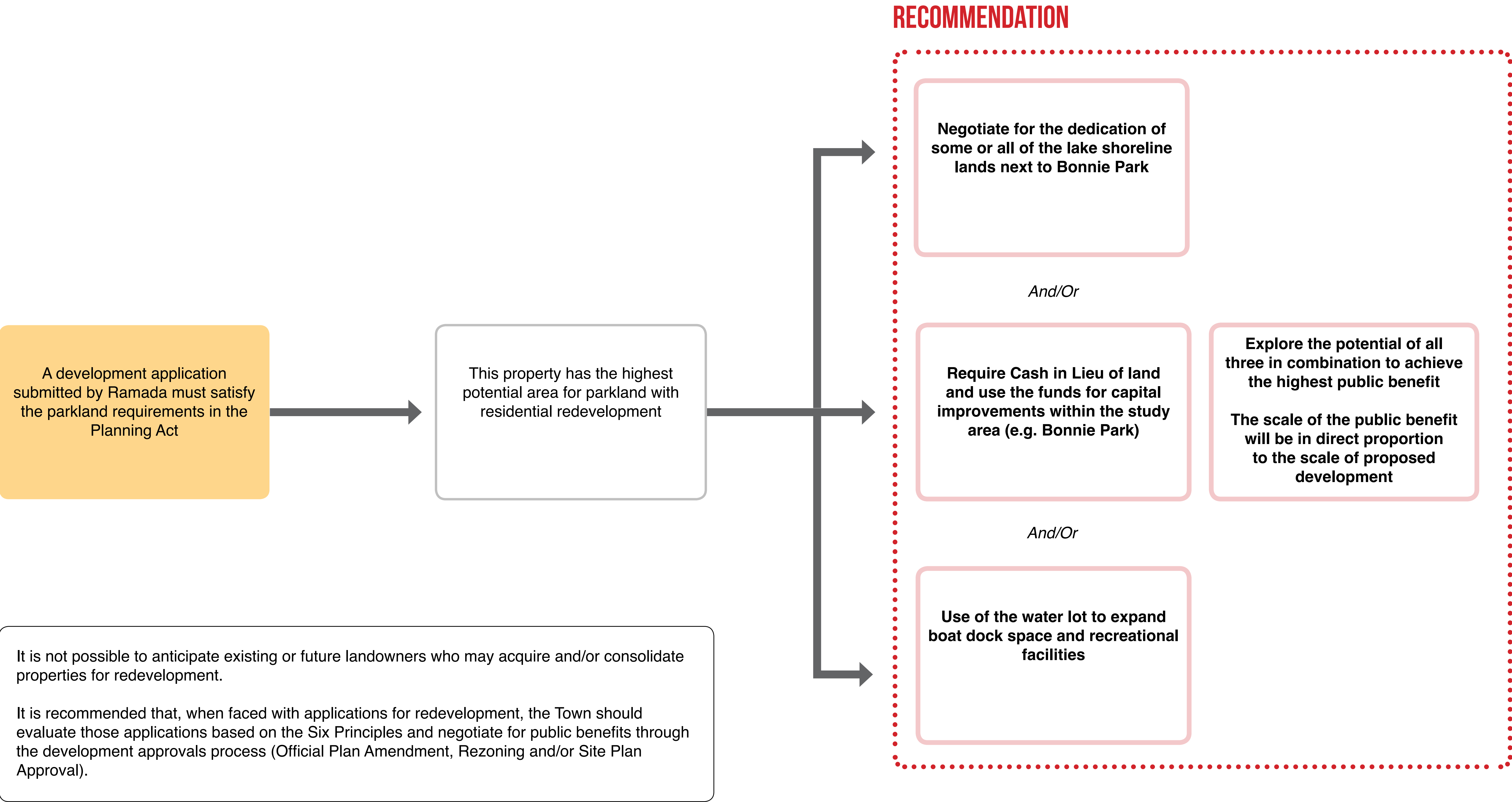


HOTEL

Refers to the land-base of the existing Ramada property.

The Ramada has separated themselves from the broader discussion related to the potential land exchange. Their property can be considered independently from Bonnie Park and the Marina.

If there is a development application related to the hotel property, then decisions on what is appropriate can be made based on the nature and scale of the proposed development, with the goal of improving public parkland and access to the water's edge.

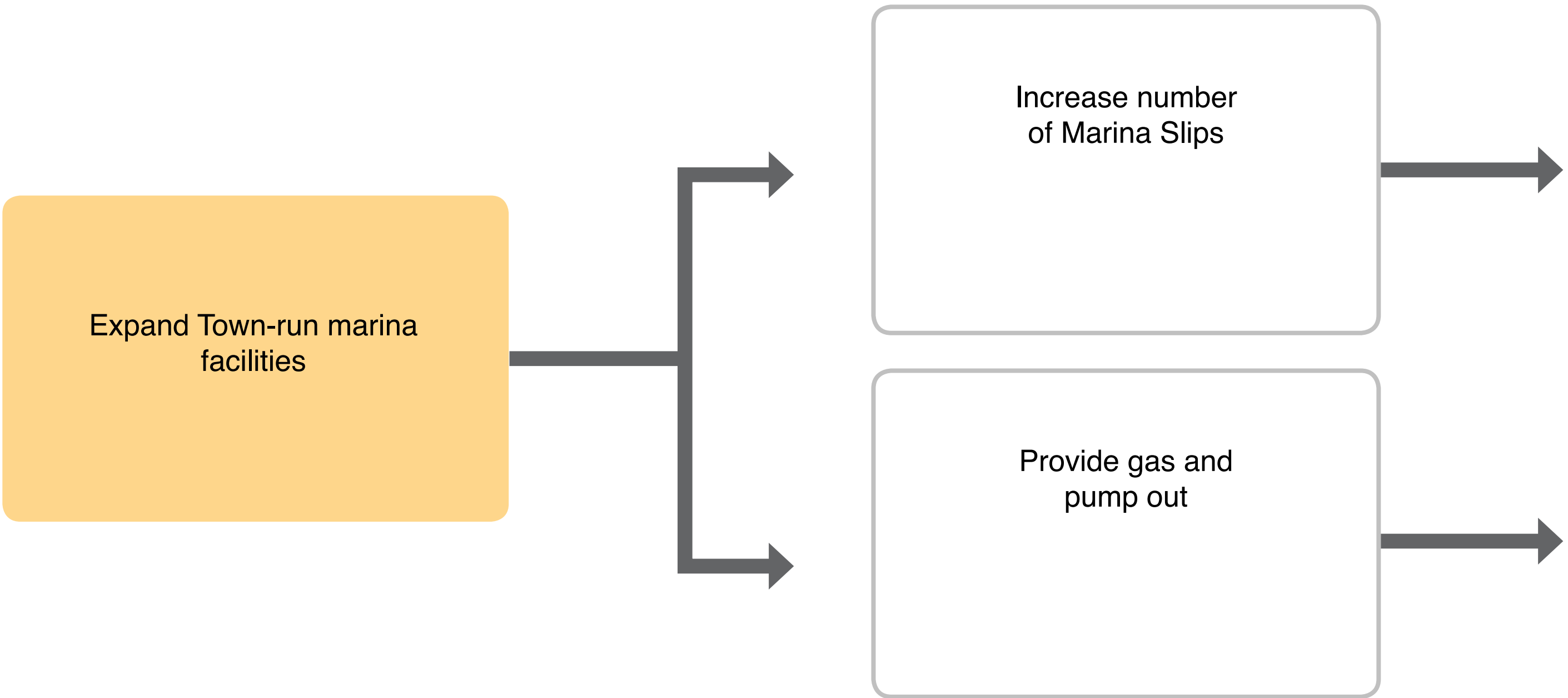


FORMER MARINA LANDS & TOWN BOAT SLIPS

Refers to the water-based facilities for boating. The boat launch is discussed in the context of the use of Bonnie Park.

Decisions regarding the former marina lands are independent of the land-based considerations related to Bonnie Park and the hotel site.

Decisions can be made and implemented independently of what happens on the land-base. However, there are some considerations that influence each other, for example any expansion of slips in the harbour must consider the water lot configuration, which in turn may impact considerations for a land exchange.



- Issues & Considerations
- Water Lot
 - Purchase
 - Joint Venture
 - Agreement for use and sharing

Marine Infrastructure Assessment

Repair of Existing Docking Facilities

Operating Model (including insurance)

Capital Costs

Revenue Potential

RECOMMENDATION

Further consideration of repair and/or expansion of Town Slips

Further consideration of Gas & Pump Out

Why?

- +/- 25 additional slips will generate revenue for the Town based on current operating model
- Transient slips may help create a destination and positive economic spin-offs
- Gas sales can generate revenue, but require greater operational resources and have ongoing liabilities
- Pump out would be an add-on to a gas dock and is beneficial for boaters and water quality
- Both of these facilities may help create a destination and positive economic spin-offs

It is recommended that, regardless of whether or not there is a land exchange or acquisition, the Town should continue to consider the inclusion of an expansion to the number of marina slips, with a focus on providing transient slips, as well as the potential provision of gas and pump out facilities.

LONG RANGE STRATEGY

This is a long term strategy and not all decisions have to be made today.

The goal is to provide a framework to help the Town of Georgina evaluate opportunities and redevelopment in Jackson’s Point consistent with the vision and principles.

This is not an exercise aimed at achieving developer objectives, but rather, the intent is to ensure that there is an excellent public park and appropriate lake-related facilities in the context of potential development or redevelopment opportunities.

There are three decision streams, related to Bonnie Park, the Hotel, the former Marina lands and the Town’s boat slips.

Decisions can be made independently in each stream, however there are implications on each other.

ASSUMPTIONS

The “Do Nothing” scenario in which existing property boundaries remain as-is and no land exchange or acquisition is pursued, means:

Loss of the Bonnie Boats marina is a given

- Loss of the boat launch
- Loss of gas dock
- Loss of covered slips

Unknown outcome for MSR-Lalu lands along channel’s edge

- Limited development potential
- Liability issues may lead to fencing
- YRP facility is proposed

The Town of Georgina currently does not have funds allocated for significant capital improvements to Malone Wharf, Bonnie Park/Lorne Park, the grassed right-of-way, and the existing Town slips

MSR-Lalu lands along the channel’s edge have limited development potential and carry costs related to remediation of the shoreline, and potentially soil

Town-owned land in Bonnie Park is more valuable than MSR-Lalu land because of its greater suitability for development. Therefore consideration for a land exchange is not on a 1:1 basis

VISION

Jackson’s Point Harbour is a Redevelopment Opportunity Area. The Sutton/Jackson’s Point Secondary Plan provides the planning framework to accommodate a mixed density residential community that includes primarily **medium and higher density housing** and a **hotel/resort**.

These uses, with **public parkland/open space**, the **marina** and associated **boating facilities** can combine to create a **waterfront redevelopment** that is enjoyed by **residents, and tourists**.

PRINCIPLES

Developed based on input received over the last 3 months

1. CREATE A GREAT PARK

- No net loss of parkland
- More public access to the water’s edge
- Enhanced park facilities and amenities
- Balance of water-based and land-based recreation
- Enhance the landscape

2. BE FISCALLY RESPONSIBLE

- Balance costs and revenue
- Must generate revenue for park enhancements and/or marina facilities either from development, or the Town’s other revenue sources
- Consider implications of capital cost and operational cost

3. BE ENVIRONMENTALLY RESPONSIBLE

- Ensure changes are consistent with the Lake Simcoe Protection Plan
- Rehabilitate natural features
- Restoration and enhancement of the shoreline, where appropriate and feasible
- Protect fisheries/aquatic habitat
- Ensure there are no off-site impacts
- Manage stormwater quality

4. PROMOTE ECONOMIC DEVELOPMENT

- Create a destination for residents, visitors and boaters
- Link/gateway to Main Street Jackson’s Point
- Tell the story of the history of the area
- Buildings and landscape design should celebrate the history of the area

5. WORK TOWARDS A LONG-TERM STRATEGY

- Promote flexibility to respond to opportunities over time
- Recognize the potential of incremental implementation
- Understand the implications of doing nothing

6. BE COMPATIBLE WITH THE JACKSON’S POINT COMMUNITY

- Ensure new buildings are compatible in scale
- Ensure excellence in design of new buildings
- Ensure new buildings complement the park and water’s edge
- Ensure public parking accommodates park related activities

BONNIE PARK

