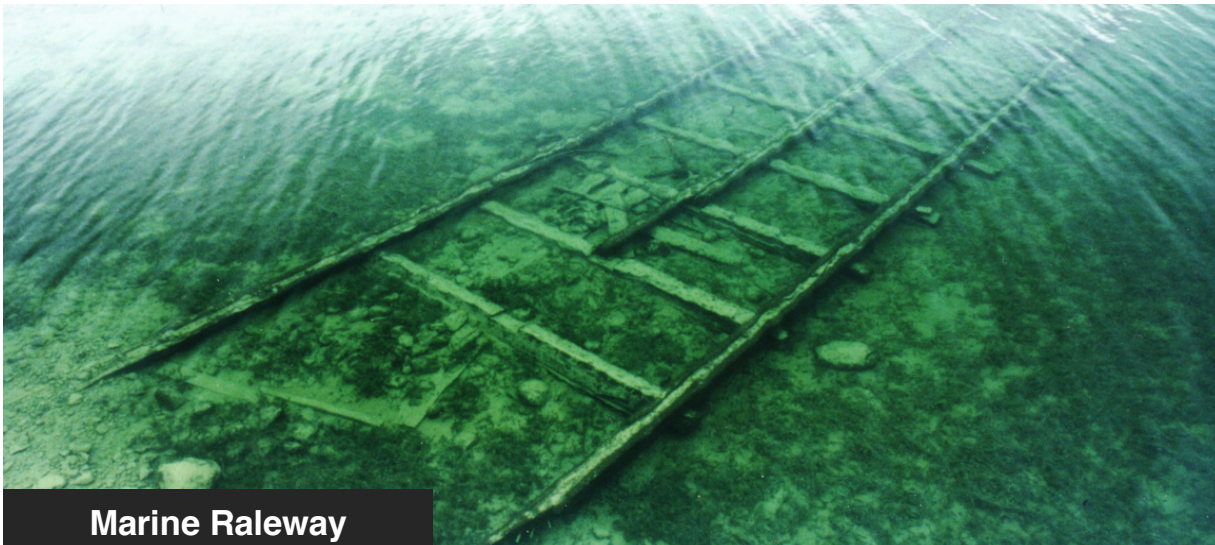
- Need **additional slips**, including **deeper slips for sailboats** and **dedicated slips for transient boaters**, explore **floating docks**
- Catering to boaters requires **access to gas, pump out, water, power, and boat ramp**
- Provide for a **small-scale concession**
- Marina generates income for the Town, and **boaters spend money at local businesses**
- Town should **ensure marina can accommodate sail boats** by keeping a depth of 4-5 feet clear of weeds for the entire season
- **Jackson's Point is one of few destinations along the south shore**
- Nothing to do in Jackson's Point, **boaters go to Barrie and Orillia**

What We've Heard So Far...



Commemorate the site history

- Town should explore **acquiring heritage marina building**, create a local history museum
- Plaques, boards, murals etc. to **pass on stories of the site**
- Educate / **preserve underwater marine railway**
- Area had an important historic role as **entertainment hub**
- Important **railway link** between Lorne Park and Bonnie park



Marine Railway



Jackson's Point, 1910

What We've Heard So Far...

Develop a destination



- Focus on **attracting visitors to the area** (by both land and boat)
- Support and complement **local businesses**
- Create a **mixed use hub** in cooperation with MSR and Ramada
- High end **development with public waterfront and boating access**
- Direct visitors along Lorne Street to **link up waterfront and local businesses through corridor improvements**, gateway features
- More services and amenities for visitors and residents: **restaurants, rental watercrafts, skating rink in harbour**
- Heights should be appropriate for area, **focus on boutique-scale**
- **Connectivity** (by road and boat) with other nearby destinations
- **Create jobs**

What We've Heard So Far...



Interest in developing new housing

- MSR Holdings are interested in developing new housing with some commercial and retail uses on the ground floor
- Ramada has expressed interest in replacing the north wing of hotel rooms with residential uses in the near term
- Other property owners in the immediate area have identified an interest in infill residential development

What We've Heard So Far...



Keep the park, a park

- Critical **waterfront access** and **green space** for community
- **Beach** is important to residents without waterfront property
- Must maintain **grassy picnic area, playground, and pavilion**
- **Only minor changes** are necessary
- Provide **vehicle access** for ice fishing



What We've Heard So Far...

Reimagine the parkland



- The park and Malone Wharf both need upgrading
- Town must demonstrate “**pride of ownership**” for **public spaces**
- **Upgraded washroom facilities** are needed in both spaces
- Link **breakwall with a walkway** (may have to be seasonal)
- Increase the **quality and amenities** of the parks



Washroom Building



Malone Wharf



Bonnie Park

What We've Heard So Far...

Work within the community context



- **Prioritize the needs of the community** for a green space and waterfront access – tourism shouldn't be sole focus
- **Maintain cottage feel and character**
- **Respect and maintain existing and historic uses** of the land
- **Ensure new development doesn't impact public access or use**
- Incorporate **active living amenities** and **recognize needs of growing cycling community**
- Any new development should be **low rise and small scale**
- **Focus on public space** rather than introducing commercial, send users up to the existing businesses
- **Maximize visits by transient boaters to support local economy**

A scenic view of a wooden dock extending into a calm body of water. The dock is made of weathered wooden planks and leads towards a sandy beach. In the background, there are lush green trees, a grassy area, and several buildings, including a small shed and a larger structure with a corrugated metal roof. The sky is overcast with soft, grey clouds. The overall atmosphere is peaceful and serene.

Find Common Ground & A Shared Vision for the Future

What are some of the trade-offs?

Competing Demands



Limited space and limited funding



Boating

- Transient or Seasonal Boaters?
- Sailing Club or Open Slips?
- Sailboats or Motorboats?
- Marina or Beach?



Park

- Beach or Boats?
- Passive or Programmed?
- Malone Wharf: As-is or Expanded Use?



History

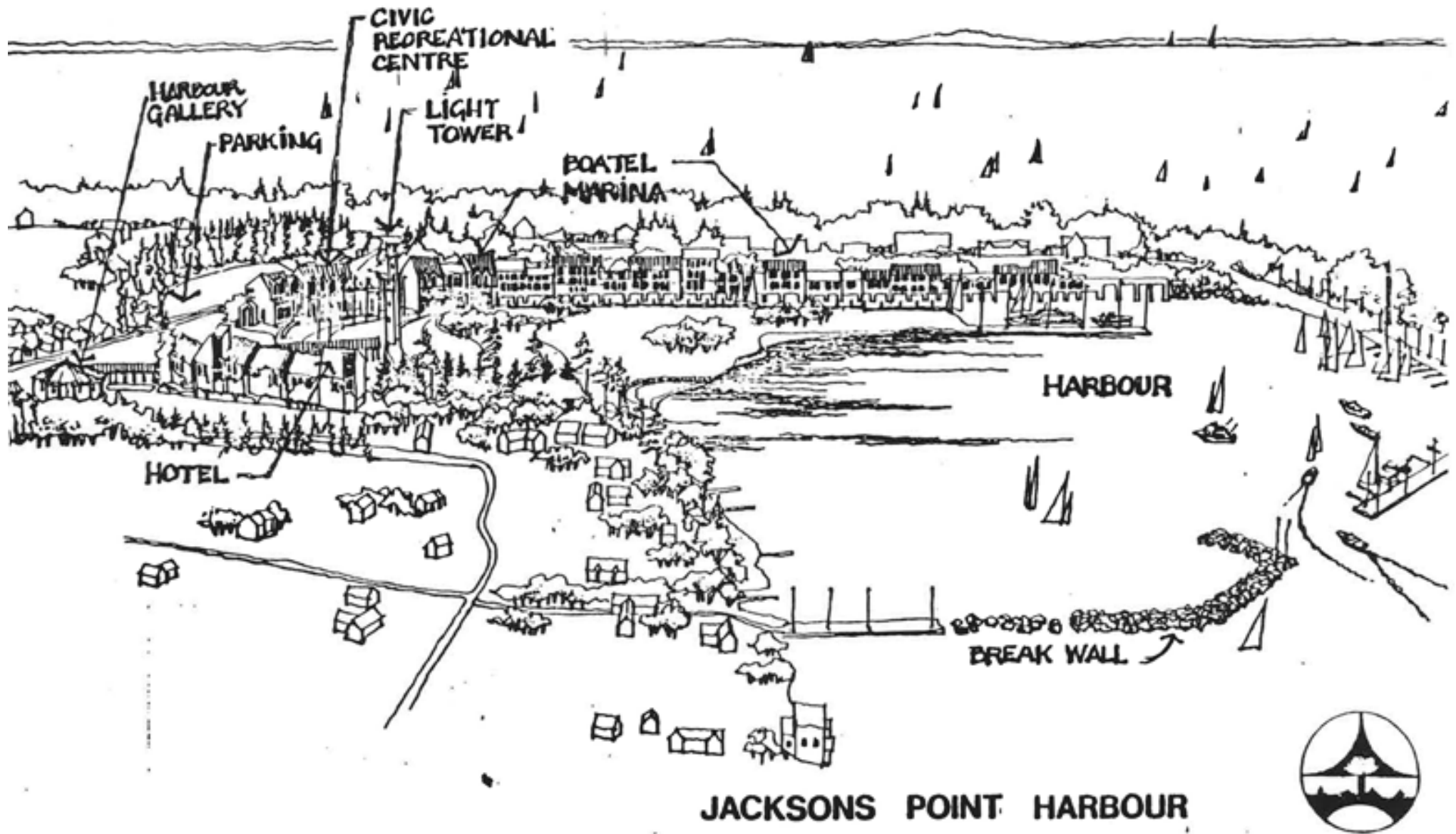
- Rehabilitate Bonnie Boat building for public use vs commemorate and build new



Destination

- Mixed Use: On-site or on Main Street?
- Residential Development or No Development?
- Neighbourhood Node or Town Wide Attraction?

CAUSE Study (1982)



Design Charrette (2009)

1

2

3

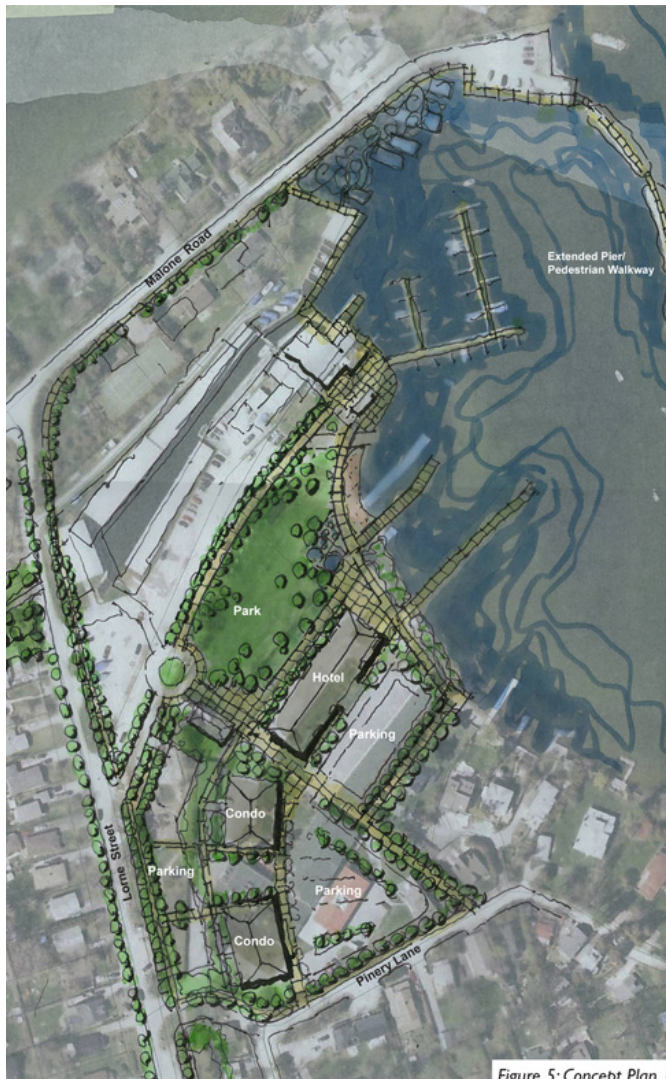


Figure 5: Concept Plan 1

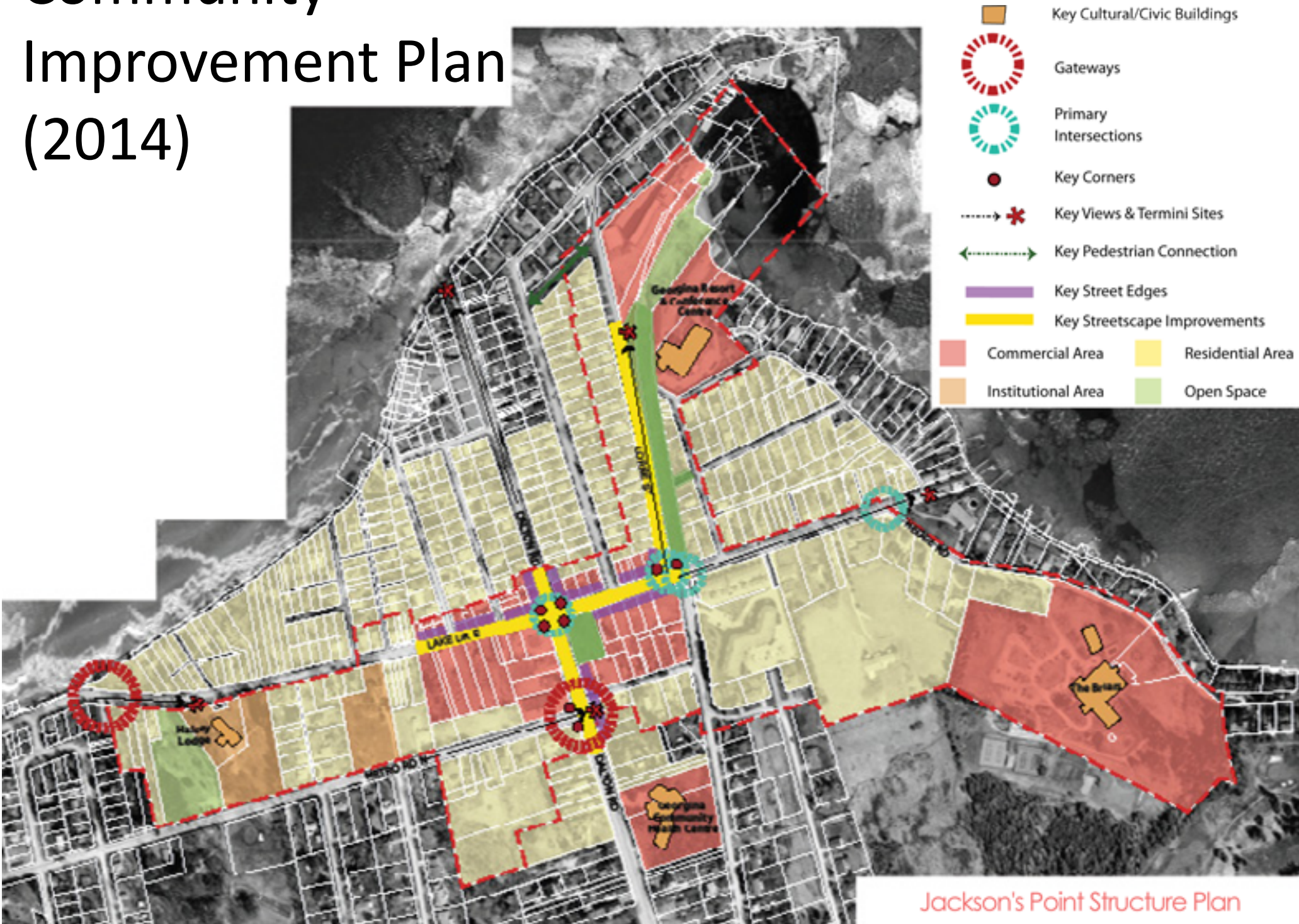


Figure 6: Concept Plan 2



Figure 7: Concept Plan 3

Community Improvement Plan (2014)



Jackson's Point Structure Plan

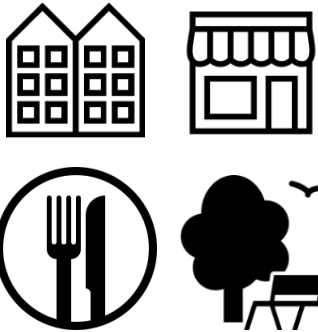
Planning Policies

From Secondary plan Jackson's Point/Lake Drive Centre:
Redevelopment Opportunity Area



- Community focal point

Permitted Uses (to be refined):



- Medium density residential (townhouses, low apartments)
- Small offices, restaurants, retail
- Hotels
- Institutional uses, parks, infrastructure

Policies:



- Sensitive integration of new development
- 2-4 storeys (14m height limit),
- Additional height may be considered in exchange for community benefits
- Buildings close to the street, parking at side or rear

York Region Police Marine Unit

Office

Boat house

Exclusive use of channel

Parking

Exclusive use of north shoreline



There are several special permissions for use on the site:

1. Residents on Malone Road are entitled to secure 20 special occasion passes per event for **guest parking on the street allowance between Lorne and Jackson's Point Avenue.**
2. Permission to use **Bonnie Park for the operation of winter ice huts.**
3. Use of **Malone Wharf to berth an 80ft boat and barge.** When the boat is not docked at the Wharf, it is open to the public for boating on weekends and holidays.
4. **Unimpeded access** from the adjacent residence's lower level green space to **Malone Wharf through a sliding fence.**



Natural Environment

Key Features

- **Lake Simcoe and shoreline** – mostly developed up to the water's edge
- **Bonnie Park** – beach, manicured park with planted trees
- **Bonnie Boulevard** – grassed laneway with hedgerows
- **Lake Simcoe supports a diverse fish community, including habitat for species at risk**



Bonnie Park



Jackson's Point Harbour

Natural Environment Key Considerations

- **Development setbacks** –from edge of shoreline or high water mark for Lake Simcoe to be determined through detailed studies and must confirm to policy document
- **Buffer width** may be reduced subject to meeting certain policy tests (i.e. Lake Simcoe Protection Plan, LSRCRA Regulations)
- **Environmental Impact Study (EIS) and Natural Heritage Evaluation (NHE)** will be required for future development applications
- **Future development** must demonstrate how Lake Simcoe and the shoreline setback area will be **protected, restored and enhanced for the *long-term***
- **Future development must meet the water quality protection targets** of the Lake Simcoe Protection Plan

Marine Operations

- **High demand** for slips (28-30')
- **Considerations** for marina: converting shorter docks to 28-32' docks, provide water, power, gas, pump out; transient versus seasonal slips
- Enhancements to the marina will require **partnership**
- Suggest **upgrading washroom and shower facilities**
- Consider replacing the **launch ramp**
- Review the **current management model** (with Sail Georgina) to confirm operating efficiency



Boating Facilities on Lake Simcoe

20

locations
fuel is
available on
the lake

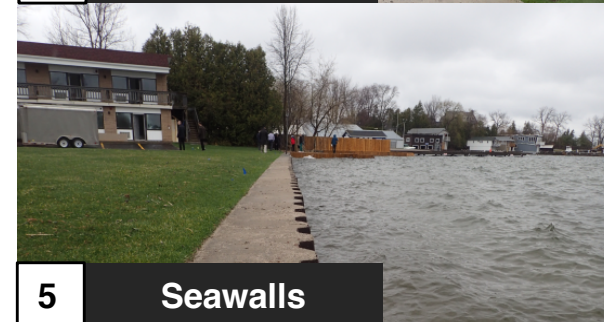
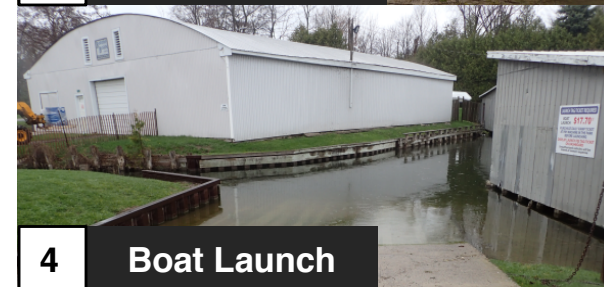
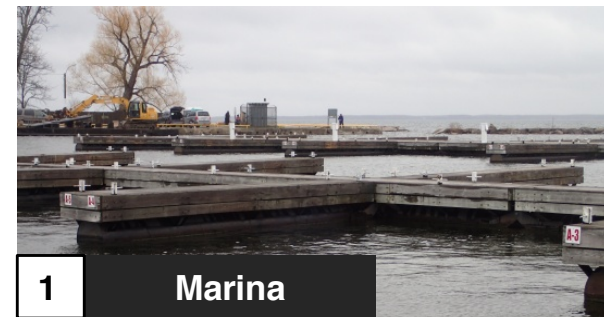
10

on
the south
shore

Marina	Fuel	Launch Ramp	Pump Out
VIRGINIA BEACH MARINA & RESTAURANT	Gas	yes	yes
PENINSULA RESORT		yes	
FLYING BRIDGE MARINA		yes	yes
EVERGLADES MARINA	Gas, Diesel	yes	yes
Lagoon City Marina	Gas, Diesel, Propane	yes	yes
Starport Marina	Gas, Diesel	yes	yes
Blue Beacon Marina	Gas	yes	yes
Bridge Port Marina	Gas, Diesel	yes	yes
Hammock Harbour RV Park		yes	yes
Ojibway Bay Marina	Gas	yes	yes
McGregor on the Water	Gas	yes	yes
Port of Orillia		yes	
City of Barrie Marina	Gas	yes	yes
Brentwood Marine	Gas	yes	yes
Friday's Harbour	Gas, Diesel	yes	yes
Lake Simcoe Marine		yes	
Monto Reno Marina	Gas	yes	yes
Lefroy Harbour Resorts	Gas, Diesel		yes
Kon Tiki Marine	Gas, Diesel		yes
Cooks Bay Marina		yes	yes
South Simcoe Marina	Gas	yes	yes
South Bay Harbour Marine		yes	
Holland River Marina	Gas	yes	yes
Albert's Marina	Gas, Diesel	yes	yes
KING DRAGON MARINA AND RESORT	Gas	yes	
KRATES MARINA LIMITED	Gas, Diesel, Propane	yes	yes
ISLAND GROVE LANDING & MARINE	Gas, Propane	yes	

Coastal Engineering

Key Coastal Features



Coastal Engineering

Issues

- The boat launch will **no longer be available** for public use.
- Some coastal structures will **require maintenance**
- The **beach is in the marina** – potential for safety and water quality issues

Constraints

- The potential marina size is a function of the breakwaters
- Permitting requirements are important to recognize
- The Regulation Limit is a consideration for future development

Coastal Engineering

Unknowns

- The **condition of the offshore breakwaters** (a detailed underwater inspection and survey is beyond the scope of this project)
- **Effectiveness of breakwaters** (discussion with operator and users will provide useful information)
- Possible issues related to **sedimentation**
- **Condition of other coastal structures** (docks, seawalls)

Opportunities

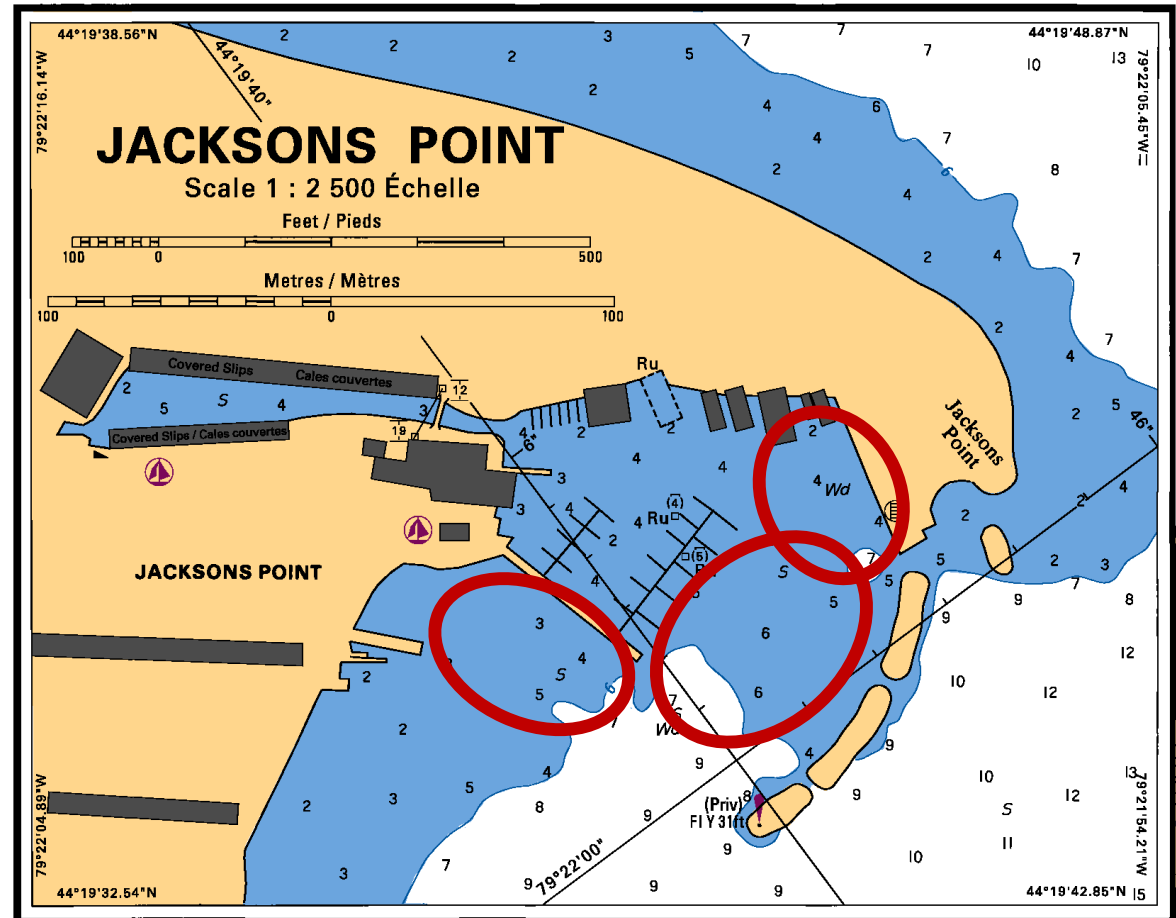
- Possible additional boat slips
- New public boat launch
- New edge treatments

Coastal Engineering

Marina: Expand Slips

Questions for marina expansion:

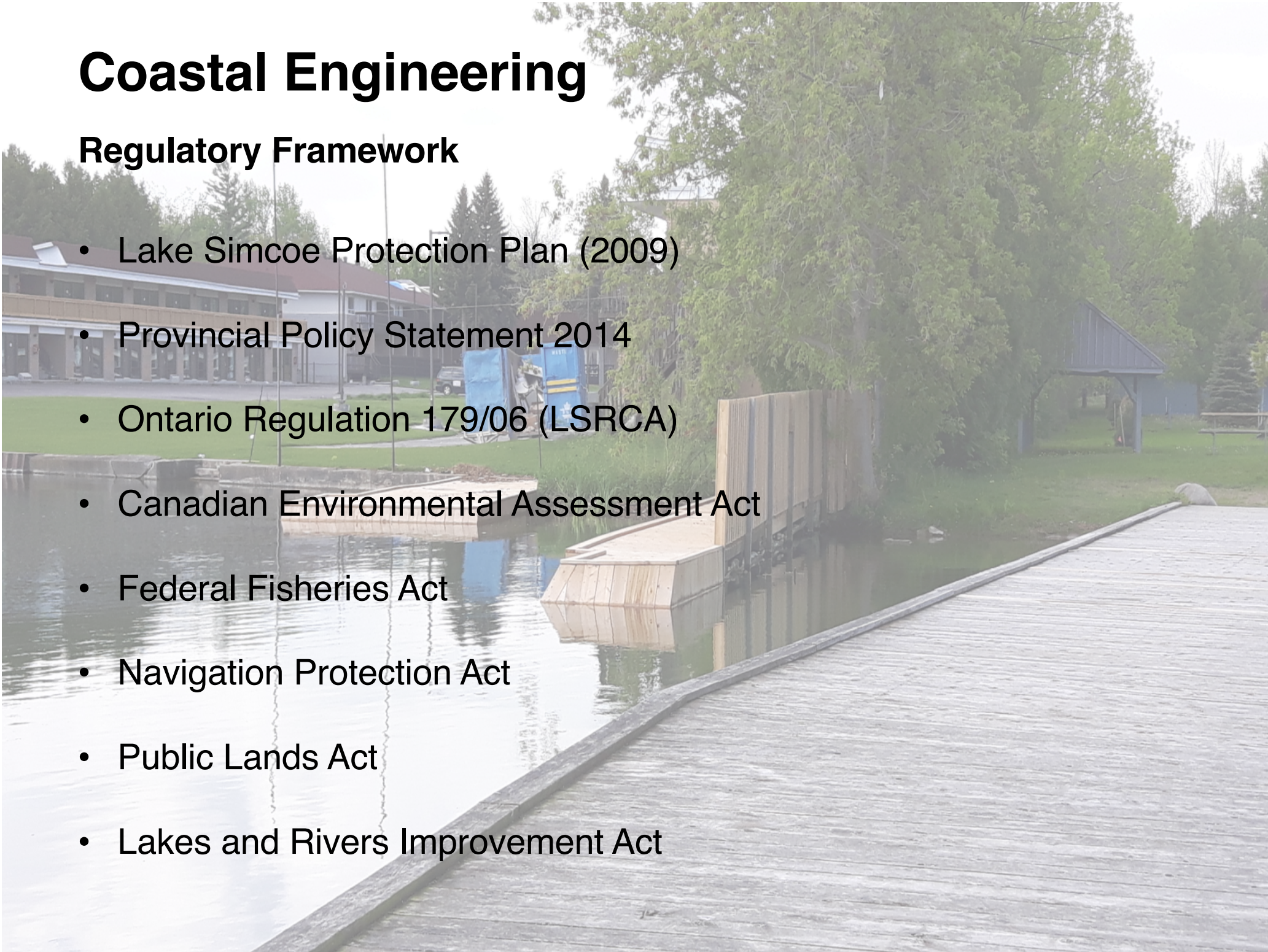
- Economic viability
- Condition of existing structures
 - Breakwaters
 - Docks
- Available depth, sedimentation, wave exposure
- Available space, use conflicts



Coastal Engineering

Regulatory Framework

- Lake Simcoe Protection Plan (2009)
- Provincial Policy Statement 2014
- Ontario Regulation 179/06 (LSRCA)
- Canadian Environmental Assessment Act
- Federal Fisheries Act
- Navigation Protection Act
- Public Lands Act
- Lakes and Rivers Improvement Act



Coastal Engineering

Regulation Limit

Ontario Regulation 179/06 applies to hazardous lands.

These lands could be unsafe for development due to flood, erosion, wetland, dynamic beach, unstable soil or rock.

Development and site alteration requires a permit.

Lake Simcoe Protection Plan.



Areas regulated by LSRCA under Ontario Regulation 179/06 are shown in yellow.

Servicing

- Limitations in sewer capacity
- Some existing infrastructure is old and will require upgrades
- Future development will only come on line in association with available servicing capacity

Transportation

- Approximately **50** parking spaces at **Bonnie Park**
- Some **bicycle parking** has been provided
- Summer and weekend parking is in **high demand**
- Road capacity is not anticipated to be a constraint



Transportation - Georgina Trails Map

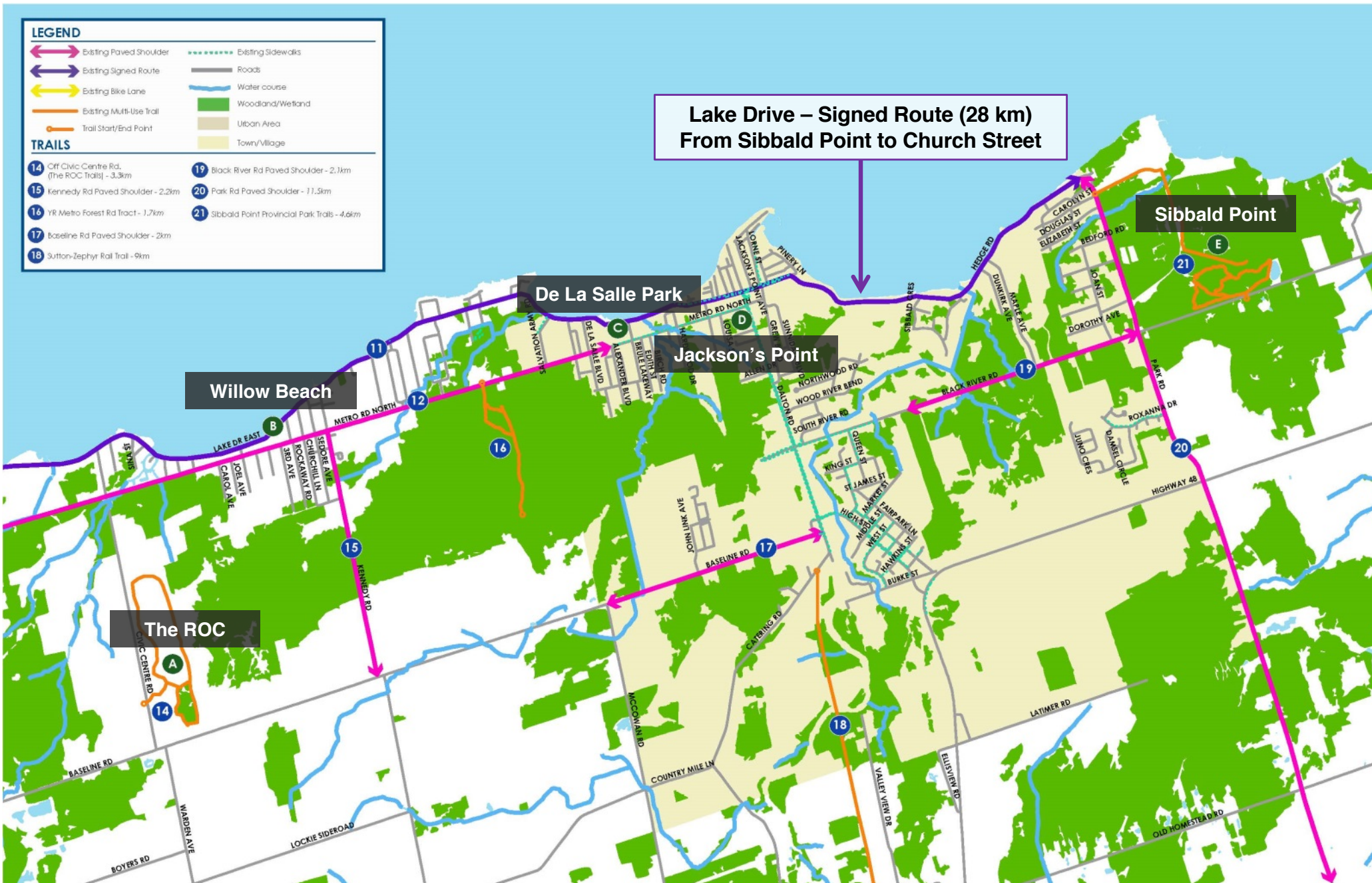


Table Group Discussions



The Site is identified as a
Redevelopment Opportunity Area in
the Secondary Plan

The York Region Police Marine Unit will
be built

**Think about redevelopment
opportunities**

**What is important to you
when you think about:**

New housing

Green space

Boating

The waterfront

Other uses

Table Group Discussions



What are the best opportunities for:

New housing

Green space

Boating

The waterfront

Other uses