

Town of Georgina

Waterfront Parks Master Plan

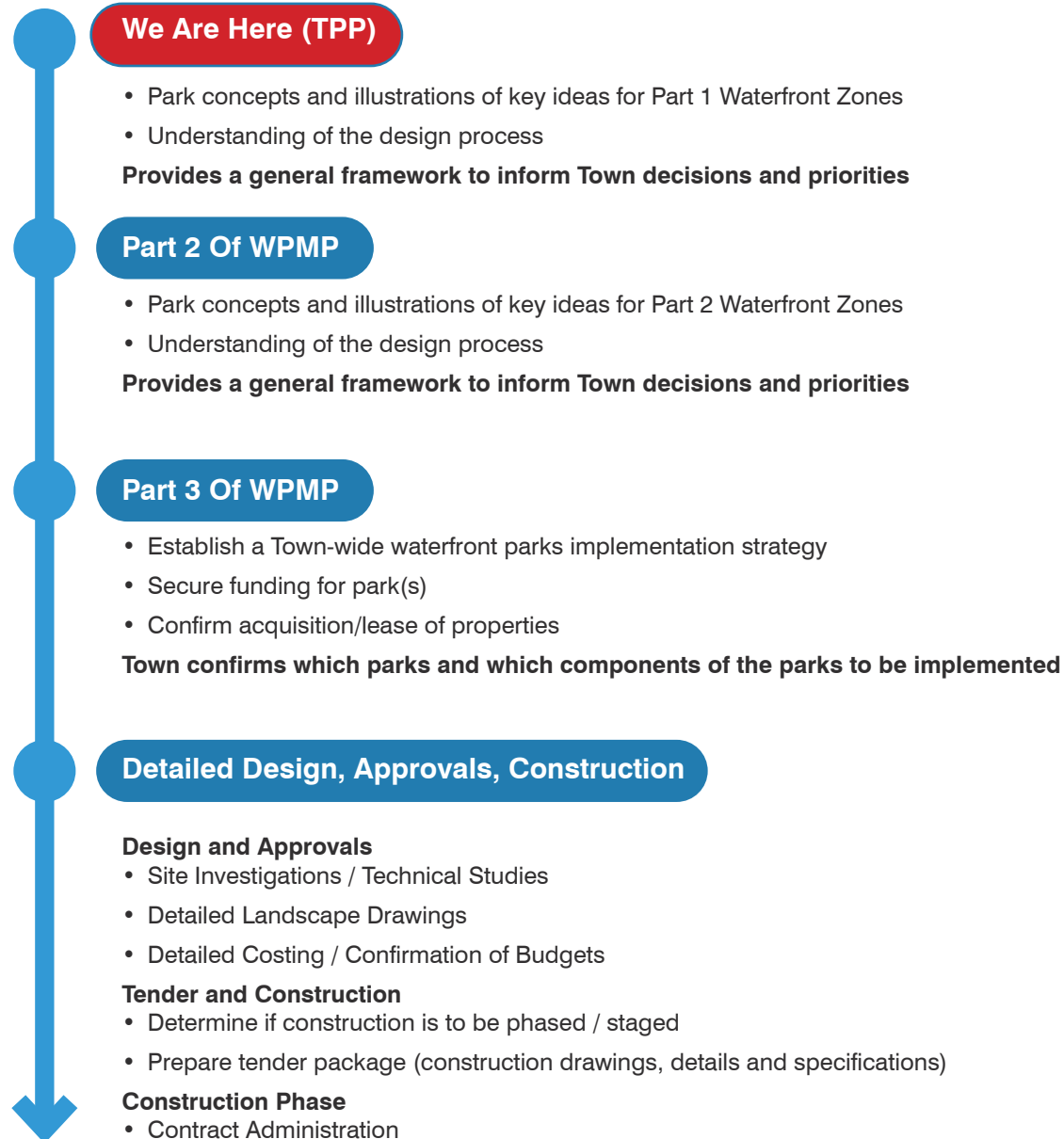
**Final Community
Information Session**
September 8, 2021



 **The Planning
Partnership**

PLAN B Natural Heritage
Baird
TOURISTICS
SCS Consulting Group


Waterfront Parks Master Plan (WPMP) Process



Summary of Public Engagement

Town of Georgina

Waterfront Parks Master Plan



GEORGINA

The Town of Georgina is preparing a Waterfront Parks Master Plan to establish a vision and framework for implementation and direction for operations and management for Georgina's waterfront parks. The Waterfront Parks Master Plan is being done in three parts, with the first part approved by Council. The first part focuses on parks along the south shore of Lake Simcoe:

- Willow Beach Park
- Franklin Beach Conservation Area
- De La Salle Beach Park
- Jackson's Point Harbour Marina, Malone Wharf and Bonnie Park
- Holmes Point Park
- Mossington Wharf and the Black River to Sutton

The Planning Partnership, consultants specializing in landscape architecture, planning and urban design, are leading the Master Plan in association with specialists in coastal engineering, tourism and environmental analysis and the Town staff team.

The Waterfront Parks Master Plan is in the early stage when the team is seeking input to help understand issues at each one of the park zones and some of the key opportunities for change.

How can you share your thoughts during this time of restrictions on physical interaction?

The Planning Partnership has organized a series of virtual meetings to discuss each park zone.

Please join one or more of the virtual meetings

October 14, 2020
10 am to 11:30 am Willow Beach Park
12:30 pm to 2 pm Franklin Beach Conservation Area
2:30 pm to 4 pm De La Salle Beach Park
4:30 pm to 6 pm Jackson's Point Harbour Marina, Malone Wharf and Bonnie Park


October 15, 2020
10 am to 11:30 am Holmes Point Park
12:30 pm to 2 pm Mossington Wharf and the Black River to Sutton

To register visit georgina.ca/WaterfrontParksPlan

A meeting link will be sent the day before the meeting.

The virtual meetings will be recorded and posted to the project webpage. A summary of the input received will be posted to the project's webpage.
georgina.ca/WaterfrontParksPlan

The Town's contact for the Waterfront Parks Master Plan is:
Stephanie Fraser, OALA
Landscape Architectural Planner
Operations & Infrastructure
sfraser@georgina.ca
905-476-4305, ext. 2417





16 workshops + **5** park pop-ups



1,550 + 253 survey responses



Emails



Input through social media



One-on-one + small group conversations



2 council presentations

Principles

Connect to the Water



Pedestrian Priority



Safety for Park Users



**Variety of Activities/
Flexible Spaces**



Clear Organization



**Tourism & Economic
Development**



Overarching Strategies

Wayfinding/Signage



Site Furnishing



Washrooms, Changerooms, Park Pavilions



Overarching Strategies

Recreation Facilities



Landscape



Zone 1 Willow Beach Park

Concept Plan



Zone 1 Willow Beach Park

Illustration of transformed Lake Drive



Zone 1 Willow Beach Park

Survey Results



Redirect Lake Drive



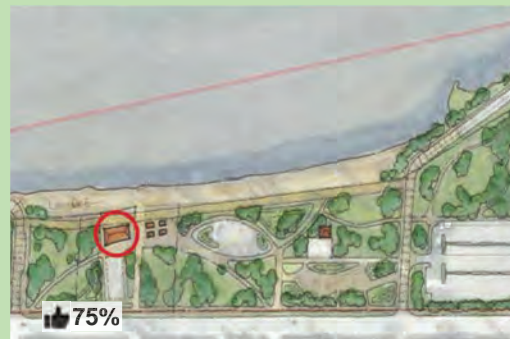
Seasonal Closures



Make Lake Drive One-Way



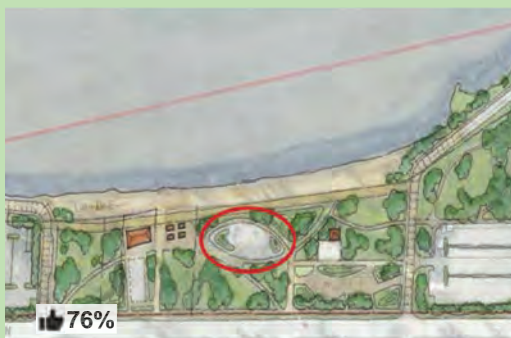
Leave Lake Drive As Is



Winterized Washrooms



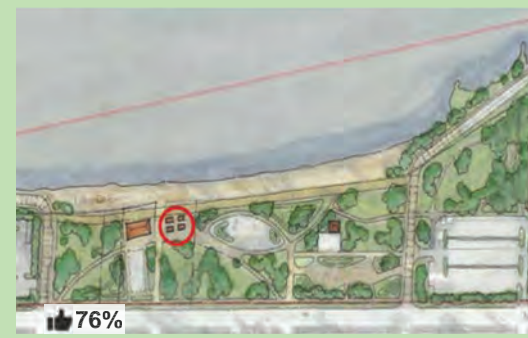
Adventure Playground



Upgrade Playground



Improve Drainage



Pop-Up Commercial Space

Zone 1 Willow Beach Park

Order of Magnitude Capital Costs

| | |
|--|-------------|
| Access includes: | \$2,800,000 |
| <ul style="list-style-type: none">- remove Lake Drive at Willow Beach- new Lake Drive connections- new lakefront promenade- park walkways/paths- sidewalk along Metro Road N- parking | |
| Landscape & Grading: | \$650,000 |
| <ul style="list-style-type: none">- trees and shrub planting- regrading to address drainage issues- berms | |
| Recreation & Park Amenities: | \$2,500,000 |
| <ul style="list-style-type: none">- play courts- new play facility- permanent year round washroom | |
| Signage & Site Furnishings: | \$100,000 |
| <ul style="list-style-type: none">- interpretive panels- park sign- benches- waste receptacles- picnic tables | |
| Expand Beach | \$500,000 |

Immediate Next Steps

- Traffic study of Metro Road North for direction on redirecting Lake Drive at Willow Beach
- Detailed design of new washroom/change room building

A Note About Order of Magnitude Costs and Phasing of Construction

Order of magnitude costs based on construction projects in Georgina are included for budget setting purposes for detailed park design. Costs are estimated from rough calculations of quantity based on the sketches and applying unit costs for various items from Georgina construction projects.

Some of the concepts include significant place-making projects that will change the character of the park. They will require commitment from Council to allocate funding or to staff to explore funding/grant programs.

The significant place-making changes to the parks may also disrupt park use for a season or two. Construction phasing can be established to allow partial use of the parks during construction. Inevitably, there will be disruption to use during implementation.

Zone 2 De La Salle Park & Franklin Beach Conservation Area

Overall Concept



Zone 2 De La Salle & Franklin Beach

Franklin Beach Concept Plan



- 1 Special paving along Lake Drive to signify a pedestrian priority zone
- 2 Seasonal washrooms
- 3 Bike racks
- 4 Two on-street accessible parking spaces for residents only
- 5 New trees
- 6 Defined swimming area (buoys)
- 7 Pedestrian access from Albert Street

Zone 2 De La Salle & Franklin Beach

Franklin Beach Survey Results



New Sidewalk



Demarcated Swimming Area



Lake Skating Trail



Seasonal Washrooms

Franklin Beach

Order of Magnitude Capital Costs

| | |
|---|-----------|
| Access: | \$425,000 |
| <ul style="list-style-type: none">- special paving features or markings on Lake Drive- sidewalk on Lake Drive- walkways/paths- two accessible parking spaces | |
| Landscape & Grading: | \$90,000 |
| <ul style="list-style-type: none">- trees and shrub planting- regrading to address drainage issues- berms | |
| Recreation & Park Amenities: | \$20,000 |
| <ul style="list-style-type: none">- seasonal washroom | |
| Signage & Site Furnishings: | \$15,000 |
| <ul style="list-style-type: none">- interpretive panels- park sign- benches- waste receptacles- picnic tables | |

Immediate Next Steps

- Construction of sidewalk on south side of Lake Drive
- Implementation of special paving on Lake Drive to slow traffic along Franklin Beach

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Zone 2 De La Salle & Franklin Beach

De La Salle Park Concept Plan



Zone 2 De La Salle & Franklin Beach

Illustration of sidewalk on Lake Drive between Jackson's Point and Franklin Beach



© 2014

Zone 2 De La Salle & Franklin Beach

Illustration of new deck and overlook around existing washroom building at De La Salle Park

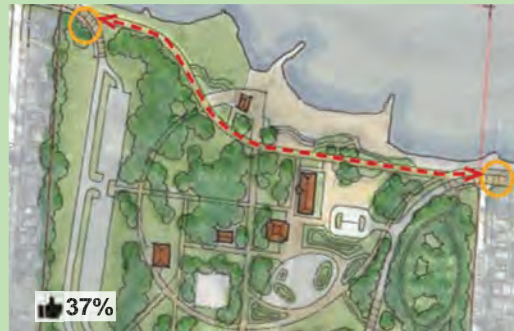


Zone 2 De La Salle & Franklin Beach

De La Salle Park **Survey Results**



Close Lake Drive



Seasonal Closures



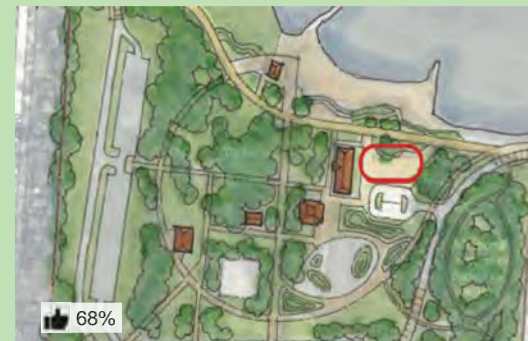
Lake Drive As Is



Fence off Beach



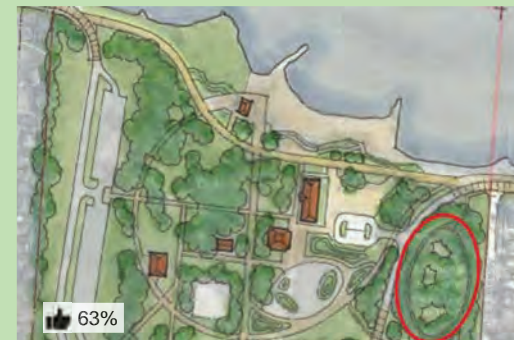
Winterized Washrooms



Events Plaza



New Deck and Overlook



Frisbee Golf



Sidewalk to Jackson's Point

Zone 2 De La Salle & Franklin Beach

Order of Magnitude Capital Costs

| | |
|--|-------------|
| Access: | \$5,500,000 |
| <ul style="list-style-type: none">- remove Lake Drive along water's edge- new alignment for Lake Drive- walkways/paths- parking- sidewalk on Lake Drive to Jackson's Point | |
| Landscape & Grading: | \$1,250,000 |
| <ul style="list-style-type: none">- trees and shrub planting- regrading to address drainage issues- berms | |
| Recreation & Park Amenities: | \$750,000 |
| <ul style="list-style-type: none">- play courts- play facilities- add accessible washrooms | |
| Signage & Site Furnishing: | \$200,000 |
| <ul style="list-style-type: none">- interpretive panels- park sign- benches- waste receptacles- picnic tables | |

Immediate Next Steps

- Sidewalk on Lake Drive
- Pilot project to close Lake Drive to local traffic only, redirect other traffic to Metro Road N at Dalton Road and Salvation Army Road
- Detailed design of overlook/deck at the lake side washroom building

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Zone 3 Jackson's Point

- Legend**
- Study Area
 - Property Lines
 - Lake Shoreline Hazard



Overall Concept Plan

Zone 3 Jackson's Point

Concept Plan for Bonnie Park, the Jackson's Point Harbour Marina and Malone Wharf

Malone Wharf

- 1 Redefined driveway and parking
- 2 Defined pedestrian area (boardwalk, paving, seating, bollards)
- 3 Park entrance with look-out (requires some shoring / armoring)
- 4 Landscaping to screen the adjacent neighbour
- 5 A new focal point (pergola, public art, shade structure)
- 6 Breakwater boardwalk
- 7 Lighthouse



Zone 3 Jackson's Point

Illustration of approach to Marina and boat launch area



Zone 3 Jackson's Point

Illustration of new pedestrian walkway
and open air pavilion at Malone Wharf



Zone 3 Jackson's Point

Jackson's Point Harbour Marina

- To accommodate the launch in the marina, the boat slips are reoriented within the Town's water lot.
- Total of 61 slips including 24 - 20 ft slips, 20 - 26 ft slips and 17 - 30 ft slips.
- Expansion into the adjacent water lot could allow for an additional 9 - 30 ft slips and 5 - 46 ft slips.
- No room to accommodate gas and pump out associated with the marina.
- Gas and pump out could be explored in the future depending on the plans for the adjacent privately owned lands.
- In the interim, partnerships will be explored with one or more of the private marinas to offer pump out services.
- Existing Marina operations building will be removed for the access and manoeuvring area for the boat ramp.
- The concept plan illustrates marina operations in a summer trailer adjacent to the ramp access.



Projected Demand for Marina Slips

Projected Demand for Seasonal Slips

Demand for seasonal slips will come from:

- Latent demand existing because of the shortfall of seasonal slips within the 50 kilometre market area of the Jackson's Point Harbour Marina;
- Trade up from existing marinas as this facility will be the newest in the market area with much sought after 9 and 14 metre slips; and,
- Current seasonal slips holders.

It is recommended that expanded Scenario A provide 51 seasonal slips (of the total 61 slips) and Scenario B 65 seasonal slips (of a total 75 slips).

Projected Demand for Transient Slips

- The projected demand for transient slips at the Jackson's Point Harbour Marina takes into consideration that gas and pump out are not provided in the immediate future.
- It is recommended that the expanded Scenario A and B marina provide 10 dedicated transient slips.
- In catering to the transient boater market, the number of boats attracted will vary widely depending on the day.
- An established marina (i.e. Year 4 or 5) in a good market can expect to reach high occupancy rates on holiday weekends (90-100%) and established special event weekends (75-100%).
- New special event weekends could expect 65-85% occupancy.
- Normal weekends could expect 55-65% occupancy.
- Monday through Friday are difficult days to attract transient boaters even with very attractive discounts (5-10%).

Zone 3 Jackson's Point

Marina Operations

- Revenue from seasonal slip rentals represents the major revenue source with only a small portion coming from transient slip rentals, parking and boat launch sales.
- The profit margin before depreciation and reserves for replacement at Jackson's Point Harbour Marina ranged between 14.7 percent and 55.8 percent compared to the range of 11.7 percent (for resort/residential marinas) to 23.8 percent (for private marinas) and 20.0 percent (for municipal marinas).
- Alternative forms of operation and management that would produce more favourable financial results would be to either operate the marina using municipal staff (i.e. the person responsible for winter activities) or hire a Marina Manager on a contract basis for a limited number of weeks each season.
- The number of available slips is too low to consider leasing the property to a private operator.
- The fixed costs (labour, office supplies, and insurance) associated with operating a marina typically mean that a private operator has to offer in excess of 200 slips to be profitable.
- Insurance, in particular, is much higher with privately operated marinas as municipalities can get a rider on their overall insurance policy to cover that of the marina.

Zone 3 Jackson's Point

Survey Results



Boat Launch at Beach



Boat Launch Marina



Boat Launch Malone Wharf



No Boat Launch



Maintain Beach



Water's Edge Deck



Expand Marina



Leave Marina



More Parking



Playground



Pedestrian Walkway



Breakwater Boardwalk

Zone 3 Jackson's Point

Order of Magnitude Capital Costs

Bonnie Park

| | |
|---|-------------|
| Access: | \$400,000 |
| <ul style="list-style-type: none">- Park driveway- walkways/paths- parking | |
| Landscape & Grading: | \$200,000 |
| <ul style="list-style-type: none">- trees and shrub planting- regrading to address drainage issues- berms | |
| Recreation & Park Amenities, can include: | \$2,500,000 |
| <ul style="list-style-type: none">- play facilities- permanent washroom/shower | |
| Signage & Site Furnishing, can include: | \$80,000 |
| <ul style="list-style-type: none">- interpretive panels- park sign- benches- waste receptacles- picnic tables | |

Malone Wharf

| | |
|---|-----------|
| Access: | \$200,000 |
| <ul style="list-style-type: none">- boardwalk on wharf- boardwalk on breakwater- parking | |
| Landscape & Grading: | \$15,000 |
| <ul style="list-style-type: none">- trees and shrub planting- regrading to address drainage issues- berms | |
| Recreation & Park Amenities: | \$140,000 |
| <ul style="list-style-type: none">- shade structure- seasonal washroom | |
| Signage & Site Furnishing: | \$10,000 |
| <ul style="list-style-type: none">- park sign- benches- waste receptacles- picnic tables | |

Marina

| | |
|-------------------|-------------|
| Boat Launch | \$150,000 |
| Marina | \$1,500,000 |
| Repair shore wall | \$450,000 |

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Immediate Next Steps

- Implementation of parking lot on lands west of Lorne
- Detailed design of marina and boat ramp

Zone 4 Holmes Point Park

Concept Plan



Zone 4 Holmes Point Park

Examples of Park Washroom Buildings



Zone 4 Holmes Point Park

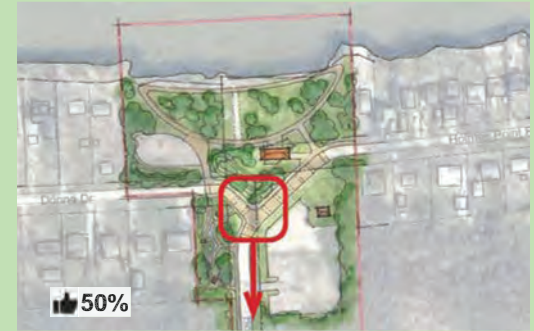
Survey Results



Fence Off Park



Expand Park



Car Turn Around



Parking



Expand Parking



Winterized Washrooms



Washrooms



Adventure Playground

Zone 4 Holmes Point Park

Order of Magnitude Capital Costs

| | |
|---|-------------|
| Access: | \$1,125,000 |
| <ul style="list-style-type: none">- realign roads- special paving at entrance- walkways/paths- parking | |
| Landscape & Grading: | \$225,000 |
| <ul style="list-style-type: none">- trees and shrub planting- shoreline stabilization- regrading to address drainage issues- berms | |
| Recreation & Park Amenities: | \$2,000,000 |
| <ul style="list-style-type: none">- play facilities- deck at water's edge- permanent washroom | |
| Signage & Site Furnishing | \$40,000 |
| <ul style="list-style-type: none">- interpretive panels- park sign- benches- waste receptacles- picnic tables | |

Immediate Next Steps

- Expand the parking lot
- Detailed design of new washroom/change room building

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Zone 5 Mossington Wharf/Black River

Black River/Mossington Wharf Area



Zone 5 Mossington Wharf/Black River

In considering opportunities for public use of Mossington Wharf, there are four components:

1 Condition of the Wharf

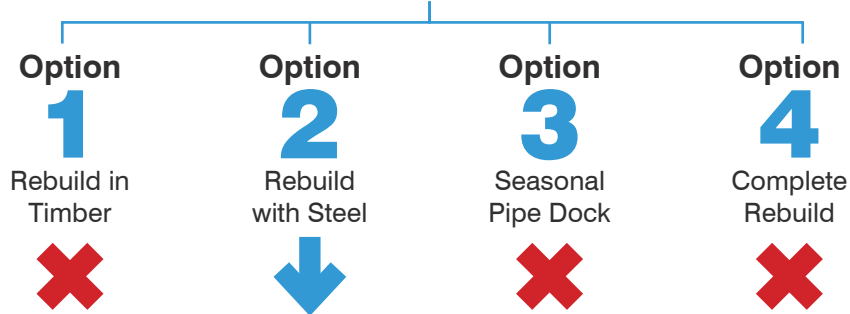
2 Dredging

3 Parking

4 Access to the Wharf

1. Wharf

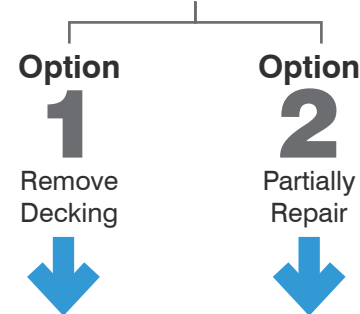
Colliers Options



- Immediate priority to address the unsafe conditions of the Wharf.
- Most cost effective solution is to remove the timber decking, leave the boulders/groin/breakwater and add navigation buoys.

- Leaving the breakwater would allow consideration for future improvements to the Wharf in the context of providing public access and parking.

Town Options



- Very limited amount of publicly owned land is not sufficient to provide safe access to the Wharf, without enabling trespassing onto adjacent private land, in particular the beach. Trespass should be discouraged using signage, fencing and enhanced enforcement.

Zone 5 Mossington Wharf/Black River

2. Dredging

- Dredging to a depth of 5 feet at the mouth of the Black River
- Dredging is not a one time activity, and would be required regularly to keep the mouth of the river open.
- Additional docks in Mill Pond Park to enable tie up and visits to Sutton.

3. Parking

- Parking cannot be provided north or south of Hedge Road as the Town doesn't own the land.
- The one lane bridge and the physical condition of Hedge Road in proximity to the Wharf restricts on street parking.
- There are tremendous opportunities for this location if the property on the east side of the Wharf, north and south of Hedge Road, could be acquired or an arrangement could be made to lease a portion of land for parking.
- Consideration of land acquisition will be done in future Part 3 of the Town's waterfront planning.

4. Access to the Wharf

- Pedestrian trail could be accommodated along the Hedge Road right-of-way for public access to the Black River.
- However, with public access comes the need for parking that cannot be accommodated due to no public ownership.
- No public access to the Wharf is suggested until parking and pedestrian amenities can be provided.

Immediate Next Steps

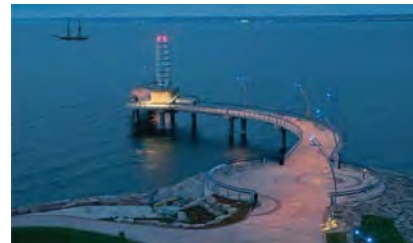
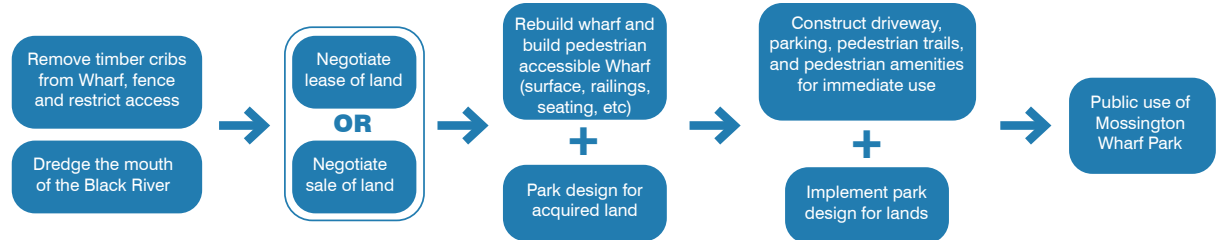
- Remove timber from Wharf, fence and sign as no trespassing



Zone 5 Mossington Wharf/Black River

Making Mossington a Public Park

- Privately owned lands south of Hedge Road are identified as New Residential Area and Environment Protection Area in the Sutton/Jackson's Point Secondary Plan.
- Policies for the Environmental Protection Area permit *"Low intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures"*
- With this property, a full range of options could be considered for vehicle access from Black River Road, pedestrian access along Black River, access to the river for canoes and kayaks, managed access to the woodland, adventure themed recreation and pedestrian only access across Hedge Road to the water's edge.
- With ability to provide safe vehicle access, parking, pedestrian amenities and access, the southern portion of the Wharf could then be rehabilitated with a timber deck, railings, pedestrian amenities.



Operations & Management

| Park Component | Victoria Day to Labour Day | September to Victoria Day |
|-------------------------|--|--|
| Washrooms/Changerooms | Daily cleaning Open from 8:30 am to 8:00 pm | Weekly cleaning Open from 8:30 am to 4:00 pm |
| Landscape | Cut grass once a week Prune trees as needed | Prune trees as needed |
| Garbage | Pick up every day Pick up twice a day on Saturday and Sunday (July and August) | Pick up once a week |
| Beach | Groom beach daily Buoys around swimming area No BBQs, tents or beach umbrellas | Monitor beach weekly to ensure no damage from parked vehicles |
| Overall park management | Monitor parking, pick up garbage, liaison with visitors periodically between 8:00 am and 6:00 pm daily | Monitor park weekly |
| Parking | Parking Pay and Display Parking free for residents with a Resident Parking Pass Paid duty police officers on weekend to manage parking | Parking Pay and Display Parking free for residents with a Resident Parking Pass |
| Playground | Inspect monthly | |
| Sewage Pumping Station | Regularly monitor odours from the sewage pumping station to ensure no noxious fumes that will affect the use and enjoyment of the park | Regularly monitor odours from the sewage pumping station to ensure no noxious fumes that will affect the use and enjoyment of the park |

There are many influences on determining the implementation of improvements to the waterfront parks, including:

- opportunities presented to ‘piggy back’ with other capital projects
- focus of specific funding programs
- strategy to “sprinkle” improvements across all zones
- strategy to focus on one or two zones:
 - the parks with the most significant pressure points, such as Holmes Point
 - desire to enhance boating
 - desire to upgrade existing locations, such as Malone Wharf
 - desire to connect the park to the beach at Willow Beach

Staff and Council will consider all of the variables and influences when making decisions on projects to implement.

Town of Georgina

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September 8, 2021



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