



GEORGINA

## JACKSON'S POINT HARBOURFRONT REDEVELOPMENT PLAN Frequently Asked Questions and Answers

### **What properties are being considered in the Study Area for the Jackson's Point Harbourfront Redevelopment Plan?**

Town lands (Bonnie Park, Lorne Park, Bonnie Blvd road allowance, Malone Wharf, Harbour), MSR Lulu Jackson's Point Inc. lands (formerly Bonnie Boats) and the Ramada Hotel lands.

### **Why has the Town retained a consultant to prepare the redevelopment plan? Why didn't the new owners of Bonnie Boats pay for the plan?**

With the recent purchase of Bonnie Boats by developers that are not interested in continuing with the marina operations, it is anticipated that the Town will receive development applications for the former Bonnie Boats property. Section 9.2.6.8 (g) of the Sutton/Jackson's Point Secondary Plan states that "to facilitate the consideration of new development on any lands within the redevelopment opportunity area designations that is not currently permitted by this Plan, a Redevelopment Master Plan shall be required, subject to the satisfaction of the Town and any other agency having jurisdiction." Due to the Town's ownership of land at the harbourfront and the importance of the harbourfront to all town residents, visitors and its impact on the local economy, the Town has retained the consultants to lead the preparation of the redevelopment plan in consultation with Town staff, commenting agencies together with input from the public and affected landowners.

### **What is the cost of the redevelopment plan?**

The Town of Georgina has allocated \$90,000 plus HST to the Jackson's Point Harbourfront Redevelopment Plan.

### **Will the property owners in the surrounding neighbourhood have an opportunity to participate in the study?**

Yes, there are a number of ways to participate in the Plan over the next several months – these are identified on the Town's website [www.georgina.ca/getting-active/water/habour](http://www.georgina.ca/getting-active/water/habour)

Throughout the entire process public consultation will be a key component. If you wish to provide comments to the consultant in advance of the public consultation opportunities please forward these to [jacksonspoint@planpart.ca](mailto:jacksonspoint@planpart.ca)



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### **Frequently Asked Questions and Answers**

#### **Is the Town of Georgina selling or swapping Bonnie Park?**

The Town 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 on this matter would be for Council deliberation and decision.

#### **How will this Redevelopment Plan affect Bonnie Park, the use of the launch ramp and the beachfront?**

We know that Bonnie Park and the launch ramp is well used by the community, however, it should be noted that the launch ramp is located on lands currently owned by MSR Lalu Jackson's Point Inc. The community will be invited to work with the consulting team to develop a few options for the study area. We are looking forward to hearing everyone's ideas for how they'd like to use the Park, the beachfront and the boating facilities.

#### **What are the new owners of Bonnie Boats planning to do with their property? What can they do on their property now if they are not interested in operating the marina?**

We have invited the new owners of Bonnie Boats to participate in the Jackson's Point Harbourfront Redevelopment Plan. We look forward to listening to their ideas for the study area.

#### **What will happen to the future of the gas docks at Bonnie Boats?**

At this time the future of the gas docks is unknown. We will be assessing the opportunity for the continued operation of boating related services as part of the Jackson's Point Harbourfront Redevelopment Plan.

#### **Is there an opportunity to build more docking facilities at the Harbour for transient and seasonal use?**

Yes, the consulting team will be assessing the opportunity for building more docking facilities as part of the Jackson's Point Harbourfront Redevelopment Plan.



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### **Frequently Asked Questions and Answers**

#### **What is the Town's vision for this area in Jackson's Point?**

The Sutton/Jackson's Point Secondary Plan was approved in 2013 and sets out the Town's vision and guiding principles that are to govern development in the Sutton and Jackson's Point area. The Jackson's Point Harbourfront area is designated as a "Redevelopment Opportunity Area". Policies in the Secondary Plan indicate "that the Jackson's Point Harbourfront area will be planned to accommodate a mixed density residential community that includes primarily medium and higher density house forms and a hotel/resort. Those uses, along with public parkland/open space, and the marina and associated marine facilities can combine to create a comprehensive waterfront redevelopment that is enjoyed by existing and new residents, as well as tourists."

The Secondary Plan sets out the following principles that shall be considered in any redevelopment proposal: Protect the environment and contribute to improved water quality in Lake Simcoe; protect and enhance public access to the water's edge; improve the visual appeal of the area; create improved economic development opportunities in Jackson's Point/Lake Drive Centre; enhance connectivity to Lake Drive and the Jackson's Point commercial area; improve the functional aspects of landscape, drainage, parking and vehicular circulation; ensure an appropriate interface between the existing community and new development; and, create an enhanced park for local residents, visitors and tourists.

#### **Who makes the final decision on what happens at the Harbourfront?**

Council will make the final decision on the Jackson's Point Harbourfront Plan.