

**CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. RC-2017-0010**

**FOR THE CONSIDERATION OF  
COUNCIL  
MARCH 22, 2017**

**SUBJECT: PROPOSED JACKSON'S POINT HARBOURFRONT  
REDEVELOPMENT PLAN,  
SOUTH LAKE COMMUNITY FUTURES DEVELOPMENT  
CORPORATION (SLCFDC) FUNDING APPLICATION AND  
RURAL ECONOMIC DEVELOPMENT (RED) PROGRAM APPLICATION**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. RC-2017-0010 prepared by the Recreation and Culture Department and the Economic Development and Tourism Division dated March 22, 2017 respecting a proposed Jackson's Point Harbourfront Redevelopment Plan, South Lake Community Futures Development Corporation (SLCFDC) Funding Application and Rural Economic Development (RED) Program Application.**
- 2. That Council authorize staff to develop a comprehensive Jackson's Point Harbour Redevelopment Plan (total project cost \$90,000 excluding HST).**
- 3. That Council retain The Planning Partnership (TPP) to complete the Technical components of the Jackson's Point Harbourfront Redevelopment Plan and that staff be directed to work with TPP to prepare a detailed Project Proposal for Service for technical components for Council review/approval**
- 4. That Council retain The Planning Partnership and the Ontario Water Centre (OWC) for the public consultation process of the Jackson's Point Harbourfront Redevelopment Plan and that staff be directed to work with TPP and OWC to prepare a joint public consultation strategy/process for Council review/approval.**
- 5. That Council direct staff to make a grant application to South Lake Community Futures Development Corporation for 50% (\$45,000 excluding HST) of the project, application due April 1<sup>st</sup>, 2017.**

6. **That Council authorize staff the spending of an upset limit of \$90,000 (excluding HST) to be drawn from Leisure Facility Retrofit Reserve. If SLCFDC funding application is approved, then only \$45,000 (excluding HST) would be drawn from reserves.**
7. **That Council direct staff to make a grant application to the Ontario Ministry of Agriculture Food and Rural Affairs - Rural Economic Development Program (RED) for a portion of the implementation costs resulting from the recommendations proposed from the Redevelopment Plan, application due in September 2017.**
8. **That Council authorize MSR Lalu Jackson's Point Inc. to perform Geotechnical Soil Testing on Bonnie Park at no cost to the Town. Results will be shared with the municipality to support the work needed for the Harbourfront Redevelopment Plan.**

**2. PURPOSE:**

The purpose of this report is to obtain Council's authorization on developing a Jackson's Point Harbour Redevelopment Plan (JPHRP) to be funded from reserves, obtain Council's support on submitting a grant application to SLCFDC for 50% of the cost of the plan and obtain Council's support to submit an application to the RED Program in September 2017 for a portion of the implementation costs resulting from the recommendations derived from the Redevelopment Plan.

To prepare the Town to be an informed approval authority with respect to future development applications in the harbour area.

In support of completing this project, staff are seeking Council authorization to retain The Planning Partnership (TPP) to complete the technical component of the Jackson's Point Harbourfront Redevelopment Plan and together with the Ontario Water Centre, both will facilitate the public consultation process. The sole source will assist in meeting the immediacy needs as far as the redevelopment opportunities and funding application deadlines.

Finally, staff are seeking Council authorization to permit MSR Lalu Jackson's Point Inc. to perform geotechnical testing on Bonnie Park at no cost to the Town while sharing the results in support of the work needed for the Redevelopment Plan.

**3. BACKGROUND:**

During the 2017 budget deliberations, staff submitted a request for Council consideration of completing a Waterfront Recreation Strategy utilizing a consulting

firm. At that time, Council removed the request from the budget and requested staff reconsider the scope of the Waterfront Recreation Strategy to determine what could be done in-house and bring back a report on what are the priorities and how we could achieve results.

Staff completed a high level review of the waterfront recreational areas and identified some of the areas that need priority attention. Based on that preliminary assessment, staff were able to summarize the areas into five (5) main categories.

- Harbourfront
- Beachfronts
- Road Ends
- Rivers
- Winter Access

The two areas that present a need for the most immediate attention are Jackson's Point Harbour and the Beachfronts.

Staff will work on summarizing the elements of the beachfronts, their concerns, capital improvements, operational improvements and will bring back a report focussed on providing recommendations for municipal beachfronts at a later date.

As for the Jackson's Point Harbourfront, staff note that new information has presented itself. Driving this recommendation are the known existing needs for improvement with the municipal harbour infrastructure, the recent ownership change of the neighbouring property (formerly known as Bonnie Boats) and the recent Hotel development on the south side of the Town's lands and an opportunity to apply for funding through SLCFDC and RED Programs.

Given the recent ownership changes in the harbour area and upcoming anticipated development approval processes, the Town needs to enter the application processes as an informed approval authority. The long term goals for the harbour area need to be determined and in a timely fashion. The priority for the Waterfront Strategy therefore becomes the revisiting of the Jackson's Point Harbourfront Redevelopment – 2009 Design Charrette (Attachment 1) and provision of a comprehensive redevelopment plan for the Jackson's Point Harbourfront looking at all aspects including public interests, boating community, marine operations, and park and waterfront improvements.

#### **4. ANALYSIS:**

##### **JACKSON'S POINT HARBOURFRONT REDEVELOPMENT PLAN**

Staff note that the redevelopment of the Jackson's Point Harbour is not a new concept and was the subject of a design charrette in 2009. This design charrette was facilitated by The Planning Partnership (commissioned in part by the neighboring hotel

property owner) and held in the Sutton area over a period of two days to gather input from the neighbouring property owners on a redevelopment proposal that was being considered for the Georgina Resort property. This resulted in the preparation of a design report. No actions were taken from the report.

With this report being 8 years old and changes in ownership between the neighboring properties, it is important to revisit the potential for the redevelopment of the Jackson's Point Harbour area.

Since 2009, Georgina has approved a number of documents that support redevelopment of the harbour.

- Strategic Plan – all 4 goals support this project
- Official Plan – various planning policies support the redevelopment of the waterfront areas in Georgina
- Sutton/Jackson's Point Secondary Plan - The Jackson's Point Harbour is designated as "Redevelopment Area 2" in the Sutton and Jackson's Point Secondary Plan. This designation anticipates that the Jackson's Point Harbourfront will be developed as a mixed density residential community that includes primarily medium and higher density house forms and a hotel/resort. These uses together with public parkland/open space, and the marina will create a waterfront redevelopment that can be enjoyed by existing and new residents as well as tourists. To facilitate any redevelopment, a comprehensive Redevelopment Master Plan shall be prepared.
- Recreation Facility Needs Study – recommends a Waterfront Recreation Strategy to be undertaken
- Economic Development Action Plan - The Economic Development Strategy and Action Plan Strategic Direction #2: Enhance and diversify the Tourism Industry
  - Action Item 2.1: Stimulate the rejuvenation and redevelopment of the Tourism produce within the Town with a focus on Lake Simcoe/shoreline and three navigable Rivers.
  - Activity 2.11 Complete a feasibility study for an enhanced public pier/harbour and related commercial development on Lake Simcoe, with a focus to attract recreational boaters, fishers and related economic spin off

Obtaining direction from the redevelopment plan will also lend itself to reviewing and providing direction on the future relationship with Sail Georgina. In the Fall 2016, Council approved a one-year agreement with Sail Georgina with the understanding that the waterfront strategy would provide direction on the future of the harbour (including capital, management, operations, partnerships, etc.).

To determine a high level of the scope of the project, The Planning Partnership summarized some of the areas that would need to be included in the Redevelopment

Plan in order to generate viable recommendations for the municipality to use moving forward. Some of those consist of:

- Technical Review
  - to confirm development potential
    - Natural Heritage System
    - Sanitary, Water & Stormwater Management
    - Transportation
    - Planning
    - Preliminary Assessment of Soils Review
    - Marina Shoreline
  - Issues Memorandum
- Public Consultation
  - Establish Vision and Principles
  - Explore the role of public spaces, especially waterfront ones, can have for enhancing people's lives, taking into consideration the community's changing economic, social and environmental landscapes
  - Imagine how the public might actually use the spaces after they are created
  - Development Options
- The Preferred Plan
  - Using an evaluation matrix to assist in the determination of the preferred plan
  - Using technical experts to evaluate the preferred plan to determine the needs in order to implement the Plan and provide an estimate of costs to facilitate the implementation

## **CONSULTATION**

In order to proceed and expedite the results of the project, staff recommend to sole source The Planning Partnership (TPP) for a portion of the project scope. Retaining the professional consultation services of the Ontario Water Centre (OWC) team is also recommended.

The Planning Partnership are very familiar with Georgina as they led the 2009 Jackson's Point Harbourfront Redevelopment report, the Community Improvement Plan (2014) for Keswick, Sutton and Jackson's Point and updated the Sutton/Jackson's Point Secondary Plan. Their familiarity and expertise in Planning matters similar to this one is truly beneficial in obtaining the technical results to validate a preferred plan. TPP have considerable experience doing similar Harbour/waterfront master planning projects for other municipalities (i.e. Fort Erie, Barrie, Orillia, Midland, Port Dover, Guelph, etc.).

The Ontario Water Centre team is not only very well versed in all elements of water and waterfront projects, but they are very knowledgeable of Georgina and the wonderful asset of Lake Simcoe. They have extensive experience leading public engagement/consultation sessions including a number of waterfront projects for Brock, Kawartha Lakes, and are now in discussions with Orillia and Barrie for future

projects. They are known for challenging the public to think beyond the normal expectations for spaces and to truly learn the potential for the waterfront property.

Therefore, having the support of these two teams, staff are confident that the results of the Jackson's Point Harbourfront Redevelopment Plan would provide solid recommendations for Georgina and the neighboring properties of which we can be proud.

Sole sourcing the two teams would expedite the project and allow the Town to obtain viable recommendations which would enable the municipality to apply for RED Funding (implementation dollars) during their September 2017 intake. More importantly it would provide the long term goals needed to guide the development approvals. Alternatively, if we issued a Request for Proposal (RFP) to select a proponent, this timing would not result in having the implementation recommendations in time to make the September deadline for RED funding.

As outlined in the Sutton/Jackson's Point Secondary Plan, a Redevelopment Master Plan for this area is a pre-requisite before the Town will consider redevelopment applications. This Plan would guide the municipality in identifying what the public interest is (i.e. boat launch, harbour or marina improvements, beachfront/waterfront access, etc.) in relation to dealing with private sector development interests/proposals. In light of the recent ownership change of the neighbouring properties, it is in the municipality's interest to learn what the Town's needs and priorities are, and what opportunities exist when working with the new owner. Expediting the preparation of the Harbourfront Redevelopment Plan minimizes the delay in terms of the Town being able to engage with the new landowners in a meaningful and informed manner.

## **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following strategic goal(s):

GOAL 1: "Grow Our Economy"

GOAL 2: "Promote a High Quality of Life"

GOAL 3: "Engage Our Community & Build Partnerships"

GOAL 4: "Provide Exceptional Municipal Service"

## **6. FINANCIAL AND BUDGETARY IMPACT:**

Total project costs is estimated at \$90,000 excluding HST. Staff are recommending the funds be drawn from the Leisure Facilities Retrofit reserves. However, if the

SLCFDC funding application is approved, then \$45,000 of the project costs would be covered by the funding and the remaining \$45,000 would be drawn from reserves.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

If the staff recommendations were approved, public consultation and engagement would be a large part of the project.

**8. CONCLUSION:**

Jackson's Point Harbourfront is one of Georgina's assets and the only municipal harbour in York Region. It has the potential to be redeveloped into a celebrated destination for both residents and tourists.

With recent changes in ownership of neighboring properties, the Town's harbour needing improvements and the timing of potential funding applications, staff suggest that this warrants expediting a Redevelopment Plan to take place over the next few months.

Prepared and Recommended by:

Recommended by:

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Robin McDougall, B.A., KINE, DPA  
Director of Recreation & Culture

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Harold Lenters, M.Sc.Pl., MCIP, RPP  
Director of Development Services

Approved by:

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Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1: Jackson's Point Harbourfront Redevelopment (2009)*



# JACKSON'S POINT HARBOURFRONT REDEVELOPMENT

OCTOBER 24, 2009 DESIGN CHARRETTE

Summary Report



Prepared For: The Town of Georgina  
Prepared By: The Planning Partnership

November 5, 2009

## TABLE OF CONTENTS

<b>1   Introduction</b>	<b>p.1</b>
1.1 Purpose of the Report	1
1.2 Study Area	2
1.3 Background	2
1.4 Public Notification	4
<b>2   Presentation &amp; Public Input</b>	<b>p.6</b>
2.1 Consultant Team Presentation	6
2.2 Current Status of Site	6
2.3 Lionshead Preliminary Proposal	7
2.4 Principles to Consider	8
2.5 Public Input - What we heard	8
<b>3   Scenarios &amp; Concepts</b>	<b>p.10</b>
3.1 Concept Plan 1	10
3.2 Concept Plan 2	12
3.3 Concept Plan 3	14
<b>Conclusions &amp; Next Steps</b>	<b>p.16</b>
<b>Appendix - Presentation October 24, 2009</b>	

# Introduction

## 1.1 Purpose of the Report

The purpose of this Summary Report is to provide a synopsis of the Jackson's Point Harbourfront Redevelopment concepts which were developed at the design charrette that took place on Saturday October 24, 2009 at the Sutton Arena Upstairs Hall. This report will provide:

- a brief background of the study area and its subject properties;
- a description of the information gathering and comments that were received from the public that participated at the workshop;
- the guiding principles that were established to guide the development of the concept plan options; and,
- a description of each of the concepts that were generated over the course of the design charrette day.



## 1.2 Study Area

The study area includes 3 major properties made up of the Lionshead Lakefront Resort, a Town of Georgina park area and Bonnie Boats. In addition to these three specific properties, consideration was given to links and connections to the adjacent residential areas and the Lake Drive East retail main street. The general study area is indicated on Figure 1, while the specific properties noted above are shown in Figure 2.

## 1.3 Background

To understand the context in which the workshop was being conducted a brief background of the activity that had taken place recently, particularly with respect to the Lionshead property, was provided by Harold Lenters, the Town of Georgina's Director of Planning and Building, and included the following:

- in 1996 the owners of the Lionshead Lakefront Resort and Yacht Club submitted an application for water and sewer allocation to the Town to facilitate a redevelopment of the Lionshead site. It was reviewed by staff and an Allocation Assignment Committee of Council and a number of site layout, urban design and land use issues were identified;



Figure 1: General Study Area

# JACKSON'S POINT HARBOURFRONT REDEVELOPMENT

DESIGN CHARRETTE **Summary Report**

- the redevelopment of the subject property really needs to be considered in the context of a more comprehensive plan involving the Town Park lands and the Bonnie Boats property;
- the three properties are of irregular shape, and with the parkland sandwiched in between, redevelopment of the Lionshead and Bonnie Boats sites on their own, is difficult and the opportunity to address existing park operational issues may be lost if both properties simply proceed on their own;
- there is an opportunity to create a comprehensive harbourfront redevelopment plan that better serves both private and public interests. The Lionshead Resort owners concurred with the Town on this and indicated they would reconsider their plans in terms of this broader planning objective;



Figure 2: Specific Study Area



- in July of 2009, Planning Consultant Michael Smith on behalf of Lionshead, made a deputation to Council advising that his client was interested in developing a new, modern all-suites hotel and residential condominium project and stated that this redevelopment will not be viewed in isolation of the Bonnie Boats property or the Town park and the surrounding residential properties;
- a concept plan presented by Mr. Smith involving all three properties was not approved or endorsed by staff or Council, but simply received as part of the deputation;
- it was felt that the public needs to be engaged in a more informal, focused way to obtain their input on this key tourist commercial area in Jackson's Point; and,
- the public workshop/charrette was organized to obtain public input prior to receiving any formal development applications and the landowner has been cooperative in this regard.

## 1.4 Public Notification

On September 30, 2009 notices were provided through various forums to individuals, businesses, and municipal locations. Notices were provided to all of the Jackson's Point BIA/ Merchant's Association membership and the Georgina Chamber of Commerce to display in their business window/ counter areas, by both email, and by glossy poster. Posters were also displayed at various locations throughout the area including various businesses, the Sutton library, the Sutton arena, and at Sobey's grocery store (Figure 3). In addition, the notice was posted on the Town's website since September 30th and placed in the Georgina Advocate newspaper issues of November 8th, 15th and 22nd. Notices were also mailed to all land owners within the area, from Dalton Road east, and from Lake Drive north (over 200 mailings).

**UPCOMING PUBLIC WORKSHOP**  
**SATURDAY, OCTOBER 24, 2009**  
 Lionshead Lakefront Resort & Yacht Club  
 49 Lorne Street, Jackson's Point

**Jackson's Point Harbourfront Redevelopment**  
**DESIGN CHARRETTE**

10:00 a.m. Startup Session & Discussion  
 11:00 a.m. to 4:00 p.m. Design Session by Consultants  
 4:00 p.m. to 5:00 p.m. Presentation of Designs



Further information:  
 Town of Georgina 905-476-4301  
 Harold Lenters, Director of Planning & Building, ext. 246, hlenters@georgina.ca  
 Velvet Ross, Manager of Planning, ext. 251, vross@georgina.ca



**UPCOMING PUBLIC WORKSHOP**  
**SATURDAY, OCTOBER 24, 2009**  
 Lionshead Lakefront Resort & Yacht Club  
 49 Lorne Street, Jackson's Point

**Jackson's Point Harbourfront Redevelopment**  
**DESIGN CHARRETTE**

10:00 a.m. Startup Session & Discussion  
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**MOVED TO**  
**35 Snooks Road**  
**Sutton Arena**  
**Upstairs Hall**

Further information:  
 Town of Georgina 905-476-4301  
 Harold Lenters, Director of Planning & Building, ext. 246, hlenters@georgina.ca  
 Velvet Ross, Manager of Planning, ext. 251, vross@georgina.ca



Figure 3: Original & Revised Public Notification Posters



## Presentation & Public Input

### 2.1 Consultant Team Presentation

Ron Palmer of The Planning Partnership provided additional background with a presentation of the context of the subject lands and described the agenda and activities for the day's workshop/charrette. He explained that the purpose of the workshop was to:

- provide an overview of the site;
- provide an understanding of the current proposal by Lionshead and it's status;
- establish principles for redevelopment of the subject property;
- prepare design concepts for the site, and its immediate vicinity;
- present design concepts for the site, and discuss the merits of each; and,
- provide commentary to the Town regarding the principles for redevelopment, general public response and issues that require further consideration

The sections that follow, 2.2 to 2.4 provide an outline of the public presentation given on October 24, 2009.

### 2.2 Current Status of Site

At this point in the process there have been varying levels of activity on the subject property with respect to each of the landowners, as follows:

- Lionshead Property - they have made no formal applications, but have completed some preliminary work for their property and have provided a concept for the site as a whole. Council and Town Staff have not provided a position on the preliminary work that has been done thus far;
- Town Owned Lands - a new plan for the existing park area has not been developed at this point but the Town



wants to ensure proper integration of these lands with future development;

- Bonnie Boats Property - they have not presented a plan for their property. Proper integration of this area with future development will also need to be considered.

### 2.3 Lionshead Preliminary Proposal

The preliminary preferred plan that was presented to Council in July 2009 by the owner is provided below in Figure 4, and provides a redevelopment concept which includes:

- an 8-storey Hotel with associated features and amenities;
- an 8-storey Residential Condominium;
- a new pier with boat slips; and,
- proposed improvements to the public park and the Bonnie Boats property to establish a comprehensive redevelopment of the site.



Figure 4: Lionshead's Preliminary Concept



## AGENDA FOR WORKSHOP

### Table Group Discussion (10:30 to 11:00)

- discuss principles (add, delete, refine)
- identify key issues/concerns

### Design Session (11:00 to 4:00)

- designers to create responses to principles and issues on the three sites
- public welcome to mingle and assist

### Presentation of Designs (4:00 to 5:00)

- public presentation of work carried out over the course of the Design Session



## 2.4 Principles to Consider

Principles were presented to guide the concept plans that would be generated over the course of the design session and these were based on good urban design and comments received from the public during the previous workshop for the Sutton Secondary Plan Review Study.

The principles listed below provided the basis for discussion with the public and were used to encourage any additions or refinements that would be essential in developing concepts for the site:

1. Protect the environment, and contribute to improved water quality in Lake Simcoe;
2. Protect and enhance public access to waterfront;
3. Improve visual appeal of the area;
4. Create improved economic development opportunities in Jackson's Point;
5. Enhance connectivity to Lake Drive Jackson's Point commercial areas;
6. Improve functional aspects of landscape, drainage, parking, and vehicular circulation;
7. Ensure appropriate interface between existing community and new development; and,
8. Create a park for local residents, visitors and tourists.

## 2.5 Public Input - What we heard

Upon completion of the presentation, the 65 participants who attended the charrette were instructed to provide the design teams with comments on the principles outlined above and general comments about the site and any further refinements that should be considered in the development of the concept plans. The participants were divided into six table groups, each equipped with the same aerial plan,

the list of principles and a designer to record comments and encourage discussion on a vision for the harbourfront redevelopment. What follows is a list of comments received during the session and notes that were applied directly to the aerial plans:

- Need to assure that hotel users do not use all of park area and protect public access.
- Look at breakwater as an important part of public space and associated park area.
- Ensure access to Bonnie Boats; it is the public launch to Lake Simcoe; need to and protect public use of existing dock marina facilities;
- Traditional land use must be maintained;
- Protect views and vistas; protect lake views where possible;
- Look at redevelopment of Bonnie Boats – move closer to waterfront;
- the Gazebo locations proposed by the Lionshead concept plan are not appropriate;
- Currently the park feels like a barren, open space with no trees;
- Bonnie Boats edge is unclear;
- Natural appearance is a bonus. Overdevelopment is a negative;
- Lionshead property link to existing park – concerns with vacant area;
- Scale development to the reality of the area available;
- Will this help existing economy or detract from it?;
- Cruise boat docking and ancillary facilities;
- Prefer open space to commercial or residential links;
- Majority concern of residents is the Lionshead property at the southwest corner of Grew Blvd. & Lake Drive;
- Concern with drainage;
- Bonnie Boats overflow, there is no one to supervise Bonnie Boats parking as trailers park everywhere (additional parking should be provided);
- Don't forget to integrate access road into open space system;
- Ensure park design allows view of lake, more promenade than a recreational park;
- concern that 8 stories may be too high, but depends on how the height/massing of building is dealt with. This may help change people's minds.;
- Be careful with parkland – quality of park, passive park? ;
- Keep in mind the high activity such as ice fishing in winter – provide a balance that considers all users;
- Protect the environment, and contribute to improved water quality in Lake Simcoe;
- Integrate sustainable design into design for energy;
- Increase parkland and provide enhancement and improvements; and,
- Lots north of Bonnie Boats, lying on the south side of Malone Road should be included in consideration of a long term comprehensive plan.





## Scenarios & Concepts

### 3.0 Scenarios & Concepts

Based on the comments received at each of the group tables and the principles that were developed, the designers were given three different scenarios to generate varied approaches to possible redevelopment:

- Scenario 1 - concentrate on Town and Lionshead properties with consideration for the interface with Bonnie Boats and emphasize pedestrian connectivity and permeability of the site and lakefront access; keep building heights as permitted; maintain minimum 15m (up to 30m) setback from lake;
- Scenario 2 - provide a concept that includes all three properties and the properties on the south side of Malone Road; ensure pedestrian connectivity and lakefront access; keep building heights as permitted, 15m (up to 30m) setback from lake; and,
- Scenario 3 - provide a concept that reconsiders the location of park, hotel and boating; allow for greater building heights up to 8 storeys with below ground parking; include properties on the south side of Malone Road, ensure pedestrian connectivity and lakefront access; 15m (up to 30m) setback from lake.

What follows are descriptions of the highlights for each of the three concept plans that were developed:

#### 3.1 Concept Plan 1

This plan, shown on Figure 5, concentrates on pedestrian connections through the comprehensive site, accommodating parking and considers building heights and massing with respect to the adjacent residential areas.

- multiple pedestrian connections and pathways provided with pedestrian dedicated circulation in the park and adjacent to built form;
- public parking areas have been assembled into one designated space adjacent to Lorne Street. This parking area will be buffered from the sidewalk through landscaping and its scale will be reduced by the introduction of pedestrian paths that break it up into 3 smaller parking cells;





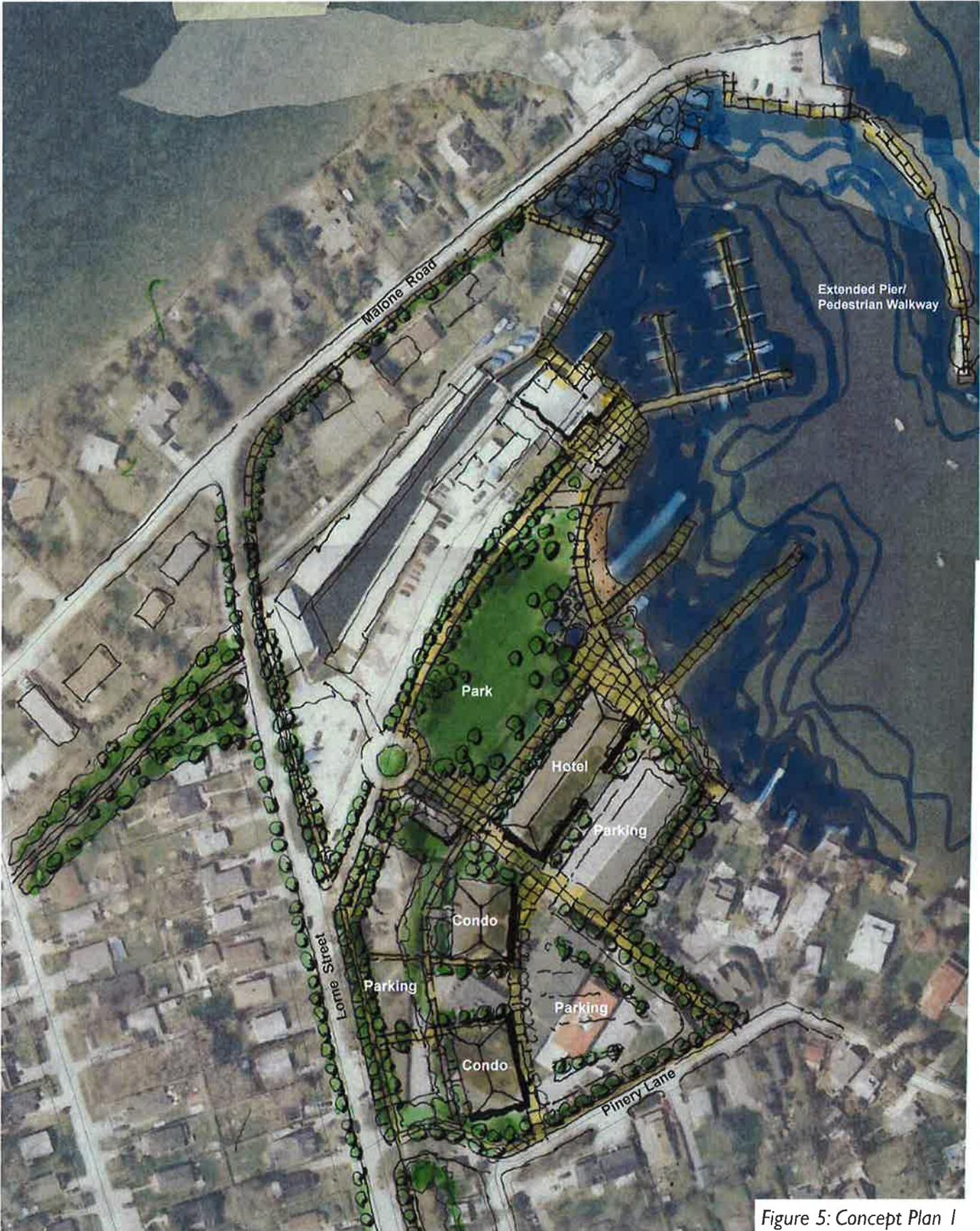
- parking areas for the condominium buildings and the hotel have been located behind the buildings to screen from public view and will be surrounded by existing mature hedge at the south and eastern edge of the property;
- pedestrian connections and parkland space are framed by built form which faces onto these uses; and,
- the residential condominium component has been divided into two 4-storey buildings (25 to 30 units each) to provide a better interface with adjacent residential areas.

### 3.2 Concept Plan 2

Similar to Concept 1, this plan also adds the Bonnie Boats property and the lots on the south side of Malone Road, as shown on Figure 6, and includes the following:

- the hotel and residential condominium program have been sited so as to fully address the lakefront and to also allow for an increase of the viewing angle of the lake from the park. There is a blending of private and public spaces to allow for these greater vistas;
- parking for the condominium and hotel has been kept at the southwest part of the property and should be landscaped to minimize visual impact from adjacent sidewalks and residential areas and this will be assisted by the existing mature hedge;
- minimal vehicular access is proposed with the exception of proposed built form on the Bonnie Boats property which would have access from adjacent hard landscaped pathway; access to the residential units, to the lake for boat launches and ice fishing activities, would be regulated through some form of passes;
- buildings proposed on the Bonnie Boats property would have direct access to water, which will help frame the park and provide passive security (“eyes on the park”) .and will be sited so as to allow for views into to the park from Malone Road;
- building on Malone Road will be sited in such a way that they, in concert with the buildings on the Bonnie Boats property, create views / vistas into the park from the street; and,





3

Scenarios & Concepts

Figure 5: Concept Plan 1



Figure 6: Concept Plan 2



- piers are extended to enhance the quality of pedestrian circulation and provide destination with views back towards the park and buildings.

### 3.3 Concept Plan 3

Concept Plan 3 as shown on Figure 7, is a departure from both of the previous concepts and considers a rearrangement of the site irrespective of current property lines and includes the following:

- the park has been relocated to the southwest corner of the site and provides a buffer/transition to the hotel and condominium;
- building heights for both the hotel and condominium have been set at 8 storeys with their requisite parking provided below ground level;
- public parking areas have been located in smaller pods along the Lorne Street edge;
- different vistas/views to the lake are provided; one from the park area and another from the complex of buildings and the street that services them;
- buildings on Malone Road will contribute to the idea of a complex of buildings at the harbourfront, but they will also complement adjacent residential buildings with lower building heights of approximately 3 to 4 storeys;
- pedestrian circulation has been enhanced with the extension of the piers to provide views back onto the site; and,
- edges of the site are landscaped to encourage pedestrian use of the site and to address built form scale.





Figure 7: Concept Plan 3



## Conclusions & Next Steps

### Conclusions & Next Steps

- When considering redevelopment of the Jackson's Point Harbour Area, the land use plan should consider the lands on the south side of Malone Road, out to, and including the Federal/Municipal dock and breakwall;
- The Landowners of the three primary properties should consider land exchanges and should continue to work collaboratively to ensure the best plan that can achieve all of the principles to the greatest extent possible;
- There needs to be further discussion with the Conservation Authority/ the Province with respect to the application of appropriate environmental policies, with particular regard to the Lake Simcoe Protection Plan;
- When considering specific development proposals and applications, the Town and the adjacent landowners need to carefully consider the issues raised by the public.
- Formal planning applications need to be prepared and considered and this will include further public consultation; and,
- The Sutton/Jackson's Point Secondary Plan should provide appropriate direction and policy framework to enable the appropriate redevelopment of the Jackson's Point Harbour Area.

# Appendix

October 24, 2009 Presentation

TOWN OF GEORGINA

# JACKSON'S POINT HARBOURFRONT REDEVELOPMENT WORKSHOP / CHARRETTE

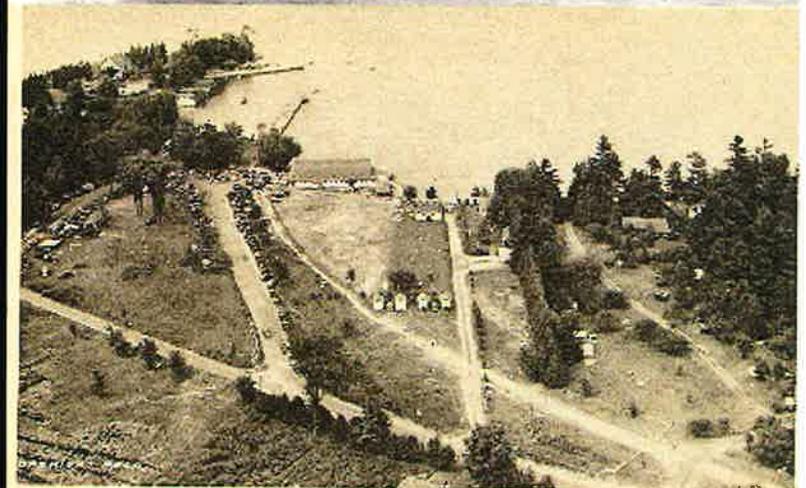
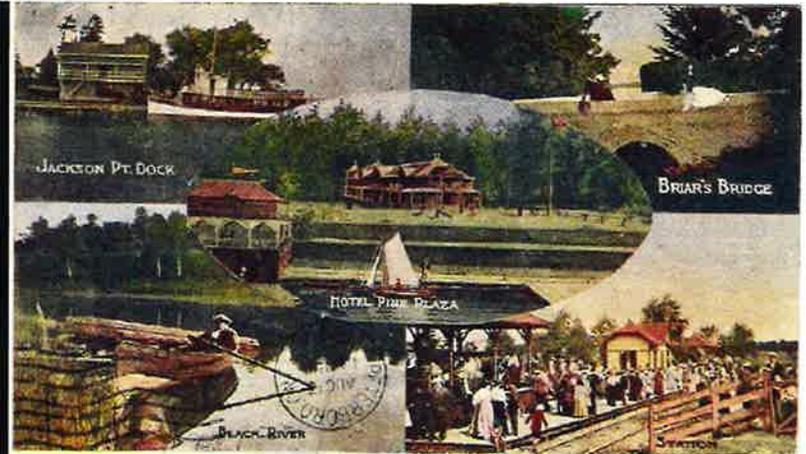


OCTOBER 24, 2009

THE **PLANNING** PARTNERSHIP LTD.

# PURPOSE

1. Provide overview of the site
2. Provide an understanding of the current proposal and its status of the site
3. Establish principles for redevelopment
4. Prepare design concepts for the site, and its immediate vicinity
5. Present design concepts for the site, and discuss the merits of each
6. Provide commentary to the Town regarding the principles for redevelopment, general public response and issues that require further consideration



# AGENDA FOR THE DAY

## Jackson's Point Harbourfront Redevelopment DESIGN CHARRETTE

- |                         |                               |
|-------------------------|-------------------------------|
| 10:00 a.m.              | Startup Session & Discussion  |
| 11:00 a.m. to 4:00 p.m. | Design Session by Consultants |
| 4:00 a.m. to 5:00 p.m.  | Presentation of Designs       |



**Saturday, October 24th, 2009**

**10:00 a.m. to 5:00 p.m.**

**Lionshead Lakefront Resort & Yacht Club**

**49 Lorne Street, Jackson's Point**

# SITE OVERVIEW



TOWN OF GEORGINA

JACKSON'S POINT REDEVELOPMENT DESIGN CHARTER

# SITE OVERVIEW



JACKSON'S POINT REDEVELOPMENT DESIGN CHARRETTE

TOWN OF GEORGIA

# POINT IN PROCESS

## On the **Lionshead** Property

- no formal application – No Council or staff position
- have done some preliminary work
- not starting from scratch

## On the **Town Owned** Lands

- no plan yet considered
- need to ensure proper integration with new development

## On the **Bonnie Boats** Property

- no plan yet considered
- need to ensure proper integration for future development

# PRELIMINARY PROPOSAL

## INCLUDES:

- Redevelopment of Lionshead property with:
  - Hotel with associated features
  - Residential Condominium
  - New pier with boat slips
  - Buildings up to 8 stories
- Proposed improvements to public park and Bonnie Boats property to establish comprehensive redevelopment



# PRINCIPLES TO CONSIDER

1. Protect the environment, and contribute to improved water quality in Lake Simcoe.
2. Protect and enhance public access to waterfront.
3. Improve visual appeal of the area.
4. Create improved economic development opportunities in Jackson's Point.
5. Enhance connectivity to Lake Drive Jackson's Point commercial areas.
6. Improve functional aspects of landscape, drainage, parking, and vehicular circulation.
7. Ensure appropriate interface between existing community + new development.
8. Create a park for local residents and visitors tourists.

# NEXT STEPS

1. **Table Group Discussion (to 11:00)**
  - » discuss principles (add, delete, refine)
  - » identify key issues/concerns
2. **Design Session (11:00 to 4:00)**
  - » designers to create responses to principles and issues on the three sites
  - » public welcome to mingle and assist
3. **Presentation of Designs (4:00 to 5:00)**
  - » public presentation of work carried out over the course of the Design Session
4. **Wrap-up – after today**
  - » we will prepare a summary report of the principles, design options and comments we heard
  - » will be provided to Town staff and council
5. **Proponent to make formal submission to Town**
  - » will require statutory planning approvals, with appropriate public consultation