

CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2017-0012

**FOR THE CONSIDERATION OF
COUNCIL**

APRIL 19, 2017

**SUBJECT: JACKSON'S POINT HARBOURFRONT REDEVELOPMENT PLAN -
PROJECT PROPOSAL**

1. RECOMMENDATION:

1. That Council receive Report No. RC-2017-0012 prepared by the Recreation and Culture Department and the Economic Development and Tourism Division dated April 19, 2017 respecting the Jackson's Point Harbourfront Redevelopment Plan - Project Proposal.
2. That Council authorize the execution of the Jackson's Point Harbourfront Redevelopment Plan – Project Proposal.

2. PURPOSE:

To provide Council with the proposal received from The Planning Partnership with respect to the development of the Jackson's Point Harbourfront Redevelopment Plan for its review and approval.

3. BACKGROUND:

On March 22, 2017, Council considered and approved the staff recommendations to complete a Jackson's Point Harbourfront Redevelopment Plan. The following Resolution was passed:

RESOLUTION NO. C-2017-0133

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 1st, 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 complete 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.*

Carried.

With Council's approval to proceed with a Jackson's Point Harbourfront Redevelopment Plan, staff met with the consultants to refine the scope of the project and to finalize the work plan for the project.

4. ANALYSIS:

On March 22, 2017 staff provided a summary of the major activities that would need to be undertaken to generate a Redevelopment Plan for the Jackson's Point Harbourfront. This Redevelopment Plan would enable the Town to apply for

Implementation funding through the Rural Economic Development Grant in September. Council approved staff's recommendation which results in a three phase review. The Phases consist of:

- Phase 1 – Evaluation of Site Conditions and Features
 - Natural Heritage System
 - Sanitary, Water & Stormwater Management
 - Transportation
 - Planning Policy
 - Environmental Soils Review
 - Marine Engineering
 - Marine Operations
 - Public One-on-One Interviews
 - Technical Memos & Issues and Opportunities Memorandum
- Phase 2 – Harbourfront Redevelopment Options
 - Public Design Charette – 2 Days
 - Establish Vision and Principles
 - Explore the role 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
 - Redevelopment Options
 - Roving Information Stations – Sharing and collecting feedback on options
- Phase 3 - 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
 - Public Workshop
 - Jackson's Point Harbourfront Redevelopment Plan Report

The project proposal includes information about Phase 4 –Implementing Activities. Phase 4 would be included as part of the application to the RED funding program for implementation.

The Planning Partnership is the lead on the project and is responsible for generating the project scope, managing and providing all of the technical analysis and ultimately evaluating and providing recommendations on the preferred plan. Jointly, The Planning Partnership and Ontario Water Centre will be engaging the public through a variety of sessions, interviews, charrettes and roving information sessions.

The detailed Project Proposal (Attachment 1) outlines the scope of the project, the various phases of analysis and the Work Plan which demonstrates in more detail the expected timing and provides details of the public engagement opportunities. Attachment 2 goes into more detail what will be involved with the 2-day Public Design Charrette.

The Planning Partnership will provide a presentation of the Work Plan to Council at this meeting and provide further details of the work that will be undertaken in each phase.

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:

As approved on March 22, 2017, the total project costs is estimated at \$90,000 excluding HST. The funds would be drawn from the Leisure Facilities Retrofit reserves. However, if the South Lake Communities Futures Development Corporation 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:

Public consultation and engagement is a critical part to the project. The public will be engaged through a variety of one-on-one interview opportunities, group discussions, and charrettes. Communication will also be included on the Town's website and through social media. Staff recommend that although this study is not part of a Statutory Planning Application process, staff recommend following the same notice requirements as set out in the Planning Act.

8. CONCLUSION:

With the Jackson's Point Harbourfront Redevelopment Plan approved to proceed, confirming the work plan is important to ensure we reach the desired outcome at the completion of the project.

Prepared and Recommended by:

Recommended by:

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

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

Approved by:

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

Attachment 1: Jackson's Point Harbourfront Redevelopment Plan – Project Proposal
Attachment 2: Jackson's Point Harbourfront Redevelopment Plan – 2-Day Charrette
Agenda

Jackson's Point Waterfront Master Plan Scope of Work and Team Outline

The Planning Partnership

April 11, 2017



GEORGINA

April 11, 2017

Town of Georgina
26557 Civic Centre Rd, RR 2
Keswick, ON L4P 3G1
Attention: Karyn Stone

Re: Jackson's Point Waterfront Lands

Dear Karyn,

We are very pleased to submit this outline for undertaking a master plan for Jackson's Point. The municipal, marina and hotel properties, when reconsidered comprehensively through a master plan, can create a jewel on this site that creates a great place to be, and provides enhanced public amenity and attractive development opportunities.

We have assembled a team of passionate and experienced professionals who have undertaken many projects of this nature. Our team has prepared visionary plans for waterfronts and downtowns in a host of communities along Lake Simcoe, Lake Erie, Lake Ontario, and further afield. We are also intensely practical, with a savvy and informed eye on implementation strategies that will work in the Town of Georgina. Our team includes:

The Planning Partnership

N Barry Lyon Consulting
TOURISTICS

SCS Consulting Group Limited

Golder Associates
Baird

Poulos + Chung
Plan B Natural Heritage

- Project Lead, Consultation, Land Use Planning, Urban Design, Landscape Architecture
- Market and Development
- Boating and Tourism
- Sanitary Servicing, Municipal Water Servicing, Stormwater Management
- Environmental Soils Engineering
- Coastal Engineering
- Transportation Planning
- Natural Heritage

Our team has a long track record of experience in blending municipal aspirations with realistic development plans, undertaken through meaningful, results-oriented consultation, to achieve high-quality design that can benefit multiple stakeholders.

We hope you find our proposal compelling and we look forward to discussing our team's ability to lead a transformative process for the Town of Georgina. Should you have any questions please do not hesitate to contact me at 416-975-1556, x.227 or rpalmer@planpart.ca.

Sincerely,

Ron Palmer BES, MCIP, RPP
Principal, The Planning Partnership

t 416.975.1556
www.planpart.ca

1255 Bay Street, Suite 500
Toronto, Ontario, M5R 2A9



Section 1: Overview

We are excited by the chance to undertake this assignment. Our past work on the Jackson's Point site gives us an intimate knowledge of its physical and social context, and we have years of experience working throughout the Town of Georgina in close collaboration with Town staff.

Our 2009 Jackson's Point Waterfront Plan focuses on opportunities for a hotel. Now the focus has shifted to public use, marina operations, and multiple development opportunities for the private sector. Our previous plan gives us a solid foundation to update.

This is work we love to do, and our core competencies address the needs of this project.

1. We undertake Project Management on complex multidisciplinary planning projects that involve a full spectrum of technical and engineering input, multi-agency jurisdiction, and full public processes.
2. We have prepared Master Plans, Development Feasibility Studies, and regulatory and implementation documents across Ontario.
3. We undertake full public consultation and facilitation on all of our master planning and design processes. We pioneered some of the techniques that are considered industry practice today, and have a time tested toolkit of methods and techniques.
4. We have prepared waterfront master plans and downtown revitalization strategies for communities across the country, and we pride ourselves in our ability to ground both the physical design and implementation strategies in local characteristics and knowledge.

We will leverage our experience on others waterfronts and downtowns to apply the same principles of planning and design.

The Master Plan was unanimously approved... the Town's most extensive and intensive public consultation in recent history - Town of Fort Erie

We found in The Planning Partnership the perfect combination of skills, knowledge and experience to lead the Town and its residents through an open interactive process. They delivered what they promised - Wes Crown, Director, Town of Midland

Bottom line... they really listened to us! The Planning Partnership has worked hard to produce a master plan that incorporates the recommendations of the Crystal Beach community and other stakeholders - Bay Beach Resident

Waterfront Master Plans

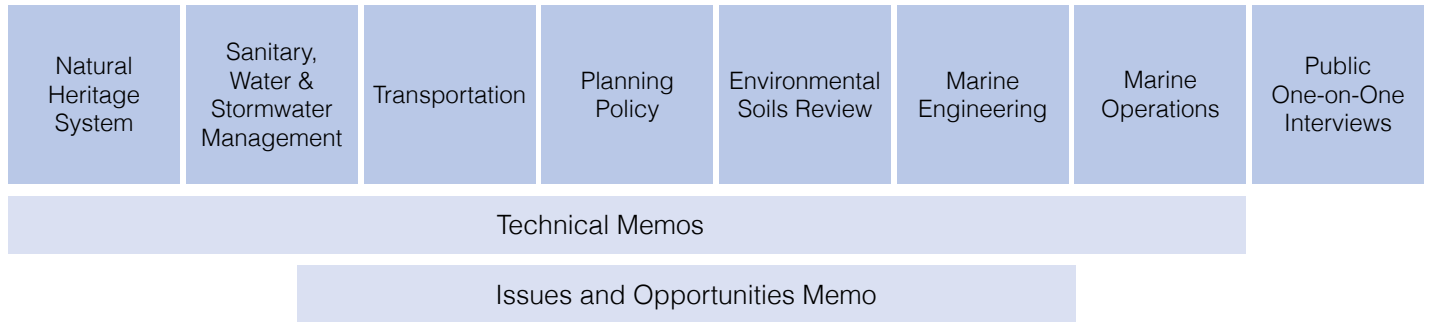
- Prince Rupert
- Oakville Harbours
- Kingston Penitentiary and Portsmouth Olympic Harbour
- Fort Erie
- Bay Beach
- Midland
- Yellowknife Harbour
- Little Lake, Peterborough
- Brantford
- Barrie
- Orillia
- Thunder Bay
- Port Hope
- Terrace Bay
- Port Dover
- Fergus
- Guelph
- Brockville

Downtown Plans

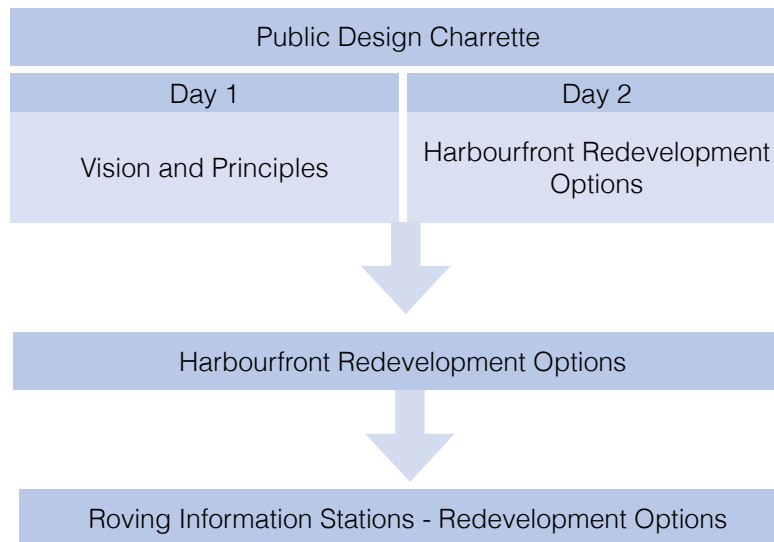
- Infill Old University & Centennial Neighbourhood, Guelph
- Downtown Richmond Hill
- Civic Centre, Richmond Hill
- Downtown Aurora
- Downtown Oshawa
- Nepean Town Centre
- Midtown Mixed Use Centre, Burlington
- Ajax
- Pickering

Work Program

Phase 1: Evaluation of Site Conditions and Features



Phase 2: Harbourfront Redevelopment Options



Phase 3: Jackson's Point Harbourfront Redevelopment Plan



April - May

May - June

July - August

September

Section 2: Work Plan

We would suggest a flexible 4 phase work program. The idea of flexibility will be related to timing and to cost sharing. It is understood that the Town may carry out all of the work, or may request that the interested/affected land owner take on specific elements of the work, or to participate in cost sharing as the project evolves. The 4 phase work program includes:

Phase 1: Evaluation of Site Conditions and Features

We will review our previous concept visions for the Jackson's Point site to identify issues that need to be revisited or updated. In particular, we will analyze the concepts with respect to potential land exchanges. If desired by the Town, we can draw on our technical team to conduct background reviews that would be useful to understand the potentials and constraints that affect the development of this Waterfront Site. This may include:

- > A review of current planning policy;
- > An understanding of the Natural Heritage System and the requirements of the Lake Simcoe Protection Plan;
- > The availability of sewer, water and stormwater management facilities; and,
- > An understanding of the existing transportation system.

Because this is a Waterfront Site that includes a marina basin, there are a number of other elements of Phase 1 that are also useful to consider in the early analysis:

- > An inventory and assessment of the existing marina facilities;
- > A review of the current marina user profile, its business plan going forward and the market opportunity to develop new or enhanced marina facilities in this location; and,
- > A clear understanding of the levels of soil contamination that may affect the future use of some parts of the property.

This work would be undertaken by other members of our overall team, and we would first establish an appropriate scope of work and budget to be authorized by the Town before proceeding.

All of these elements will set the stage for issue identification and provide an important context for the upcoming design work. Not all of the technical work needs to be fully complete, but it all needs to be done to a level that will provide important input into the design work.

The products of Phase 1 will be a series of Technical Memoranda on each of the topics the Town wishes to understand, and an Issues Memorandum that will summarize the potentials, constraints and key issues related to the future development of this Waterfront Site. These Memoranda will be provided to the Town in DRAFT form, and will be revised based on comments received.

Phase 2: Harbourfront Redevelopment Options Design Charrette

We will host a two-day Design Charrette. The format of each day will be similar, with interactive meetings with stakeholders:

- > Councillors and key Town staff;
- > Landowners, including representatives from the Town, MSR Lalu Jackson's Point Inc. and potentially the new owner of the hotel;
- > Representatives of the Region and LSRCA, and any other agencies considered important for future development approvals; and,
- > Working sessions for the public in the evening.

The purpose of Day 1 of the Charrette will be to report out on what we've learned so far and establish a



vision statement and guiding principles for the future redevelopment of this Waterfront Site. Our design team, assisted by Town staff and some of the technical consultants will host stakeholder interviews and conduct a site walk aimed at establishing an overall vision and development principles for the site. In the evening we will conduct two identical visioning sessions for the public.

The purpose of Day 2 will be to establish 3 distinct development programs in order to test a number of variations for new built form (location, size and height), parkland distribution and design and the opportunity for marina reuse and reconfiguration. In the afternoon and evening, we will host identical design charrettes with the public to articulate the development programs as concept plans. This will result in a total of six concepts, which will be presented as a wrap up to the charrette.

As a follow-up, we will go out to the community again with a Roving Information Station to solicit feedback from the public on the options. We will work with Staff on the timing and location(s) of this event.

Phase 3: Jackson's Point Harbourfront Redevelopment Plan

The purpose of Phase 3 is to evaluate the 3 Potential Development Options, using the Vision and Guiding Principles as key measures of success. We will prepare an evaluation matrix and request that each of our technical experts provide their opinions and that Town staff and the affected landowner(s) also have an opportunity to provide their feedback.

From all of this feedback, we will prepare and fully articulate "The Preferred Plan" at a conceptual level. The Preferred Plan will also again be reviewed by the technical experts to provide their opinions on what needs to be done to implement the Plan, and will provide order of magnitude costs to facilitate implementation. With the identification of costs, it will also be important to understand the generation of income, and we will ensure, through our evaluation work, that development proposed will be both fiscally responsible and market appropriate.

The Draft Preferred Plan will be presented to the public at a Workshop to solicit feedback and comment on the concepts and strategies. We will facilitate small group discussions, working to an agenda targeted to issues or opportunities that need further input or review.

All of this work will be included in the "Jackson's Point Redevelopment Plan Report". This Report will be provided to the Town in DRAFT form, and will be revised based on comments received.

Phase 4: Implementing Activities

Phase 4 takes the Preferred Plan and begins to prepare all of the various documents that will facilitate its implementation. Our team will assist the Town with:

- > The preparation of any required Official Plan Amendment and/or Zoning By-law Amendment, including participation in any ongoing statutory consultation requirements;
- > Detailed Technical Studies that are required to support the Official Plan Amendment/Zoning By-law Amendment;
- > Assistance with any land swap agreement(s), including an understanding of all of the financial implications and risk factors identified by our team members; and,
- > Availability to support and defend all of this work at any potential Ontario Municipal Board hearing.

With respect to implementation, whatever Plan is established it will be important to remember that the Town, as a key landowner, will have responsibilities and limitations as a proponent of a development. It is crucially important for the consultant team to carry out all of this work respectful of all professional ethics as the work proceeds, to ensure our ability to appear as impartial expert witnesses, if required.

Timing + Cost

Timing for Phases 1 through 3 is expected to be about 16 weeks. The fees are estimated based on a role for all of the suggested consultant team members as identified. Costs may be reduced depending on the types of information that the Town may wish to do themselves, or otherwise exclude from the work program.

This cost is an estimate prepared without a full understanding of the nature and scope of the soil contamination issue. While some of the fees have been assigned to that element of the work, experience suggests that if there is serious soil contamination on the Site, the cost of the work to identify and suggest appropriate remediation is substantially more than included in this estimate.

Phase 1: Background Review and Issue Identification

Timing – It is expected that this work would require about 4 weeks, with the understanding that some elements (soil contamination, for example) may only be complete at a preliminary level.

Cost –

The Planning Partnership: \$7,500.00 in fees, exclusive of expenses and HST.

Technical Team: \$23,000 to be allocated based on need.

Phase 2: Design Charrette

Timing – It is expected that this work would require about 4 to 6 weeks (preparation, charrette, report preparation – DRAFT and Final).

Cost –

The Planning Partnership: \$27,000.00 in fees, exclusive of expenses and HST.

Technical Team: \$11,500 to be allocated based on need.

Ontario Water Centre: \$5,000.

Phase 3: The Preferred Plan

Timing – It is expected that this work would require about 9 weeks.

Cost –

The Planning Partnership: \$8,000.00 in fees, exclusive of expenses and HST.

Technical Team: \$8,000 to be allocated based on need.

Phase 4: Implementing Activities

Timing + Costs - For Phase 4 would need to be considered once the first 3 Phases are complete, and the requirements for implementation are better understood.

The total fees for The Planning Partnership are estimated to be \$42,500 excluding expenses and HST. We have identified an allocation of \$42,500 for the Technical Team, and \$5,000 for Ontario Water Centre. Total consulting fees are \$90,000, excluding expenses and the HST.



	April				May				June				July				August				September					
Tasks	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25
Phase 1: Update of Conditions from 2009 Jackson's Point Master Plan																										
Project start up meeting with Town (mapping, contact lists, background info)																										
Meeting with team to initiate technical work required																										
Site visit and technical background work																										
Technical memos																										
Draft issues memo																										
Final Technical memos and Issues memo																										
Phase 2: Design Charrette																										
Meeting with Town to review memos and prepare for charrette																										
Charrette preparation: contact list, notices, materials, scheduling																										
2-day charrette: key directions, givens, vision and principles, development scenarios																										
Charrette report																										
Three potential development options																										
Phase 3: The Preferred Plan																										
Evaluation of three development options																										
Review by technical experts and Town																										
Draft Preferred Plan																										
High level order of magnitude costs and assessment of development feasibility																										
Public Consultation Meeting to review the Draft Preferred Plan																										
Draft Jackson's Point Waterfront Master Plan																										
Review of Draft Waterfront Master Plan: Town and team																										
Final Jackson's Point Waterfront Master Plan																										
Presentation to Council																										
Phase 4: Implementing Activities																										
Detailed supporting technical studies	To be determined																									
Official Plan and/or Zoning By-law Amendments	To be determined																									
Land Swap Agreements	To be determined																									
Defence at OMB	To be determined																									



Sugar Beach, co-designed by The Planning Partnership



Sherbourne Common, co-designed by The Planning Partnership



Yellowknife Harbour Master Plan by The Planning Partnership



1 Port Street Master Plan by The Planning Partnership

Section 3: The Planning Partnership Team

The Planning Partnership (TPP) will be project lead, coordinating all aspects of our team's work. The Planning Partnership is a firm of skilled planning, design, public consultation and landscape architecture professionals who share a vision for creating great and meaningful places for people. TPP strives to improve social, cultural and natural environments today, while forecasting the needs of future generations. Based in Toronto, Ontario, the firm is multi-generational and multi-disciplinary; with a legacy of designed and built urban spaces. Enabled by a collaborative environment, The Planning Partnership is committed to forward-thinking and visionary city building ideas that are balanced, principled and implementable.

The firm currently has a staff of 25 led by 6 Principals with specializations in Urban Design, Land Use and Policy Planning, Sustainable Design, Landscape Architecture and Public Consultation. By bringing these disciplines together, TPP is able to create environments, communities and landscapes that incorporate all of the fundamental principles of good urban planning and design.

The firm is recognized for its unique collaborative approach to identifying opportunities for change and problem solving. TPP has prepared numerous studies, plans, and designs, from the regional to site-specific scales, including: waterfront planning and design, cultural and heritage landscapes, downtown revitalization, community design, transit oriented developments, parks, streetscapes and campus planning. The firm's portfolio of work extends across the country and continent and includes international commissions. The firm has been recognized by numerous awards and citations (22 in the last 5 years), both from peers and professional organizations. The Planning Partnership has also been recognized by urban design juries with awards in many municipalities.

Our work is evenly divided among the public and private sectors. We work for municipal, regional and provincial clients to create long-term community visions, prepare guiding policy documents, and build new public spaces. We also work for real estate and development interests undertaking due diligence, site feasibility, and development approvals processes. We are known for our ability to balance the needs of public and private sector interests, and are often retained because we can navigate both on the same project.

Core Team:

Ron Palmer BES, MCIP, RPP Project Lead, Land Use Planning Lead

Ron is a Planner and Principal at The Planning Partnership with a long-standing reputation for excellence in managing complex planning policy projects and devising successful implementation strategies. Ron has spent much of his 30-year career writing Official Plan, Secondary Plan and Official Plan Amendment documents on behalf of municipal clients.

Ron has led numerous waterfront planning projects for the firm. Ron has been responsible for the policy components of virtually all of the firm's major public planning and design assignments throughout North America. He is currently a member of the Board of Management of the Bloor-Yorkville BIA, one of the largest and most active Business Improvement Areas in North America and is a former member of Heritage Barrie (LACAC).

Ron has a long standing relationship with the Town of Georgina, having worked on the Keswick Secondary Plan, Keswick Business Park, Sutton Secondary Plan, Jackson's Point Secondary Plan. He led the firm's previous waterfront plan for Jackson's Point.

Donna Hinde BES, MLA, FCSLA, OALA Consultation Lead

Donna is a Partner at The Planning Partnership (TPP) and specializes in master planning projects using an open and collaborative process. Donna has participated in all of the firm's projects in Georgina over the past several years.

Donna has prepared waterfront master plans for communities across Ontario for the past three decades. In the 1980's she led the waterfront master planning for communities such as Parry Sound that resulted in a new marina, community/dock office, the redevelopment of Bay Street and a water's edge multi use trail. Donna also prepared waterfront master plans to guide long term planning in New Liskeard, Collingwood, Brockville, Southampton, Marmora, Burks Falls, Killarney and for communities along the north shore of Lake Superior. Throughout the 1990's Donna led master plans to guide redevelopment, trails, parks, boating and environmental restoration in the waterfronts of Thunder Bay, Terrace Bay, Huntsville,

Port Dover, Port Hope, Guelph, and Fergus. She has recently managed waterfront master plans for Fort Erie, Prince Rupert, Yellowknife Harbour, Little Lake in Peterborough the Grand River through Brantford, Nipigon and Midland. She is well recognized for her skills in managing complex waterfront projects where a multitude of expertise is required and where the work program is framed within the context of an open and collaborative process with the community.

All of Donna's projects have incorporated conscientious and committed approaches to public consultation. Her projects are founded on innovative methods of involving business operators, property owners, organized interest groups, residents and municipal staff in decision making. Her experience in facilitation and consultation encompasses a full range of projects. She uses a variety of consultation techniques including: design charrettes, focus groups, workshops, surveys, interviews, expert panels, issue sheets, submission of briefs, open houses, public meetings, symposiums and community project offices. She has also developed media relations programs as part of her projects.

Donna is trained in facilitation by the National Charrette Institute in Portland, Oregon, and in advanced mediation for multiparty disputes through the Program on Negotiation at Harvard's Law School. The firm's approach to consultation is regularly profiled in the Ontario Association of Landscape Architect's GROUND magazine: "Targeted and Tailored Engagement" (Fall 2014), "Who's Park is it – A dialogue about creating vibrant urban park spaces in which communities have meaningful input and perhaps even control" (Spring 2011). Our firm recently received the Gold Facilitators Award from the International Association of Facilitators for our consultation program with the York University community.

Mike Hudson, BLA Project Manager

Mike is an urban designer with a range of experience in the design of communities across Canada and the United States. This includes downtown plans, waterfront districts, heritage districts, brownfields and regenerating communities, scholastic campuses, open space master plans, resorts, and new greenfield communities. Mike has extensive experience working at the intersection of built form, urban design and landscape architecture, understanding that all these spheres must be coordinated with a regional, municipal and neighbourhood structure in order to build successful places.

Mike is currently preparing waterfront master plans in Oakville, Kingston, Port Credit and Prince Rupert, and has participated in numerous waterfront and downtown studies for water's edge communities across Ontario, all involving public engagement through a workshop process. Mike has undertaken development feasibility studies for private sector clients across Ontario.

The design charrette will be led by three of The Planning Partnership's senior designers:

Wai Ying Di Giorgio, BLA, OALA Urban Design Lead

Wai Ying is a Principal at The Planning Partnership with 22 years of experience in landscape architecture, development planning and urban design. She has prepared numerous plans and documents for private developers and municipalities.

Wai Ying has successfully led a number of urban design and public realm studies from the secondary plans to district plans. Wai Ying's experience in preparing urban design guidelines, concept plans, park designs and streetscape strategies, combined with her ability to balance the often complex objectives of varied of stakeholder groups, has created the foundations for successful communities.

Wai Ying has led numerous waterfront master plans, all involving comprehensive public engagement, multidisciplinary consultant teams, and similar contexts and issues to Jackson's Point.

David Leinster OALA, FCSLA, ASLA, MCIP, RPP Landscape Architecture Lead

David is a Planner, Landscape Architect and Partner at The Planning Partnership. He has practiced for over 30 years in cities across North America and overseas. David's professional expertise and experience is public realm planning and design. He has developed public realm plans and designs for precincts, districts and neighbourhoods, streets and parks.

David is currently chairing an interagency review panel, for the City of Toronto, on the State of the Ravines. He is a member of the Toronto Community Housing Corporation Urban Design Review Panel and has been a juror for urban design awards programs in Ottawa, Vaughan, Toronto, Markham and Brampton. He is a regular lecturer and critic and the Daniel's Faculty at the U of T, the current Chair of the City of Ottawa Design Review Panel and a past president of the Ontario Association of Landscape Architects. David participated in TPP's visioning exercise for Jackson's Point.

Michael Sraga, BLA, MA Built Form Lead

Over the past 30 years, Michael has been involved in an array of public and private development projects, providing oversight from concept to realization. He understands the complex issues that successful master plans must address, assimilating financial, contextual, planning policy, transportation, built form and sustainability perspectives into carefully constructed urban design responses. With experience in both the private and public sector he has developed a unique appreciation of the intricacies of project delivery; as such, he brings a pragmatic approach to urban design, phasing and implementation strategies ensuring that master plan visions are implementable.

Projects that Michael has led require a strong commitment to consensus building and collaboration. He is adept with a range of graphic techniques, providing valuable communication skills when conveying ideas and seeking input from stakeholders and members of the public.

Recently, Michael has provided leadership as coordinator of streetscape design for the City of Markham. He also led urban design initiatives for the City of Markham. He is skilled at working with various government departments, institutions, engineers and design consultants. He prepared the design for Markham's Pan Am / Parapan Am Centre Plaza and the York University campus in Markham Centre. Michael has also been involved in the urban design for projects in Brantford, London, Oakville, and London, UK.

Section 4: Project Team Specialists

We have worked with our subconsultants for many years, delivering tailored solutions grounded in multidisciplinary expertise. We will use them as needed depending on issues and concerns to be addressed.

The following describes the experience and additional staff that could be assigned to Jackson's Point.

Market and Development Advisors

Mark Conway MCIP RPP PLE **N Barry Lyons Consultants Limited**

Mark has over 30 years of professional experience, allowing him to develop a high degree of expertise in all categories of development. As an urban planner and land economist, Mark brings a unique perspective and understanding of not only the financial and market side of a development but also the design aspects that can also impact heavily on the viability of real estate developments.

Waterfront lands bring a unique set of market and planning issues that can be even more complex when the lands are in public ownership. Mark's early work experience with the City of Toronto Economic Development Corporation and the Toronto Harbour Commission gave him unique insights in the management of public lands and the issues surrounding development and land disposition on the GTA's waterfront. Since then he has been involved in a broad range of waterfront real estate matters ranging from complex portfolio analysis for major corporations (Waterfront Toronto, Canada Lands) to market studies for projects such as Cobble Beach in Owen Sound.

Mark's work routinely includes financial analyses that illustrate the viability of development proposals. Mark has been qualified as a market expert at the Ontario Municipal Board and the Ontario Superior Court on numerous occasions.

Tourism and Market Analysis

Glenn Pincombe - TOURISTICS

Glenn Pincombe, Managing Partner of TOURISTICS, has an extensive background in the development and operation of tourism and recreation facilities throughout North America and abroad. He has conducted feasibility studies for marinas, attractions, commercial accommodation, and cultural facilities as part of waterfront developments in Ontario, Quebec, Nova Scotia, and New Brunswick as well as in Barbados, Cayman Islands, Chile, Dominican Republic,

Egypt, Finland, Japan, People's Republic of China, Russia, St. Lucia, Taiwan, Turkey, Turks and Caicos Islands and Viet Nam. Glenn has completed feasibility/business plan studies for marinas, attractions, convention centres, theatres, performing arts centres, amusement parks, museums, sports facilities, and hotels and resorts. He has appeared before the Supreme Courts of Ontario and British Columbia, and Ontario Municipal Board (OMB) hearings as an expert witness in tourism and recreation related matters.

Sanitary Servicing, Municipal Water Servicing, Stormwater Management

Steve Schaefer P Eng - SCS Consulting Group

Steve is a partner of SCS Consulting Group, and has been responsible for management and technical execution of engineering projects from the initial planning stages through to construction. His strong background in municipal design, water resources, and project management allow for a seamless approach to his projects from start to finish. He has recently led design teams responsible for municipal design of many large residential subdivisions throughout the GTA, high profile commercial and office developments, as well as providing engineering services (such as cost sharing) to several large development groups. Steve brings a very practical approach to all of his projects, which result in a feasible, cost efficient and easily implementable design and construction program.

Steve will be supported by **Sarah Kurtz, P Eng**, a Senior Engineer responsible for the management and technical execution of a wide variety of engineering projects, including Environmental Master Drainage Plans, Stormwater Management Plans, Floodplain Management, Erosion and Flood Control, Master Servicing and Preliminary Engineering Feasibility Studies.

Environmental Soils Analysis

Keith Lesarge MSc PGeo - Golder

The lead environmental investigator will be Mr. Keith Lesarge, Principal and Senior Environmental Geoscientist and operations manager with Golder Associates southwest Ontario operations. Mr. Lesarge has over 25 years' experience in the design, execution and management of Phase I, II and III environmental site investigations and remediation work. He has been/is the technical lead on several recent projects involving constraints analysis and risk management evaluation and implementation for lands proposed for future development. Current projects include site assessment and constraint analysis of an international crossing in Windsor, Ontario and harbour front lands in Sarnia, Ontario. In leading these projects, Mr. Lesarge has combined his technical expertise in earth science with

extensive experience in the management of multidisciplinary environmental projects to assist his clients in realizing cost effective strategies for the assessment and redevelopment of brownfield sites.

Keith will be assisted by **Ruwan Jayasinghe, MSc**, a Senior Risk Assessor and a Diplomat of the American Board of Toxicology (DABT)-certified Toxicologist who has over 16 years of experience in environmental risk assessment and toxicology across Canada; by **John McNeil, MSc PGeo**, an Associate and Senior Hydrogeologist with over 14 years of experience in providing hydrogeological expertise for the protection, conservation and management of water resources in Ontario; and by **Melanie Kennedy, P Eng**, a Senior Water Resources Engineer who has 13 years of experience in stormwater management and working with regulatory agencies for development projects as well as water taking and off site discharge permits.

Waterfront, Marina and Coastal Engineering

Mark Kolberg PEng - Baird

Mark is a Principal with Baird & Associates. He has over 30 years experience specializing in waterfront and marina planning, engineering and design, regulatory issues and approvals, environmental assessments, stakeholder consultation, contract documents and specifications, construction review, project management. He was the engineer of record and project manager for Ontario Place Urban Waterfront Park. He was the primary coastal engineering consultant for the Ontario Ministry of Natural Resources and instrumental in the development of OMNR Natural Hazards Technical Guide for Great Lakes – St. Lawrence River Shorelines.

Mark has been extensively involved in the planning and design of numerous waterfront parks and marinas, including in Oakville, Burlington, Mississauga, Toronto, Niagara-on-the-Lake, Port Credit Harbour Marina, Port Credit Yacht Club, Port Credit Marina, Port Hope Waterfront Marina, Collingwood Harbourlands, Newport Yacht Club, Stoney Creek, Deadman's Bay Yacht Club, CFB Kingston, Bronte Outer Harbour, and Lakefront Promenade Park.

Transportation Advisors

Nick Poulos P Eng - Poulos + Chung

Nick is a partner of Poulos & Chung Limited and responsible for the direction of the firm and the management of its resources. With over 30 years of experience in transportation planning and traffic engineering, Nick is recognized as one of the leading experts in these disciplines. From conceptual planning, assessment of alternatives and development of functional solutions, he is able to direct the effective and efficient delivery of transportation solutions to both public and private clients. His advice is sought in the planning of communities, major developments, development of policy and planning initiatives and the delivery of infrastructure investment.

Nick will be assisted by **Norman Chung, CET P Eng**, a partner of Poulos & Chung Limited responsible for the direction of the firm and the management of its projects, and an expert in traffic engineering and in the development and implementation of transportation management schemes

Natural Heritage Advisors

Brad Bricker BA MSc - Plan B Natural Heritage

Brad is the Principal of PLAN B Natural Heritage and a Certified Senior Ecologist (ESA). Brad has over 25 years experience conducting botanical research, natural heritage inventories and constraints analysis, environmental impact assessments, environmental monitoring programs and habitat restoration/enhancement plans. Brad has managed over 500 projects including secondary plan studies, subwatershed impact studies, environmental impact studies and environmental implementation plans for residential subdivisions, biological monitoring programs, site restoration/management plans, and environmental assessments. Brad has a thorough understanding of ecological principles/theories and the current environmental policy field. He has developed excellent working relationships with external agencies and municipal staff throughout Southern Ontario. Mr. Bricker has appeared as an expert witness on several occasions before the Niagara Escarpment Hearing Office and the Ontario Municipal Board.

Brad will be assisted by **Jeremy Jackson, B.Sc**, an ISA Certified Arborist with extensive experience completing tree saving plans, woodlot assessments, edge management plans and arborist reports; **Tyler Hoar, B.Sc**, a senior fish and wildlife biologist with expertise in the field of ornithology; and **Anthony Goodban**, principal of Goodban Ecological Consulting Inc, who has 23 years of field and professional experience with expert knowledge of the vegetation and flora of southern Ontario.

Section 5: Reference Projects

Port Credit Master Plan and Official Plan Amendment

The Planning Partnership led a multidisciplinary team in the preparation of a master plan and Official Plan Amendment for the Port Credit Marina lands, on behalf of the City of Mississauga. This prime waterfront site, next to the Credit River on the shore of Lake Ontario, will include a mixed use development, a redeveloped marina facility, and a series of public parks linked by a waterfront promenade. We facilitated a two day community workshop to generate the foundation of the demonstration plan, hosted a community meeting to present and receive feedback on the master plan and draft policies, and prepared the planning framework to implement the plan.

Midland Bay Landing Waterfront Master Plan

The Planning Partnership led a team in developing a comprehensive Waterfront Master Plan for Midland Bay Landing Site (former Unimin industrial lands), which occupies prime waterfront real estate in proximity to the Downtown and the Midland Harbour.

The Planning Partnership designed and facilitated an iterative public consultation program in a “politically charged” environment resulting from substantial media coverage. Our team assessed potentials and developed a plan for a mixed-use development that will enhance public access to the water, provide community amenities, protect view corridors, support environmental health, and integrate with Downtown. The goal is to improve year-round economic sustainability and capitalize on the Town’s Georgian Bay location. The Plan was adopted by Council and support for the Plan resulted in the Town’s decision to acquire the lands from the landowner. TPP prepared the recently approved Official Plan Amendment.



Visualizations of built form and public realm.



Master Plan

Waterfront Master Plans

The Planning Partnership has prepared numerous waterfront master plans and waterfront park plans.

Jackson's Point



Oakville Harbours Master Plan



Yellowknife Harbour Master Plan



Prince Rupert Waterfront Vision



Sherbourne Common Park Design



Sugar Beach Park Design



Bay Beach, Fort Erie Master Plan and Park Design



Barrie Waterfront Master Plan



Goderich Waterfront Master Plan



Port Stanley Economic Development Plan



Dartmouth Cove Master Plan



Kingston Penitentiary & Portsmouth Harbour Strategic Vision





H13

AERIAL VIEW OF JACKSON'S POINT, LAKE SIMCOE, ONTARIO.

PHOTO: R. HOLBORN.

The **Planning** Partnership

1255 Bay Street, Suite 500
Toronto, Ontario M5R 2A9
www.planpart.ca

in association with:

N Barry Lyon Consultants
TOURISTICS
SCS Consulting Group
Golder

Baird
Poulos + Chung
Plan B Natural Heritage

Jackson's Point Harbourfront

Redevelopment Plan

Agenda

Day 1		• Report out on Existing Conditions		• Report out on What We've Heard		• Establish Vision & Design Principles		• Discussion of Ideas / Opportunities & Issues	
		← Concurrent Activities →							
9:00 am	Team Set Up								
10:00 am			Sequential Group Meetings (1hr) with Key Stakeholders to Discuss Issues / Opportunities e.g.:		One-on-One Meetings with Members of the Public		Optional Site Walk with Members of the Public		
1:00 pm	Town of Georgina LSRCA, MNR, DFO		• Landowners						
3:00 pm			• Interest groups						
			• Residents groups						
			• BIA						
4:00 pm	Public Workshop								
7:00 pm	Public Workshop								
Day 2 • Design									
10:00 - 2:00 pm	Team Working Session		To establish optional design programs for use, height, open space, marina, roads, parking, public space, trails, recreation						
3:00 pm	Design Charrette 1		Each option led by a member of the TPP team						
Register to participate (max. 50 people)	Option 1		Option 2		Option 3				
5:00 pm									
6:00 pm	Design Charrette 2		Each option led by a member of the TPP team						
Register to participate (max. 50 people)	Option 4		Option 5		Option 6				
8:00 pm									
8:00 pm	Post Up Charrette Results and Presentation		6 options as generated in two Charrettes						
Public									
9:00 pm									

Attachment 2, page 1
RC-2017-0012