

Jackson's Point Harbourfront

Redevelopment Plan

...Towards a Preferred Plan

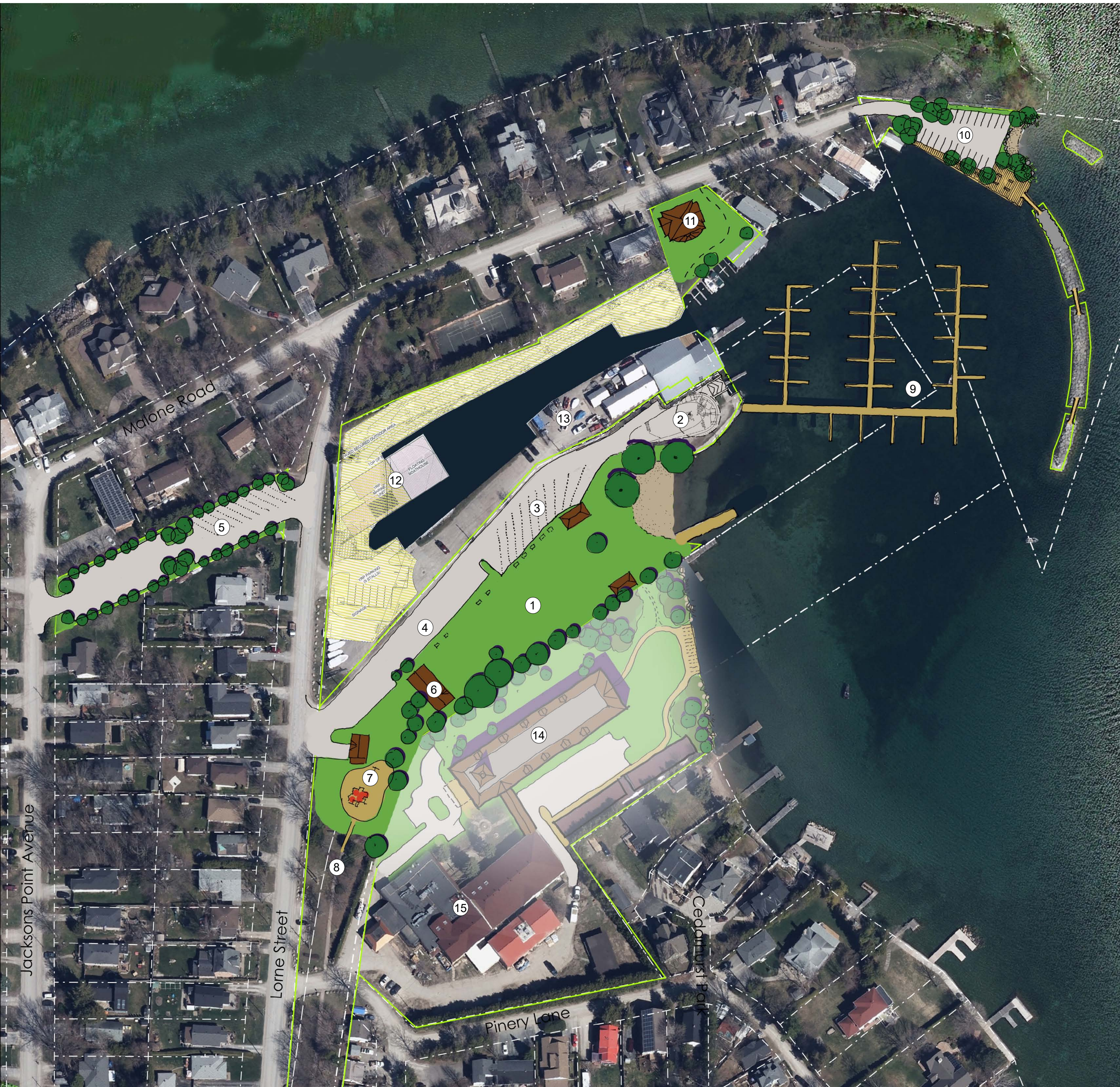
Option 1a

No Realignment of Property Boundaries
With Boat Launch
93m of Public Water's Edge (at Lake)
August 10, 2017

Features of Option 1a

- ① Bonnie Park maintained in its current location
- ② Single lane boat launch (20' or less)
- ③ Parking lot reconfigured to accommodate trailer parking
- ④ Balance of public parking in Lorne Park maintained
- ⑤ Use of ROW lands for public parking and/or trailer parking
- ⑥ Upgraded washrooms for public and boating
- ⑦ Playground can be maintained in existing location or moved closer to beach if desired
- ⑧ Lorne Park trail connection maintained
- ⑨ Expanded Town slips in harbour - requires partnership due to water lot ownerships
- ⑩ Enhanced amenities at Malone Wharf
maintain dive access
naturalized areas
potential seasonal bridges linking breakwaters
observation area
platform along wharf edge for fishing
- ⑪ Low density residential on Malone Road
- ⑫ York Regional Police controlled lands with no public access
- ⑬ Likely limited development potential on MSR/Lalu lands, could be fenced for safety reasons
- ⑭ Concept illustrating Ramada's development objectives of 60 unit residential/hotel building
- ⑮ Existing hotel remains

Note proximity of boat launch to beach could result in the removal of one or more mature trees, require fencing for safety, and result in loss of some slips.



Workshop Comments

- This is the preferred concept
- This concept is realistic
- Maintain the linear park from Lake Drive
- Malone Wharf upgrades are good, should have slips
- Don't change the parking boundaries
- Single family house or two singles on Malone Road is okay. The bylaw prohibits the roof line from being higher than Malone Road
- Separate development on hotel property is good
- Boat launch is good, add gas bar
- Town should purchase the MSR property
- You get both a boat launch and green space
- Slips and a gas bar are needed
- Concern over water quality at beach due to lack of water flow caused by the spit and harbour
- Keep all the park land
- Have a gateway and signage improvements
- Need to negotiate with York Regional Police to retain some of the land and prime waterfront taken away from Jackson's Point. This is a terrible deal

Email Comments

- 1a would be my choice due to washroom location and visual lines through the park
- Option 1a is preferred, with a new boat launch and the playground maintained in the same location
- The only plan that will work here is Option 1a. This park works well the way it is and most people want it to remain as is. Moving the playground is a safety hazard. Also any boardwalk along the channel is a waste of money
- Plan 1a is the most appealing. Would suggest leaving the playground where it currently is and add a splashpad. The right of way (ROW) parking should be just for trailers, the rest should be residential and public parking
- What incentive does the Town have to bring tourists here? Encourage shops and restaurants and rebuild the Red Barn Theatre. Take a look at Main Street and Riverwalk Commons in Newmarket and how they have revitalized it
- Enhance what we already have, don't completely change it or build condominiums. Keep the natural beauty of the harbour and let's make it a beautiful place to come visit and spend time
- I like Plan 1a best, except for the wasted space at MSR/Lalu lands
- If the option is to do nothing then there is no need to pour money into redeveloping something in a half efficient manner (wouldn't make sense to put in a boat launch and trailer park, but not have gas facilities). This may cause problems and require rescue crews if boats launch and realize there is no gas and no where to fill up for miles
- This area should be maintained as a Harbour area on the lake and therefore needs to provide the essentials to make it work, boating and boat launch
- Consider sharing the existing boat launch with the York Regional Police
- The Town should consider purchasing the MSR land along the canal with the water lot. This would allow for a much bigger park and eliminate the concern people have over the town house development
- Parallel parking the boats along the outer side of the 3rd arm would provide more safe passage
- Channel could only be shred with York Regional Police if the channel is widened to 30' so two boats could pass. A 30' channel would enable a boat the size of a barge to pass through if the channel is dredged
- It's unfortunate that the existing MSR property would be fenced in Option 1. The MSR building and parking lot is not a good trade for existing historical parkland. The Town should purchase and develop as a functional marina
- I would suggest that only Option 1a and 1b be considered. Not including a boat launch would drive revenue away

- Trailer parking in the ROW lands is a no go. This is one of the few natural corridors to the lake left
- I would like to see enhanced amenities at all of the areas of the park not just Malone Drive. I don't see how any of this is really very different from the other designs in the previous charrettes
- My observations on the weekends and some weekdays there were at least a dozen people with trailers launching watercraft constantly, in and out, of the channel for hours
- These are public lands not just 'town parks' the Town must recognize this and not be conned into thinking that this or any trade off is beneficial for the public, especially with the channel being potentially locked
- For the Town to purchase a potential environmental catastrophe from a private land owner (who is to lawfully bring the property up to environmental standards before sale) to the taxpayers is insane. Do not swap parks for town houses or condos lest this town will be remembered for that legacy of catering to corporate interests lest the public's
- Like the location of the boat launch and using the ROW for parking. Like the enhanced amenities at Malone Wharf. The park still needs fill to prevent flooding

Jackson's Point Harbourfront

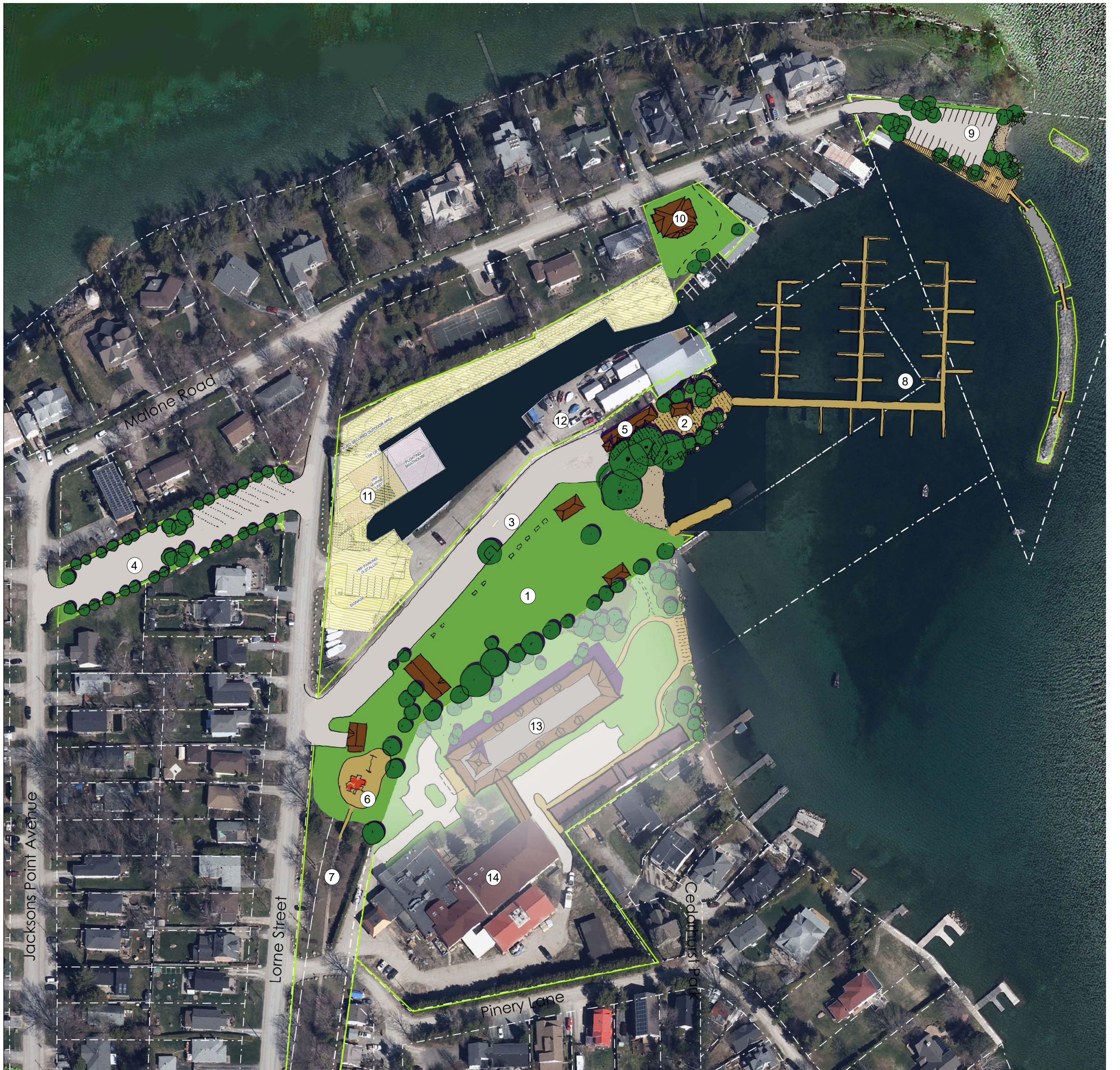
Redevelopment Plan

Option 1b

No Realignment of Property Boundaries
No Boat Launch
93m of Public Water's Edge (at Lake)
August 10, 2017

Features of Option 1b

- ① Bonnie Park maintained in its current location
- ② Public gathering area
 - naturalized areas
 - observation area
 - opportunity for pavilions/pop-up retail
- ③ Public parking in Lorne Park maintained
- ④ Use of ROW lands for public parking
- ⑤ New building incorporating washrooms for public and boating, marina office, potential retail
- ⑥ Playground can be maintained in existing location or moved closer to beach if desired
- ⑦ Lorne Park trail connection maintained
- ⑧ Expanded Town slips in harbour - requires partnership due to water lot ownerships
- ⑨ Enhanced amenities at Malone Wharf
 - maintain dive access
 - naturalized areas
 - potential seasonal bridges linking breakwaters
 - observation area
 - platform along wharf edge for fishing
- ⑩ Low density residential on Malone Road
- ⑪ York Regional Police controlled lands with no public access
- ⑫ Likely limited development potential on MSR/Lalu lands, could be fenced for safety reasons
- ⑬ Concept illustrating Ramada's development objectives of 60 unit residential/hotel building
- ⑭ Existing hotel remains



Workshop Comments

Increase parking spaces within Lorne Park

Maintain linear flow to the park, add a pathway

Washrooms should be set back from the water

Add family change rooms

Malone Wharf looks good

Have a kayak and canoe launch at Malone Wharf

Malone Road property should be single home only

Who owns the water lot along the shore of the infill house on Malone Road

No boat launch, but the area should still be a destination with restaurant, boardwalk and bike access

Not having a boat launch is a negative, doesn't support transients

Don't like the area with buildings close to the water

Town could purchase the MSR lands without swapping land

If there is a swap between MSR, then MSR should cover the costs of channel remediation

Need a cross walk at playground

York Regional Police owned land is a wasted space

Buy land from MSR, terminate the police deal as it will kill Jackson's Point harbour

Make things better but leave green space alone

Make 20 Bonnie Boulevard historic, have the Town buy it, maintain it and run it properly

Email Comments

Options 1a and 1b retain the historic configuration of the park, retains access for ice fishermen, and retains greenspace for public use

My preference is for design 1b

Option 1b best serves the public and those with boats in slips

In concept 1b, sight lines appear to be blocked to portions of the park

If the MSR property must be fenced, then that is appropriate, however, might other options be considered?

Explore agreement with YRP to use half the channel and existing boat launch

Does Council really want to become landlords for a retail store?

If MSR fences their property line, I think it is still possible to get parking on each side of the laneway beside Lorne Park. It may require moving the laneway over a few feet into the park and changing it to angled parking, but it would maintain near the same level of parking

I think maintaining land boundaries, making cost effective improvements and focusing on improving what we have is the best choice

This park should be kept as a park and absolutely no housing put on it. I do not want to see a “mini harbourfront” created

The park would be utilized more if the weeds were removed so that it is swim-able. Geese are a problem and deters day tourists

Like the public gathering area by the water with new building incorporating washrooms for public and boating, marina office and potential retail

At the workshop I've heard the breakwater boardwalk may not happen. Please try to reconsider and make it safer if possible

Very excited about the Malone wharf improvements, especially the launch for kayaks/canoes/inflatables, as well as boardwalk and other improvements

All of the parking by the park should be public parking. This would give more space for vehicles with trailers to get turned around in order to launch their boats and the right of way should be all trailer parking

Leave the playground where it is. It is not safe to have it close to water

There is very little wrong with Bonnie and Lorne Parks as they stand. It needs a boat ramp, leveling out and maybe rebuilding of a dock, that's all

I think the added parking in the right of way, the beautification of Malone Wharf and the possibility of a larger harbour are all fantastic

Any proposed plans for the harbour area that does not include fuel for boats is a major concern

I will be asking for a property tax reduction for not having a nearby accessible marine fuel source on the water

Dislike that there is no boat launch included, like that the ROW is used for parking. Like the enhanced amenities at Malone Wharf. The park needs fill to prevent flooding

Jackson's Point Harbourfront

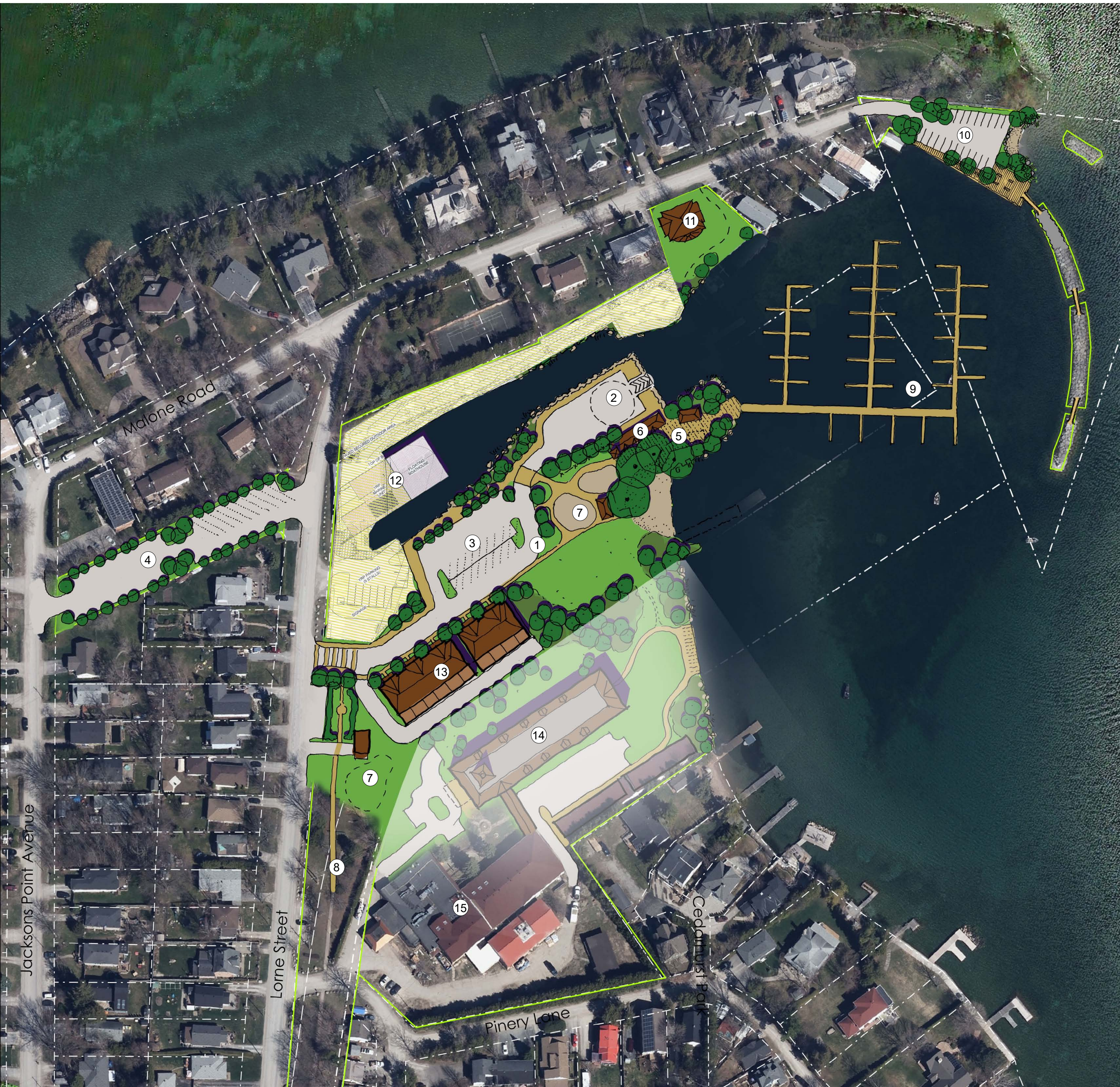
Redevelopment Plan

...Towards a Preferred Plan Option 2a

Realignment of Property Boundaries
With Boat Launch
265m of Public Water's Edge (at Lake & Channel)
August 10, 2017

Features of Option 2a

- ① Bonnie Park shifts north to include channel frontage, maintains lake frontage
- ② Single lane boat launch (20' or less)
- ③ Parking lot includes vehicular and trailer parking
- ④ Use of ROW lands for public parking and/or trailer parking
- ⑤ Public gathering area
naturalized areas
observation area
opportunity for pavilions/pop-up retail
- ⑥ New building incorporating washrooms for public and boating, marina office, potential retail
- ⑦ Playground can be maintained in existing location or moved closer to beach if with other amenities
- ⑧ Lorne Park trail connection maintained
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- ⑮ Existing hotel remains



Workshop Comments

This gets my vote

Good concept if possible

You would get a boat launch and green space (but there is some concern about lost park space)

Enhance the Lorne Street streetscape

Malone Wharf is an underutilized asset, and is poorly maintained. Would like it enhanced with pedestrian lighting and a look out platform. Like the walkway along the spit

Malone Wharf should have a kayak and canoe launch

Like the access along the spit and the improvements to the wharf

Who owns the water lot by the infill house on Malone Road and for what purpose?

Malone Wharf should have a washroom building

Ensure adequate parking for the residents of the new development

No overnight parking except for boaters or events

Add more trailer spots in the easement

Have a crosswalk from the parking easement to the park

Add green space and reduce the size of the parking spaces in the park area

Entry doesn't seem welcoming

There is too much asphalt

Should buy the MSR channel, and not develop in the park

Provide a WIFI hotspot

Must have boat launch and gas bar

Current boat launch locations are not feasible, too many challenges (capacity)

Challenge York Regional Police about maintaining the existing boat launch for public use

Buy the MSR land and negotiate that they remediate it

Swap should include land and funds, shoreline and soil remediation and more public benefits

Buy Bonnie Boats and run it as a marina. Buy the tip including the buildings and parking

Like that the police are here and the north shore is not used for green space

Don't like that the York Regional Police now have limited public access to the Lake Simcoe waterfront

Would like to see a destination restaurant

Need a gas dock and transient slips. Orillia, Barrie and Friday Harbour will all have these

Marina facilities, including a boat launch, are key

Stormwater concerns regarding the paved parking area in the easement

Don't degrade the environment

Email Comments

The preferred options would be 2a and 2b with and without boat launch

Emerging option 2a (with the boat launch) is the best out of the ones presented. Option 1a (with boat launch) is the second best if land exchanges cannot happen

This is one of the unique harbour areas along the lake from Keswick to Pefferlaw and it offers potential for development near by. Redevelopment needs to be forward thinking with boaters, gas docks, and a boat launch in mind

Options 2a and 2b are potentially favourable, as these lands involve a land swap would prefer to see development of a higher density building

Prefer Options 2 with a stronger preference to 2b. The plan enhances Bonnie Park and would create great walking spaces for everyone to enjoy. What a great plan. I am not a big fan of the amount of space allocated to parking and the boat launch

I am appalled that Council would even entertain the thought of selling off or trading any of the park lands

I think the trade-off involved in options 2a and 2b is far too great. The current MSR lands are only 30-40 feet wide and would require a great deal of funds to rehabilitate. Giving away a large portion of a busy park for this small sliver of land seems to be a very bad deal. I'm confident that after a few years of MSR paying commercial property tax on this essentially useless (commercially speaking) land, a better deal could be reached. I also feel that the condos would make the area residentially focused and move the area away from being a harbour destination. If the added waterfront area could be used for additional transit boat parking, I could see it adding more value; but with the YRP not allowing this, I think it is likely that the new walkway would be used less than the present park

If financially feasible and environmentally sound, gas and diesel would be desired by boaters

The current design of the boat launch makes the turn into the launch quite tight. The tight space will cause issues with traffic and potential collisions. If it can be located in another location, it would minimize noise and pollution in the harbour. Maybe a location down by Kennedy Road or De LaSalle

I like the idea of a boat launch but don't think any of the plans

provide enough room for truck turnaround. A longbox truck with a boat is 50 - 60 ft long. The current plans have a turnaround with 45-50 ft diameters. Boat trailers also have wheels near the back making them less maneuverable
No to Option 2. Interesting that MSR held the isolated pie shaped property bordering Lorne Street, Bonnie Boulevard and YRP Marine Unit as it certainly plays a major role in new development (Option 2) on park land

Options 2a and 2b result in loss of historic connection to the property, the gateways creates a private park feel, and the placement of the townhouse/condo building will create a bunker-like atmosphere at the gate to the park. Lack of access to the lake for the ice fishermen and loss of green space for the public

There is no indication as to where the new property lines will be; no clarity on how much public parkland will be lost. Lack of clarity as to how the encroachment of new docks onto Ramada water lot will be handled. Lack of easy walking access to the actual lakefront by people walking in from Lake Drive East. Difficult for those who are physically challenged to get close to the lake

The boat launch will be very difficult to use, and parking will probably be used primarily by condo dwellers

Like the location of the boat launch. Concerned about liability if channel property is contaminated. Like ROW used for parking and the enhanced amenities at Malone wharf. Park needs fill to prevent flooding. Concerned about height of residential development. Like the public gathering area and the new washroom building

We note that in Emerging Option 2 the swimming dock has disappeared but there is no mention of the removal on the plan

Consider using the launch area for pop ups and festivals (work with Sibbald's Point to coordinate increased users)

Leaning towards option 2a. Boat launch area and accompanying parking sites should be designated for winter angler access

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Redevelopment Plan

...Towards a Preferred Plan Option 2b

Realignment of Property Boundaries

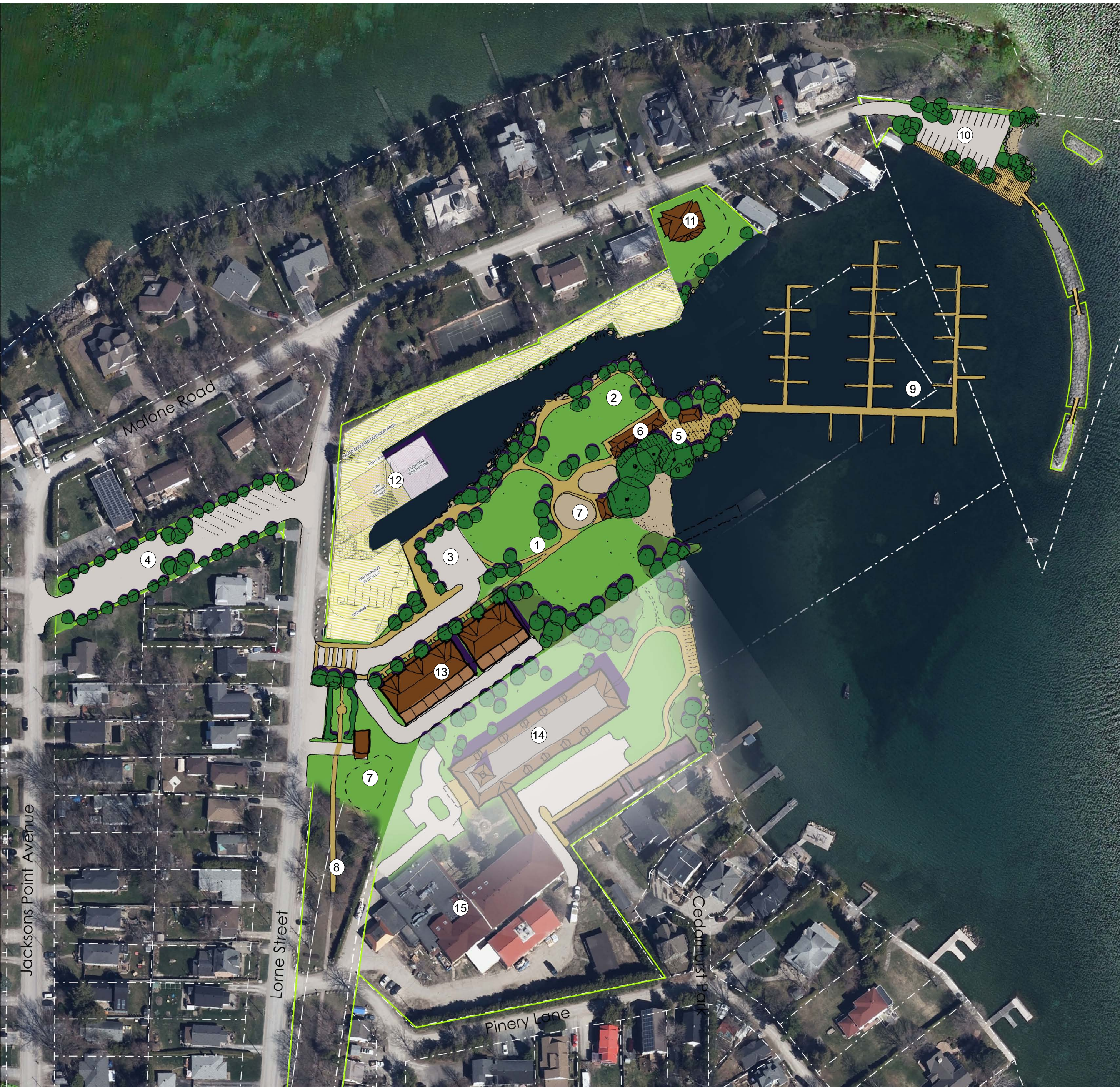
No Boat Launch

265m of Public Water's Edge (at Lake & Channel)

August 10, 2017

Features of Option 2b

- ① Bonnie Park shifts north to include channel frontage, maintains lake frontage
- ② Expanded 'green' component of park for public use if no launch
- ③ Smaller public parking within Bonnie Park
- ④ Use of ROW lands for public parking
- ⑤ Public gathering area
naturalized areas
observation area
opportunity for pavilions/pop-up retail
- ⑥ New building incorporating washrooms for public and boating, marina office, potential retail
- ⑦ Playground can be maintained in existing location or moved closer to beach if with other amenities
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Workshop Comments

Development is not compatible with ice fishing access. Residents will complain of traffic on and off the ice

Development is too chunky

Development is not inviting and does not create an open park

Looks like private entry to private property

Development does not look pretty

Development should be 2 storeys maximum

No development on valuable green space, corporate sponsorship, long term, substantial improvement

Visitor parking will encroach on public use, they should park at the homes instead

Housing can create a climate of entitlement, leaving locals feeling unwelcome

Infill house on Malone Road should be a single family dwelling

Spectacular greenspace that will make Jackson's Point more important and well known

Remove the bridge and end the lease agreement

Require support (funds) for the MNR mandate for public access

Who pays to remediate the MSR lands?

Town could purchase the MSR lands without swapping for it

Trailer parking in the easement is not required if there is no boat launch

Should have crosswalks from the easement parking to the park

Need access to water, fuel, ice/convenience

Share the use of the York Regional Police boat launch. Little conflict with emergency vehicles

Improve and share the York Regional Police boat launch

Water quality at the beach is bad and will only get worse, swimming area should be at Malone Wharf

Like that the parks are together – swimming, boat launch, beach, park lands

Swimming quality is deteriorating

Groins were built 10-15 years ago

Coastal zone situation has to be addressed in this process

Need funds to dredge the harbour, needs to be in the costing

Nice but needs a boat launch

Boat launch would be better on this concept than any of the others

More docks are good

Seasonal gas pumps would be good

Malone Wharf development is very good

Boat ramps are not feasible at any location. Have discussion with York Regional Police regarding use of the ramp

More shoreline walkways are good

Development on the park land is unacceptable. This must be a 1:1 trade at least, benefiting the public

Email Comments

Strongly support plan 2b as the best solution as it offers something for everyone

This is a sound capital investment as it includes remediation of existing marina property and allows the a high degree of functionality from this relatively small foot print. This is a badly needed asset to the town in regards to residential use as well as a tourism and economic driver

Public access to the water ways is essential to Georgina in being a recreation and fishing destination. The boat launch is a must!

Enhanced amenities at the harbour: power and water at all slips, fuel and pump out available, WIFI hot spot

New washrooms for boaters (controlled access) and washrooms for the public close to the water

Plan 2b is not bad, but the playground area is too cut off from the park. Even if the playground is moved closer to the beach the area at the existing location will be wasted

If either plan 2a or 2b are used, you will be separating children, that want to use the playground, from their parents. The children would be completely out of sight and sound, blocked by, of all things, private residences

Of all the options, presented, I prefer Option 2b. The key feature with this option being no boat ramp. I believe this prime real estate is more valuable as a public space that can be used by everyone

As a parent with several kids, I would think it would be easier to supervise one area (the lake), as opposed to try to manage two (the lake and playground) at the same time

The parking area could be extended further towards the Lake, the biggest negative is the small number of parking spaces, compared to the other options

Like that the area by the water is left a green zone (not a boat launch). The Town could consider the idea of a restaurant in the future

Adequate parking

Keep trailer parking away from the park, in the ROW lands only

Would the new development be completely separate from the park? The parking would be on the hotel side, and no guests of the new development should be allowed to park at Bonnie Park

Additional marine slips for boaters (if you build it they will come)

Couldn't a boat launch be put at Malone Wharf

If it is going to be maintained as a key destination on the lake, then you need to maintain the waterfront activities: boat launch, marine office

If you are reconfiguring the park to include a boat launch, trailer parking, etc. you must incorporate a gas dock for the boaters. It seems absolutely unnecessary to spend township money on reconfiguring the harbour for harbour activities (i.e. boat launch, etc.) if you do not have retail and gas dock facilitates for people to use

I like the idea of using the ROW for parking but it's important to have parking closer to the beach as well. I think the park and docks may see much less use if people have to carry all of their gear, food, bbq's etc. this distance. Plan 2b is especially bad for this

Should support year round facility usage, both for boating, ice fishing, snowmobiling, etc. The design should include retail / restaurant components that will draw people to the attraction, spend money and have access to good food and drinks

The depth requirement of 5 feet throughout the harbour (usually September-October) is required for sailboats to navigate without running aground

Options 2a and 2b do not make sense from a practical economic perspective and to pursue this is a folly. Land swap could not be on a 1 to 1 basis, environmental remediation would prevent recouping investment

The sea walls are and have been defunct on both sides of the channel for quite some time

What guarantee is there that the plans for Option 2 wouldn't be flipped to the Ramada or another corporation at a later date?

No access for emergency services in the event of a fire or medical emergency in the dock slips. Minimal parking for park users. Much more difficult for boaters to move supplies into the dock area

Our preference as users would be toward a plan with no ramp but we understand the need to include all the necessary bits to make the Harbour a going concern

In favour of relocating the property boundaries. Would like to see parking close to the docks, this appears to be lost on one of the options. Would prefer the location of the launch to not be right at the head of the docks. I prefer the boating-only option

Lack of easy walking access to the actual lakefront by people walking in from Lake Drive East. Difficult for those who are physically challenged to get close to the lake