



GEORGINA

JACKSON'S POINT HARBOURFRONT REDEVELOPMENT PLAN

Frequently Asked Questions and Answers

Part 2 – July 2017

I don't feel that my opinions have been heard, what should I do?

The Planning Partnership summarized ideas that the public mentioned during the one on one interviews conducted in advance of the first workshop in June. These ideas were captured on a banner that was posted at the workshop and can be viewed on the Town's website (What We Heard So Far - Banner). The Planning Partnership also summarized what they had heard up to June into "common themes" and included them in the presentation for the workshop that can also be viewed on the Town's website line (Consultant's Presentation June 8, 2017). A summary of the information and research conducted to date including the workshops is provided in the report entitled "What we Heard – Workshop 1 – June 2017". This report is also posted online.

Public are encouraged to take part in the following engagement opportunities:

- Complete survey on the 3 Design Options – deadline to complete is August 4th
- Attend the Public Workshop on August 10th at the Ramada Hotel – available sessions 3:00pm or 6:30pm.
- Attend the Council Meeting on September 19th, 7pm.
- Or submit your comments via the project email jacksonspoint@planpart.ca or phone 289-385-2127.

The Planning Partnership remains available to speak to anyone about ideas they wish to share.

Why were "constraints" prescribed at the beginning of the design charrette?

The Planning Partnership established three design programs to make sure fulsome breadth of possibilities for the site were explored. One of the design programs was no change in current property ownership, resulting in limited to no redevelopment on the MSR property. Establishing design programs is typical for a design exercise. One of the design teams worked with no design program. Consultants were also available to speak with members of the public who did not wish to take part in the design programs and discuss other land use options.

Why did The Planning Partnership set up the design charrette to result in their "desired outcome"?

The Planning Partnership has no desired outcome for the study.



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We don't understand the details of the "land swap"? We are concerned the land we get will not be in Jackson's Point. What is the time frame for a "land swap"? How much money is involved?

The purpose of the Jackson's Point Harbourfront Redevelopment Plan is to understand the opportunities for redevelopment of the subject area in an appropriate and comprehensive manner, which may or may not include the transfer of ownership of certain lands. Some of the opportunities discussed to date do consider a realignment of property boundaries. TPP will not know if any boundary adjustment may be contemplated until the conclusion of the Study. If a transfer of ownership were to occur, it would occur within the subject area and be subject to detailed consideration and approval by the Town.

Why was "do nothing", leave it as is, not an option?

Option 1 as explored during the design charrette and posted for evaluation was no change in current land ownership, resulting in very limited to no redevelopment on MSR's property and redevelopment of Ramada within the context of what is already permitted. Option 1 illustrates no change in the current park. However it should be noted that MSR has indicated to the Town that they have no intention of operating a marina on the property and have entered into a purchase and sale agreement that would result in the York Regional Police taking ownership of a portion of the former Bonnie Boats property..

Is LSRCA aware of this deal?

The LSRCA is involved in the Study and representatives attended the first workshop.

When will the land be posted for disposal and zoning changes? How long is that process?

The purpose of the Jackson's Point Harbourfront Redevelopment Study is to understand redevelopment opportunities. TPP are currently evaluating options that evolved through Workshop 1. The Planning Partnership is reporting out on the results of the evaluation of the options at the second workshop on August 10, 2017. No decisions on the opportunities for changes to the site will be made until Council approves the results of the Harbourfront Redevelopment Study.



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How will the community be assured the evaluation is statistically valid?

To get a statistically representative sample of a population at standard social science parameters (which are plus or minus 5%, 95 percent of the time) one would need a sample of 400 that is **totally randomly drawn** from the population. To do that is quite expensive as you'd need to probably contact 2,000 people because only 1 in 5 answers general opinion surveys these days. And you'd need a method to ensure that they were totally randomly chosen. The process methodology did not include or require this level of analysis.

Master Plan design studies such as this seek to obtain a wide variety of input. The results of the study will be based on all of the input received.

Public input is only one of the inputs to the evaluation of options that will include input from TPP, Town staff, technical agencies and the landowners. We will, in the end, give the Town their professional planning opinion considering all of the input we received.

Why did some of the concepts omit important components such as a gas dock for boats?

The purpose of doing concepts is to explore variables among the concepts. The concepts purposely include various components to explore the advantages or disadvantages that are revealed. The survey encourages respondents to select the elements from each of the 3 design options that they believe should be carried forward to a preferred concept plan.

Why did the 3 design concepts provided for the public to evaluate differ from those generated in the charrette?

The designers from The Planning Partnership used the input from the design charrette to help generate more detailed drawings of the various design programs. Through the evaluation of the options, The Planning Partnership will take the "best of" from each concept to generate an emerging preferred concept to be discussed at the public workshop on August 10, 2017.