

PORT PERRY

Waterfront Action Plan



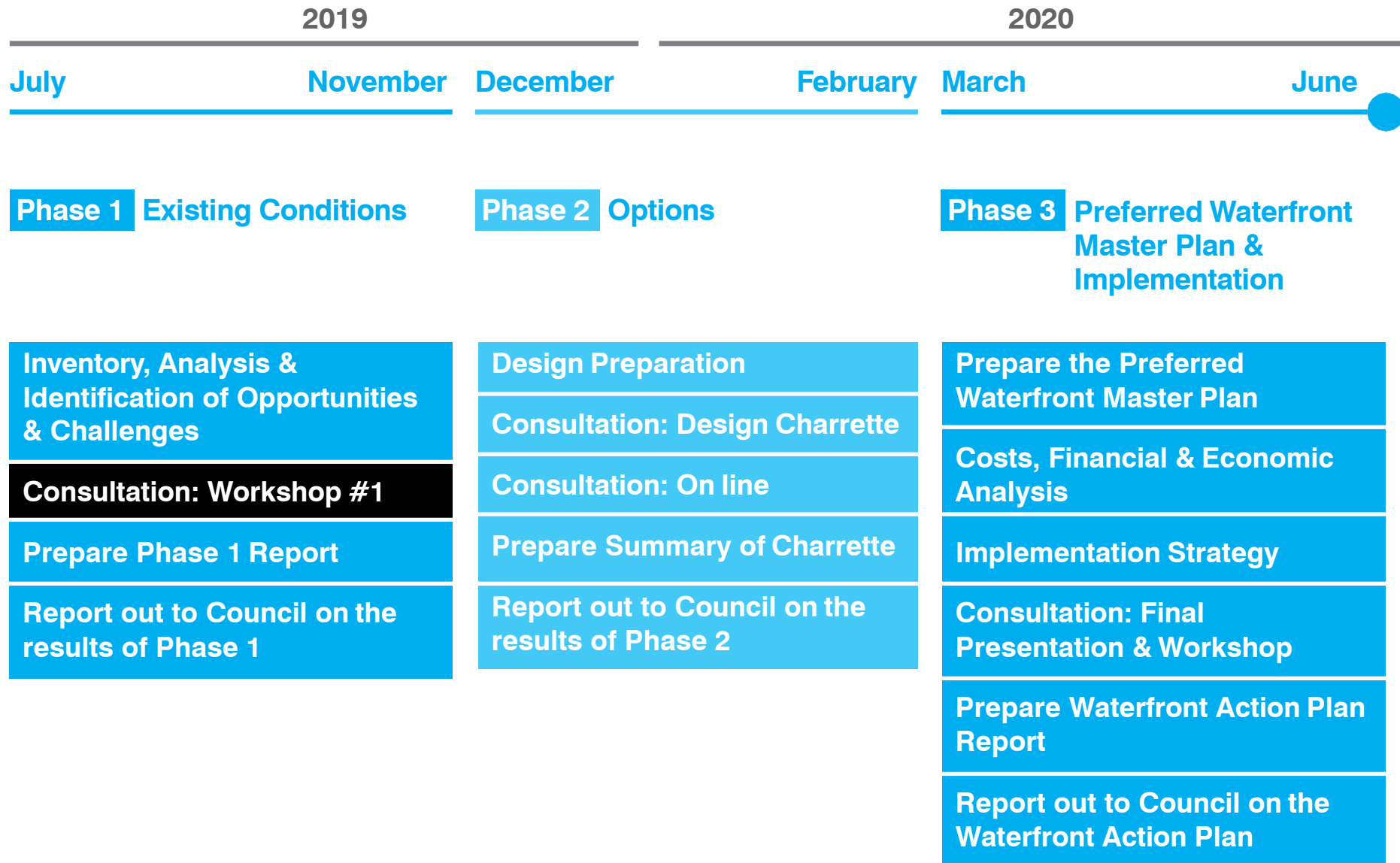
Waterfront Action Plan: Study Purpose



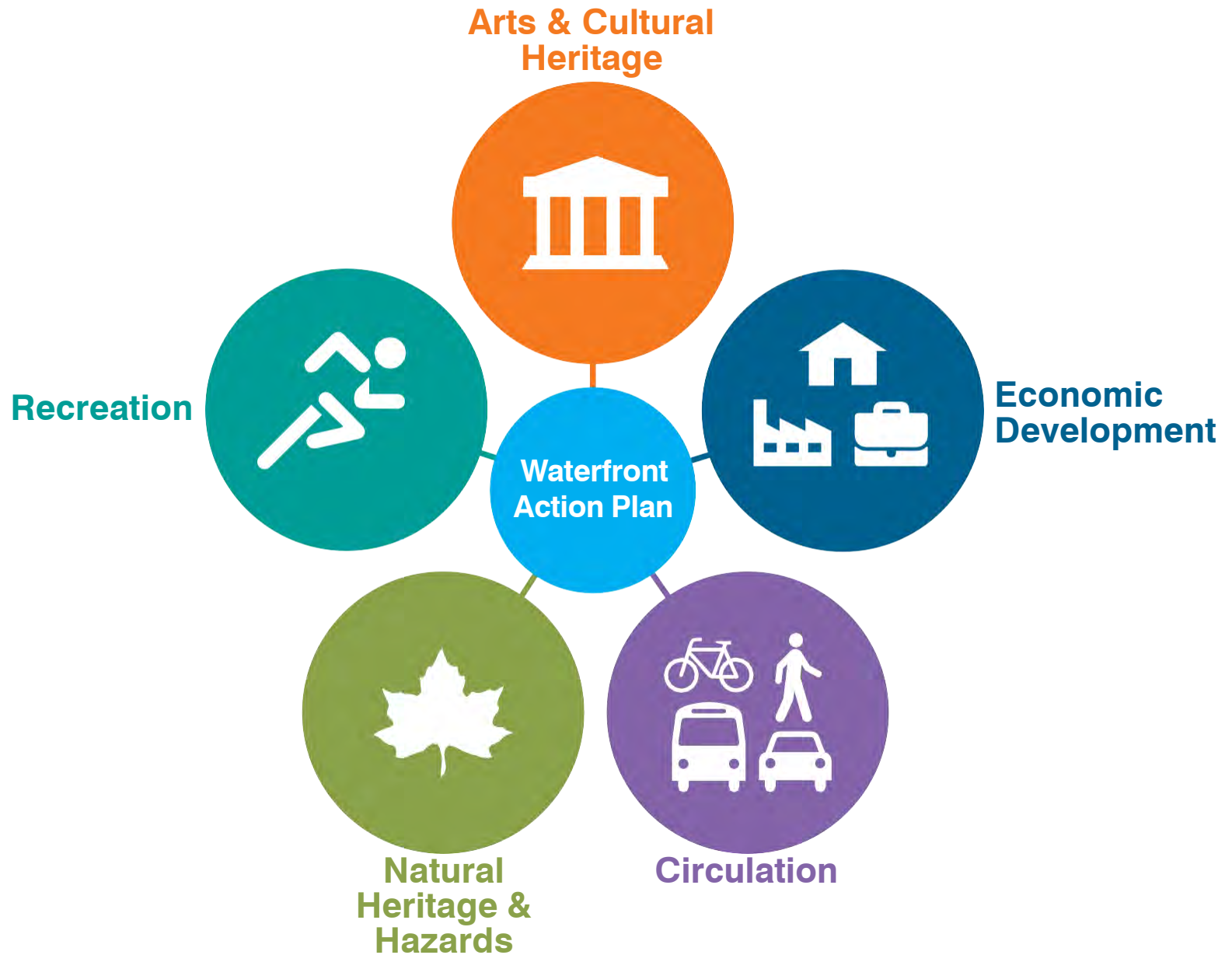
The Port Perry Waterfront Action Plan will:

- make recommendations for short, medium and long-term actions
- for recreation, natural and cultural heritage features, economic development and tourism on the waterfront,
- make sure that Port Perry continues to be a vibrant and thriving community for residents and visitors alike.

Work Program



Waterfront Action Plan: 5 Lenses



What We've Heard So Far

My waterfront is...

Great • Latcham Centre • a place for the locals • a quiet place • a place with no baseball diamonds • a place for seniors • a special place • the pride and joy of Port Perry • a place with children in the splash pad • accessible • home of the seniors club • precious to the local population • the hub • community events • convenient for all seniors • a place that supports local businesses • has lots of walking trails • farmer's market • area with lots to see and do • a place for exercise • safe • beautiful • peaceful and cozy • easy access to downtown • has the historic mill • dirty • more parkland more benches • more bike lanes • a lake free of weeds and garbage • revitalized splash pad • parking • vital for keeping seniors active • pristine natural place • fine the way it is • recreation hub • more activities for teenagers and youth • skating rink • relocated tennis court • a place to walk and enjoy meeting friends • perfect now small town feel • relaxing and beautiful • where my tax dollars go close to everything • visually attractive • includes cultural heritage a place for restaurants, outside seating, concerts and annual events has proper washrooms • inclusive • affordable • lots of activities for residents • free from commercialism • close to transit • no grain elevator • not for tourists • my happy place • a natural wonder

Key Themes from Interviews

24 One-on-one conversations on
November 4, 2019

Boating/Water Use

- Need a place to tie up as a transient boater
- Boaters can't tie up on the pier because it's not compatible with anglers using the pier
- Port Perry is not a major destination on the Trent Severn as it's a dead end
- Boat launch is not user friendly, too far to park car and trailer
- Should have life saving devices available along the shoreline
- Fishing derbies are great for Port Perry
- Rowing club

Environment

- The lake will always have significant amount of aquatic vegetation, except on the navigation channel maintained by Trent Severn
- Remove the beach, not suitable for swimming
- Must do a better job of treating the run-off before it enters the lake
- Keep the trees
- Lake Scugog Enhancement Project is the most important initiative in Town
- Consider placing solar panels in the lake
- Need to screen the back of the grocery store with vegetation
- Opportunities to demonstrate recycling, use refillable water stations, better tree canopy for sun protection, native species planting, sustainable permeable surfaces, support for active transportation

Key Themes from Interviews

24 One-on-one conversations on
November 4, 2019

New Uses

- Condo development to provide a greater variety of housing choices
- Waterfront hotel
- Waterfront restaurant
- Development that incorporates the grocery store
- Food trucks are a good idea to provide additional food services on the waterfront

Latcham Centre/Seniors Centre

- Provide a new seniors centre
- Perhaps combine with a community centre
- Waterfront building was deeded to seniors, seniors belong on the waterfront, have been there for decades
- Do not want to be relocated to Reach Street – too far from downtown and all the services it has to offer, no sidewalks, would have to drive there
- Don't demolish the building before a new facility is built for seniors

Key Themes from Interviews

24 One-on-one conversations on
November 4, 2019

Sports/Recreation

- Relocate the ball diamonds
- Relocate one of the ball diamonds
- Keep the ball diamonds, businesses on Water Street depend on them
- Certain charm having tennis and ball diamonds on the waterfront
- Don't think relocating the tennis courts to the arena is a good idea, not safe, too isolated
- Probably a better location for tennis, it's not the same "visual sport" as watching baseball
- Tennis Courts should be upgraded to ensure there are fully accessible by 2025
- Dragon boat race, stand up paddleboards, rowing club and float plane club – all add interest to the waterfront and should stay
- Great winter use with snowmobiles, pond hockey, ice huts for fishing

Mill Building/Heritage

- Relocate it and redevelop the site
- Maintain the Mill
- Restore the Mill and repurpose it for retail/gallery space
- Tell the stories of Port Perry
- Opportunity to incorporate public art on the waterfront
- Incorporate flexible space for events
- Mill is not structurally sound, it's a thorn in everyone's sides
- Mill building is an important anchor to the Main Street, must maintain it

Key Themes from Interviews

24 One-on-one conversations on
November 4, 2019

Access

- Need to provide a sidewalk on the park side of Water Street
- Move parking off the waterfront
- Consider dedicated trails for e-bikes
- Not enough parking for ball diamonds
- Trails need to be well lit to ensure safety

Placemaking/placekeeping

- Need recognition of First Nations, embedded in the waterfront with naming that reflects the partnership, friendship and collaboration

Management/Promotion

- Need by-law officers to oversee park use on weekends too
- Need to do a better job promoting the waterfront and all that it has to offer

Waterfront Action Plan: Study Area



Study Area Size: 17 ha (42 acres)

6 ha (14.5 acres) of public parks

1.5 km of shoreline

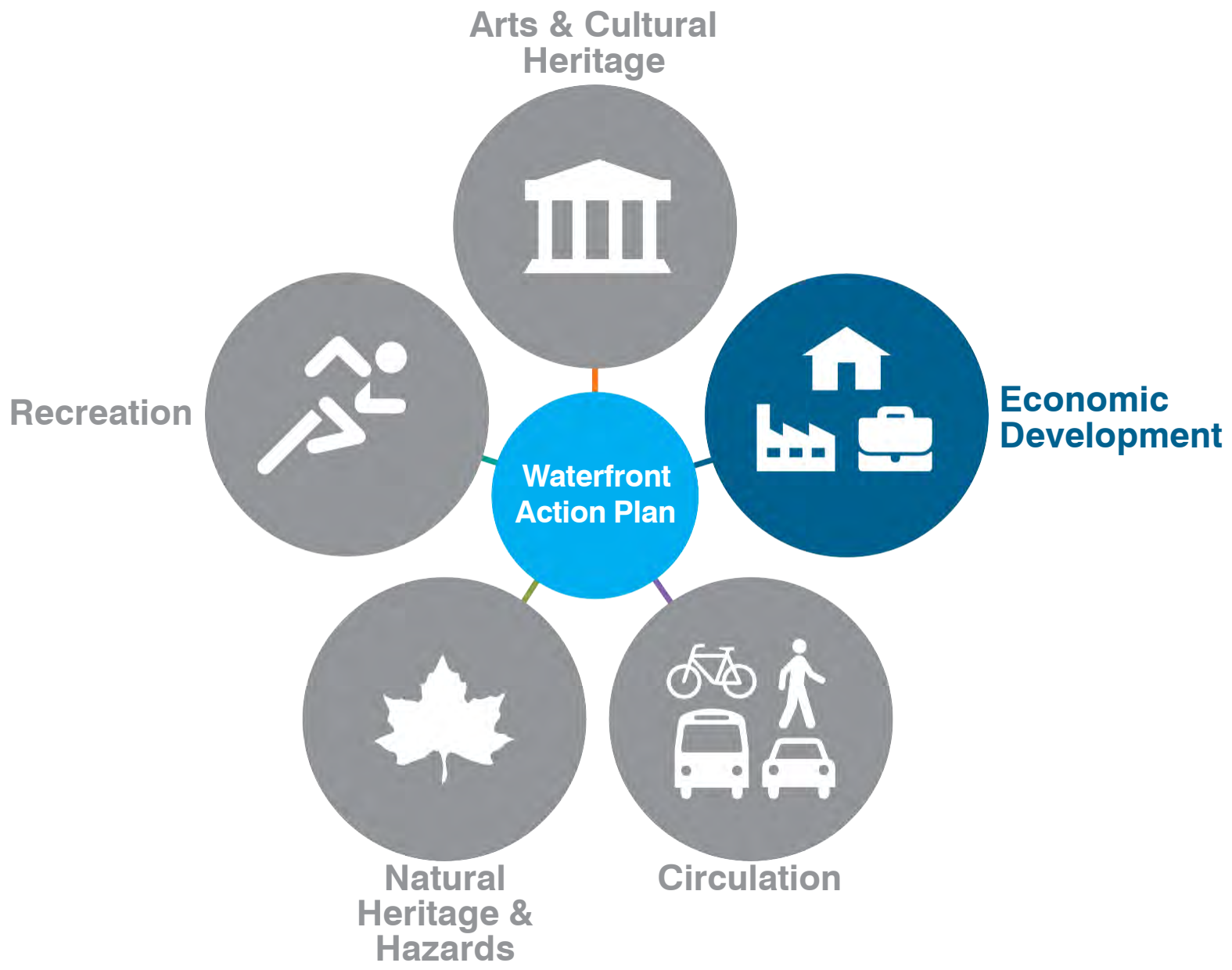
670 m of trails

Scugog Economic Development Strategy Priorities (Township of Scugog Action Plan) 4 priorities:

1. Be open for business
2. Inspire and support entrepreneurship
3. Create a vibrant future for young adults
4. Build a stronger rural and small town identity

Specific projects & deliverables relevant to this Plan:

- *Complete waterfront development*
- *Support vibrant downtowns in Port Perry and villages*
- *Develop strategic partnerships*





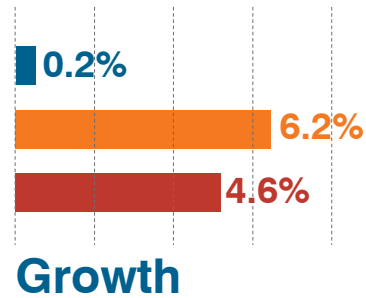
Demographics

■ Scugog

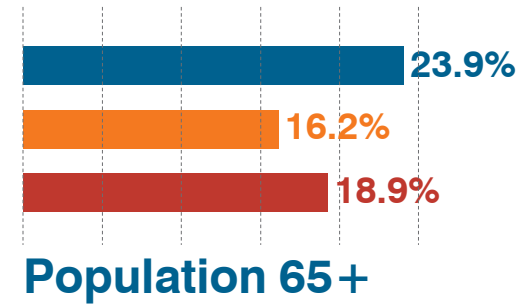
■ Durham Region

■ Ontario

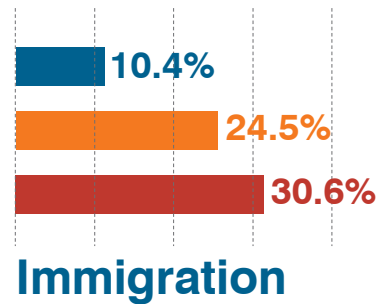
Slow Growth



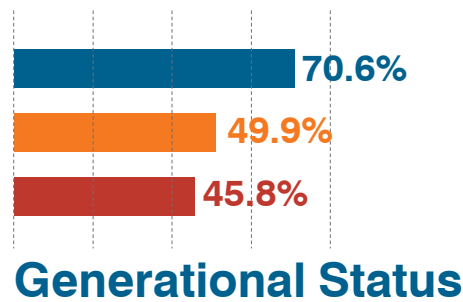
High Proportion Aged 65+



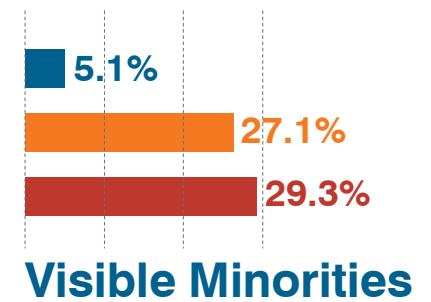
Relatively Few Immigrants



Very High Proportion Third Generation or More



Very Few Visible Minorities





Demographics



**14K within 10km
24K in Township**

Relatively small population



Stable

Very slow population growth



Older

Nearly a decade older than the Region



by 5%

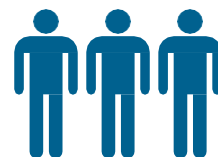
Wealthier



by 14%



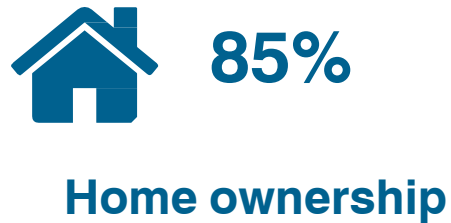
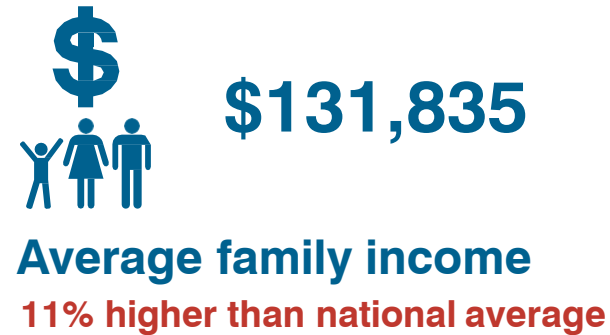
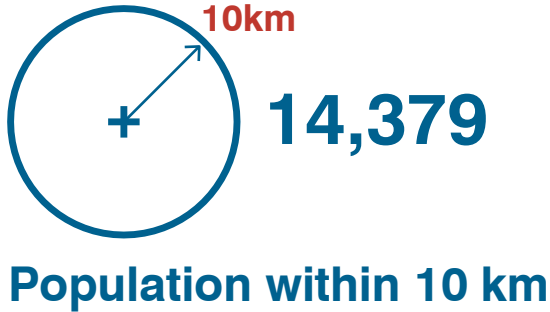
**Bigger Spenders
(with different expenditure
priorities)**



**Established &
More Homogenous**

**Fewer Immigrants & much smaller
visible minority population**

Basic Characteristics of the Immediate Market Area





Tourism and Market Growth Trends

Township has experienced slow growth in the past. This will change in future. Population **growth of 17%** expected between now and 2031 (overspill from GTA).

Durham Region population increasing by nearly 3% per annum. Large and growing opportunity to promote Port Perry waterfront for nearby accessible day trips.

1. Port Perry well positioned to take advantage of certain growing tourism market niches:
 - *fishing (multicultural markets out of GTA)*
 - *growing interest in indigenous tourism*
 - *sports tourism*
2. Slight growth in boating tourism market on Trent Severn: opportunity to increase share of boating traffic 'diverted' down to Port Perry through product development (*including waterfront development*) and marketing
3. Strong tourism growth potential with hotel development and attractions (casino), library & Farndale Art Gallery, etc.

Economic Development



Marina



Old Mill



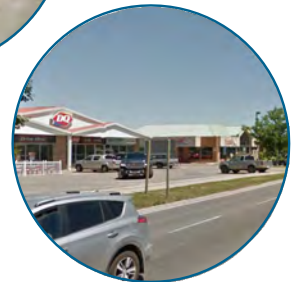
Downtown Port Perry



**Water Street
Business Area**



**Scugog Street
Business Area**

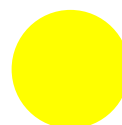


Land Uses (Official Plan)



Legend

- Parks
- Open Space
- Hazard Lands
- Downtown Commercial
- Corridor Commercial
- Residential
- Study Area



Development sites



Water Street –

long term vision from 2008 Downtown Development Strategy

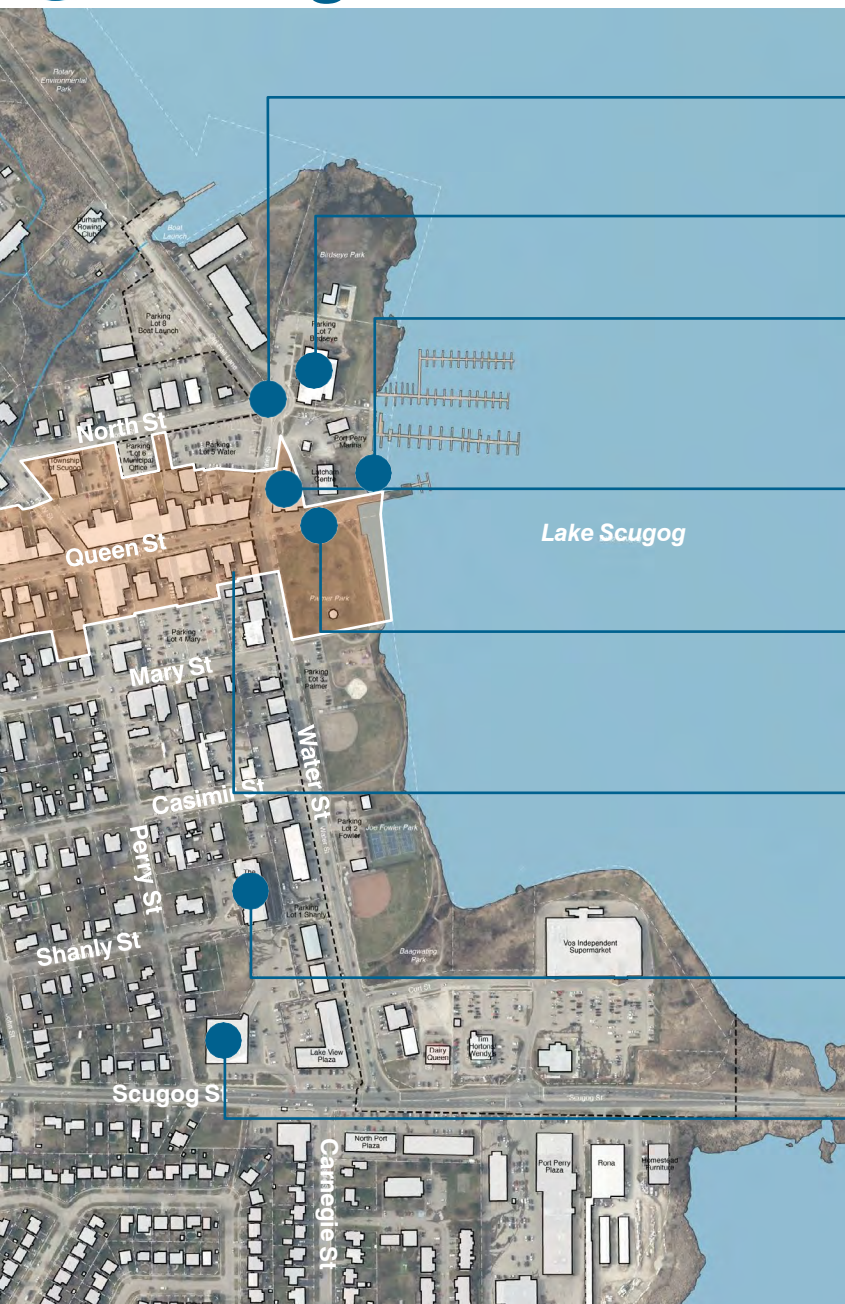
Existing conditions on Water Street



Consolidated entrances & landscaped edges to screen parking



Changes Since 2008 *Downtown Development Strategy*



Roundabout at Water & North Streets 2011

Scugog Library Expansion 2011

New Boardwalk 2010

Painting of Old Mill 2015

New walkway/parkette at foot of Queen Street 2010

Creation of Downtown Port Perry Heritage Conservation District 2010

The Bayview Residences 2009

Shoppers Drug Mart 2010

Hotel Development in the Area



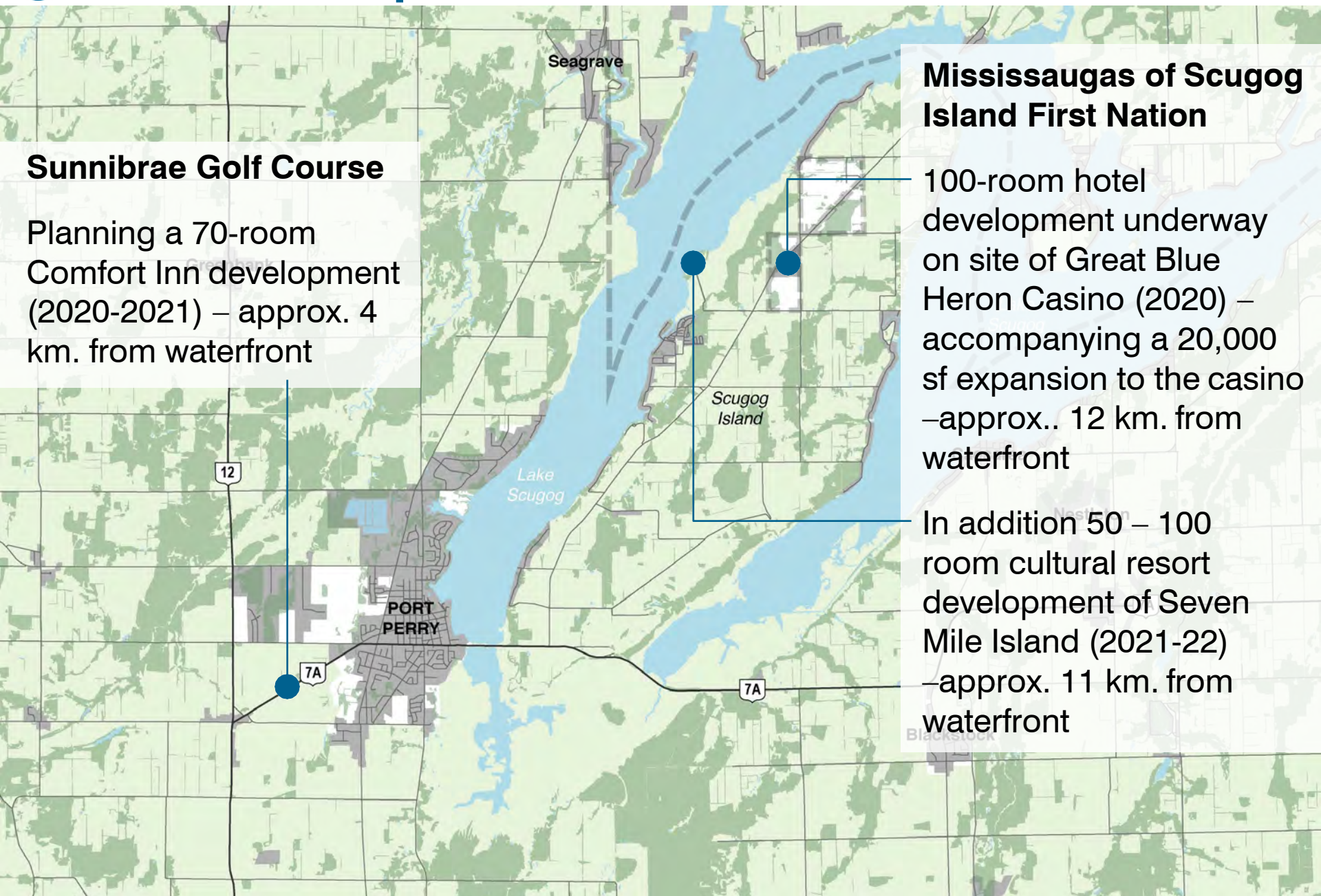
Sunnibrae Golf Course

Planning a 70-room
Comfort Inn development
(2020-2021) – approx. 4
km. from waterfront

Mississaugas of Scugog Island First Nation

100-room hotel
development underway
on site of Great Blue
Heron Casino (2020) –
accompanying a 20,000
sf expansion to the casino
—approx.. 12 km. from
waterfront

In addition 50 – 100
room cultural resort
development of Seven
Mile Island (2021-22)
—approx. 11 km. from
waterfront



Marinas, and Marina Related, in Area

Area well served for boating needs





Port Perry Marina



Operated by private sector in partnership with the Town for 30 years.

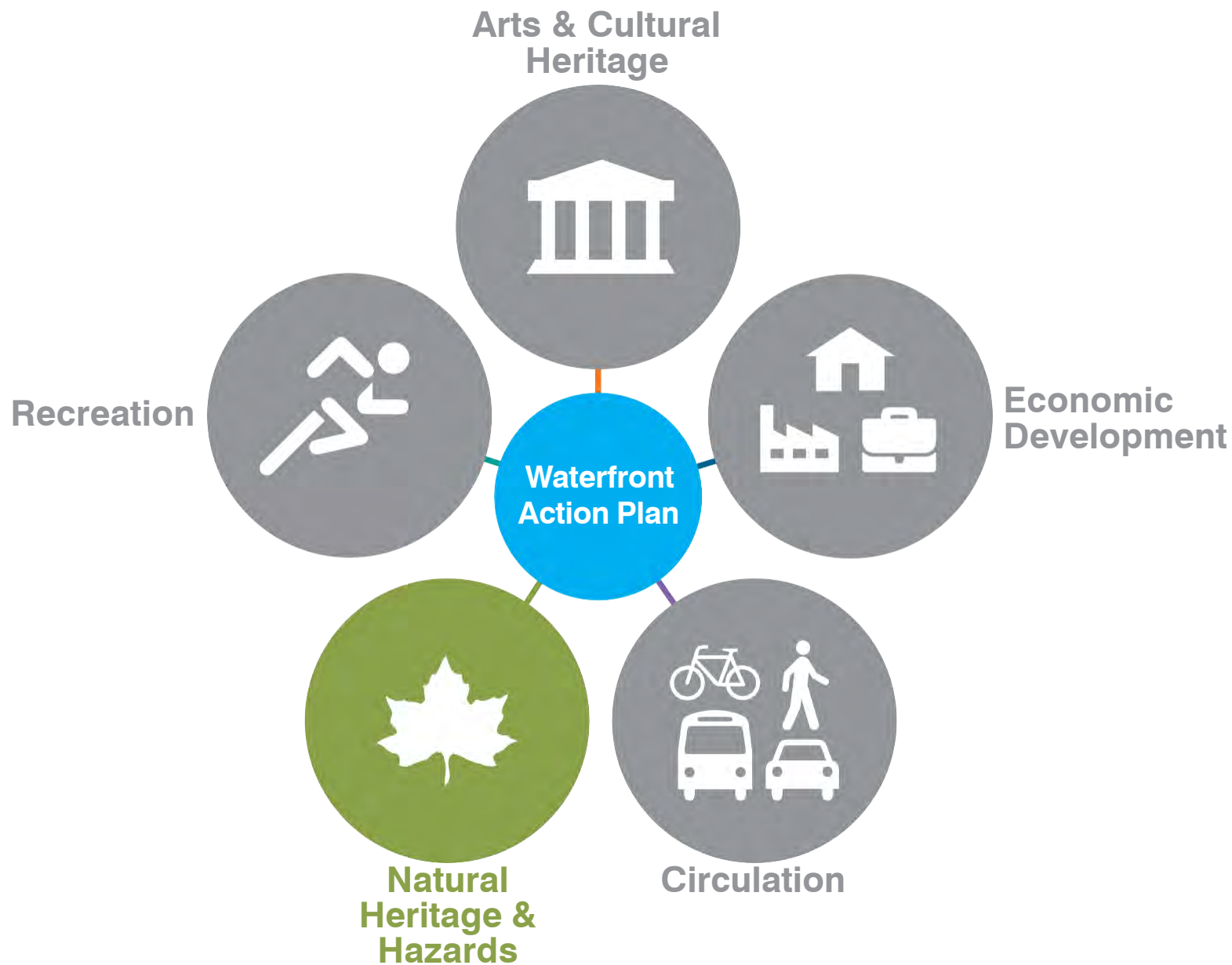
Private operator: provide and maintain docks, operate a full service marina

Considerations for the Action Plan:

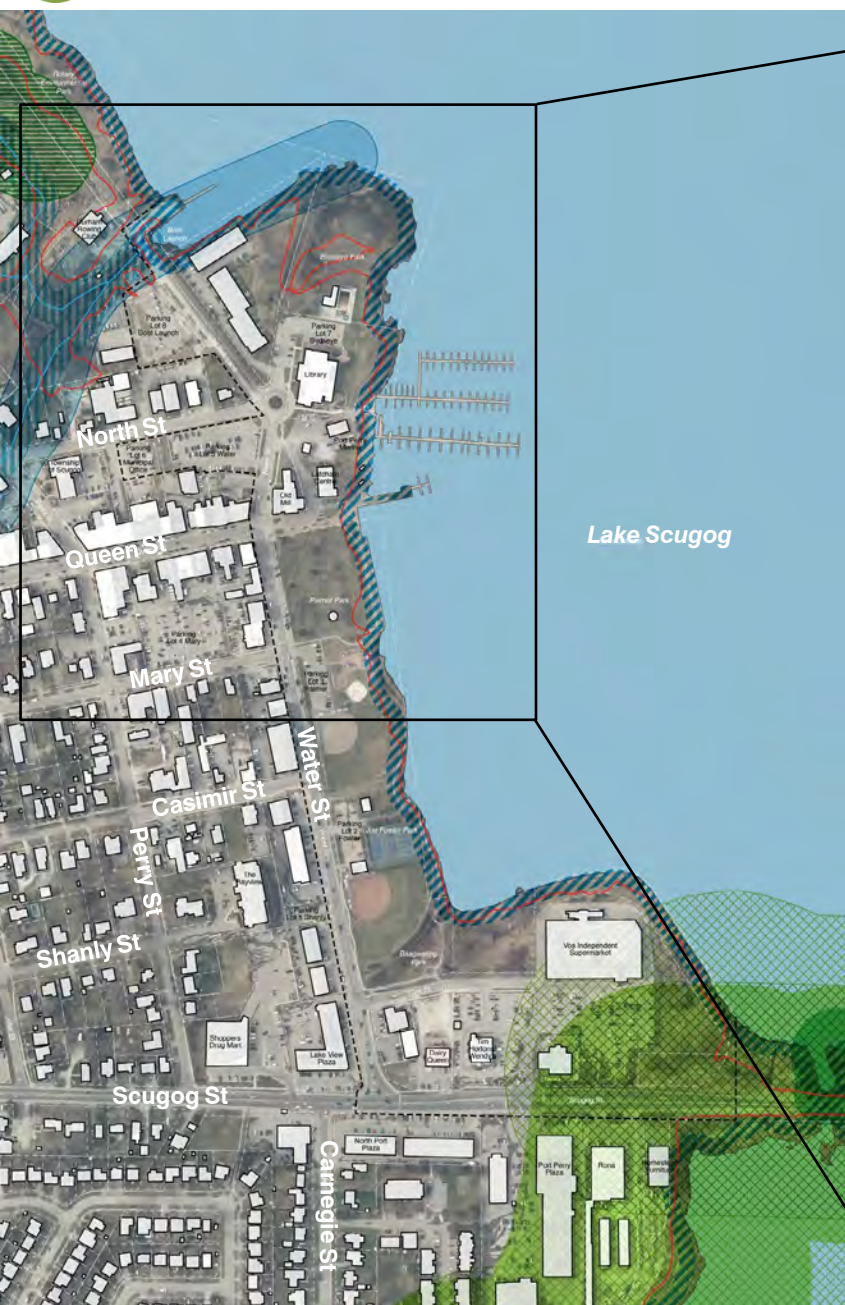
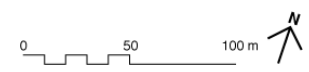
- Long term lease to allow for planned upgrades
- Upgrades to Pier 2 and 3 by 2021
- Boat launch at the site
- Possibility of additional slips 50+
- Continued boat rentals: fishing boats, pontoon boats, canoes, kayaks, paddle boats,
- New building to house store, restaurant, washrooms, shower, laundry
- Gas bar
- Dock storage
- Garbage enclosure
- Partner in waterfront events

To think about at today's workshop....

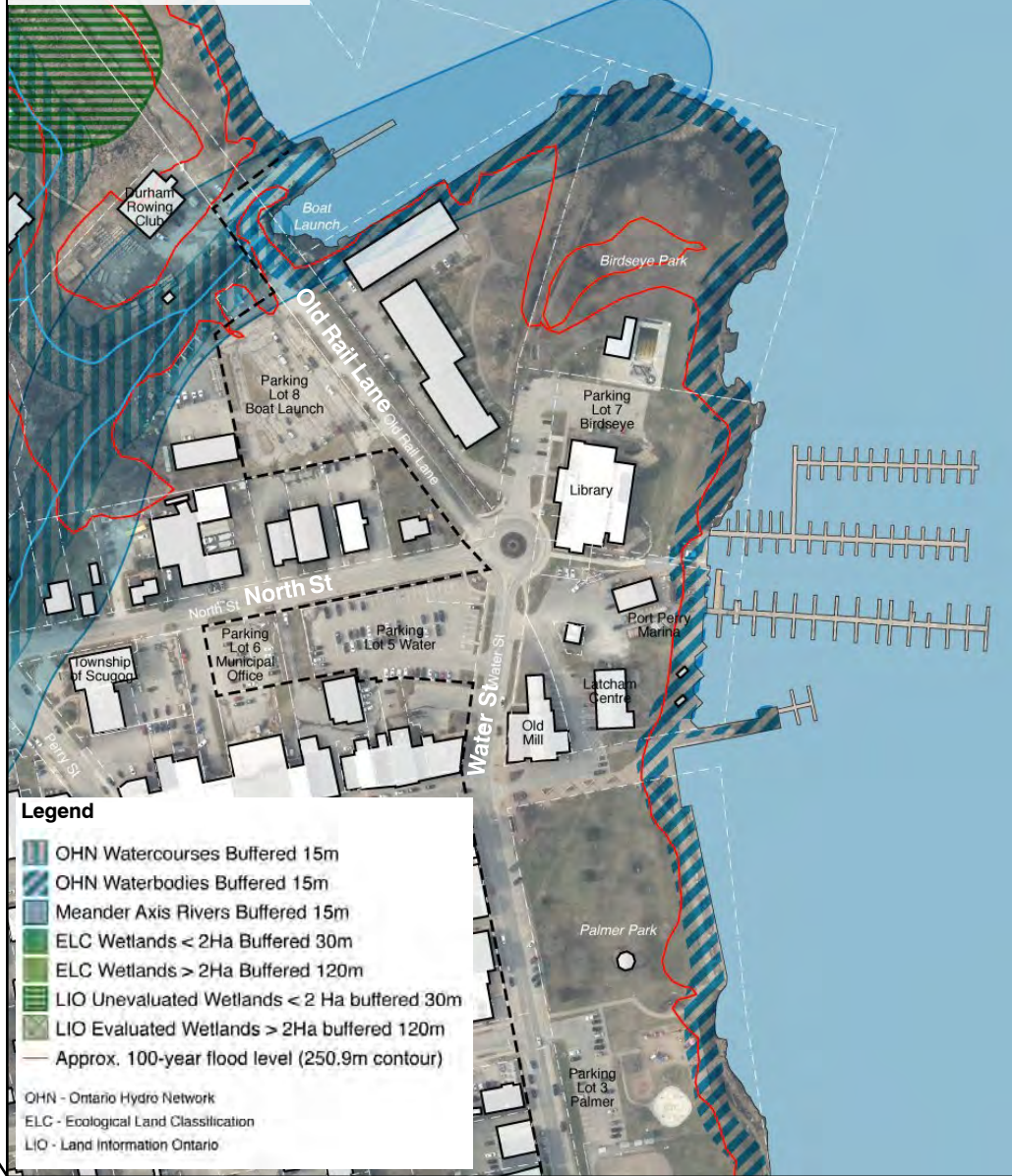
- **What businesses could be located on the waterfront and where?**
- **What kind of businesses/uses could be located near the waterfront and where?**
- **Are food trucks appropriate?**
- **Upgrading the marina?**
- **Transient docks near the pier?**



Flood Hazard Limits



Enlargement - NORTH



Legend

-  OHN Watercourses Buffered 15m
-  OHN Waterbodies Buffered 15m
-  Meander Axis Rivers Buffered 15m
-  ELC Wetlands < 2Ha Buffered 30m
-  ELC Wetlands > 2Ha Buffered 120m
-  LIO Unevaluated Wetlands < 2 Ha buffered 30m
-  LIO Evaluated Wetlands > 2Ha buffered 120m
-  Approx. 100-year flood level (250.9m contour)

OHN - Ontario Hydro Network
 ELC - Ecological Land Classification
 LIO - Land Information Ontario

Flood Hazard Limits



Legend

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- **15m setback from lake and streams**
- **100-year lake level flood elevation is 250.9m above mean sea level (MSL)** - shown in red is an interpolated position for the 250.9m contour based on the Province's *Digital Elevation Model for the Greater Toronto Area*
- **Permit required for any work within the hazard, including work below 100-year flood level**

Stormwater Outflows



Joe Fowler Park Shoreline

Baagwating Park

BEFORE

AFTER



BEFORE

AFTER

Lake Scugog Enhancement Project/Scugog Lake Stewards



- \$3-4 million project
- Construction to begin 2020
- Dredging will clear proper navigational depths in key areas
- Construction of an engineered wetland protected by an armour stone buttress
- Wetland will filter harmful pollutants from stormwater runoff entering the lake, while providing a sanctuary for fish, birds, amphibians and turtles, and incorporating a walking path along Lake Scugog's shores
- No additional recommendations will be provided for shoreline treatments along the Lake Scugog Enhancement Project shoreline

Lake Scugog Enhancement Project





Boat Launch

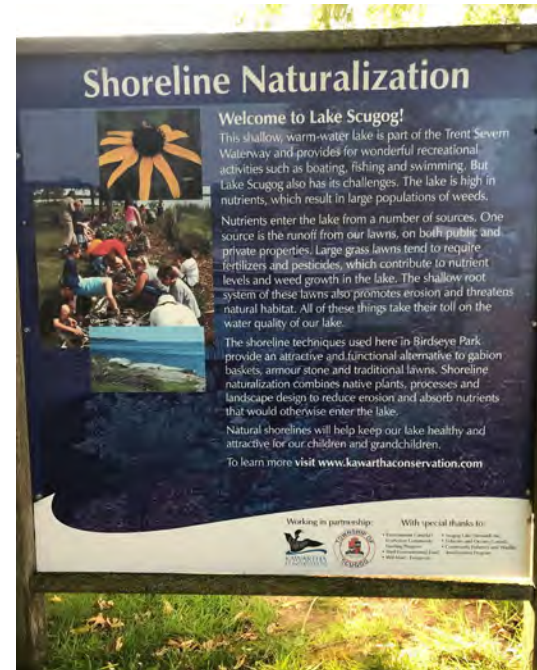
- Two ramps with dock, one of ramps needs maintenance
- Dock extension?
- Parking issues have been raised
- Need for signage
- Boat washing area required





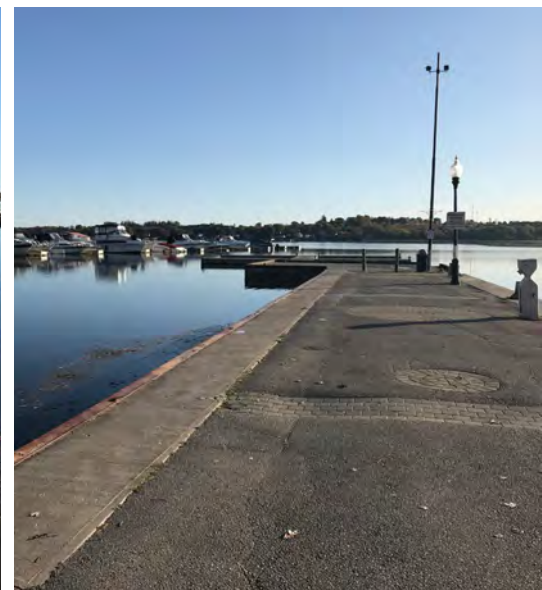
Birdseye Park

- Naturalized shoreline
- Appears to be effective in managing geese and erosion control





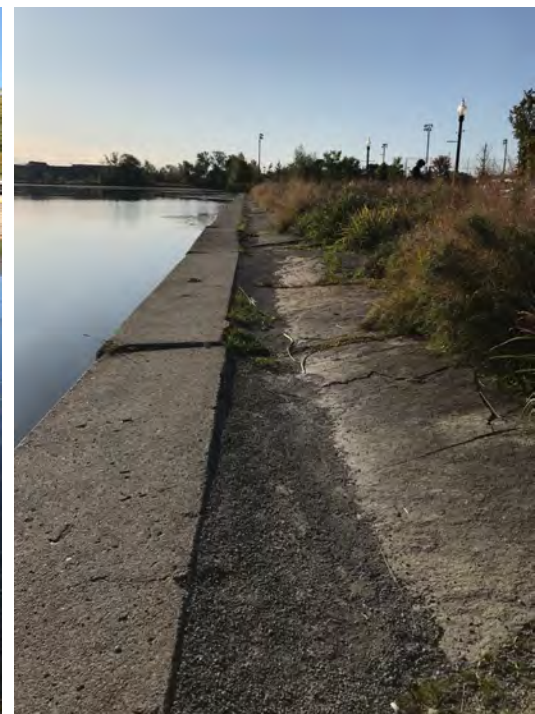
Marina and Public Dock





Concrete Wall

- Concrete wall in disrepair
- Evidence of cracking, damage to backshore, tilting





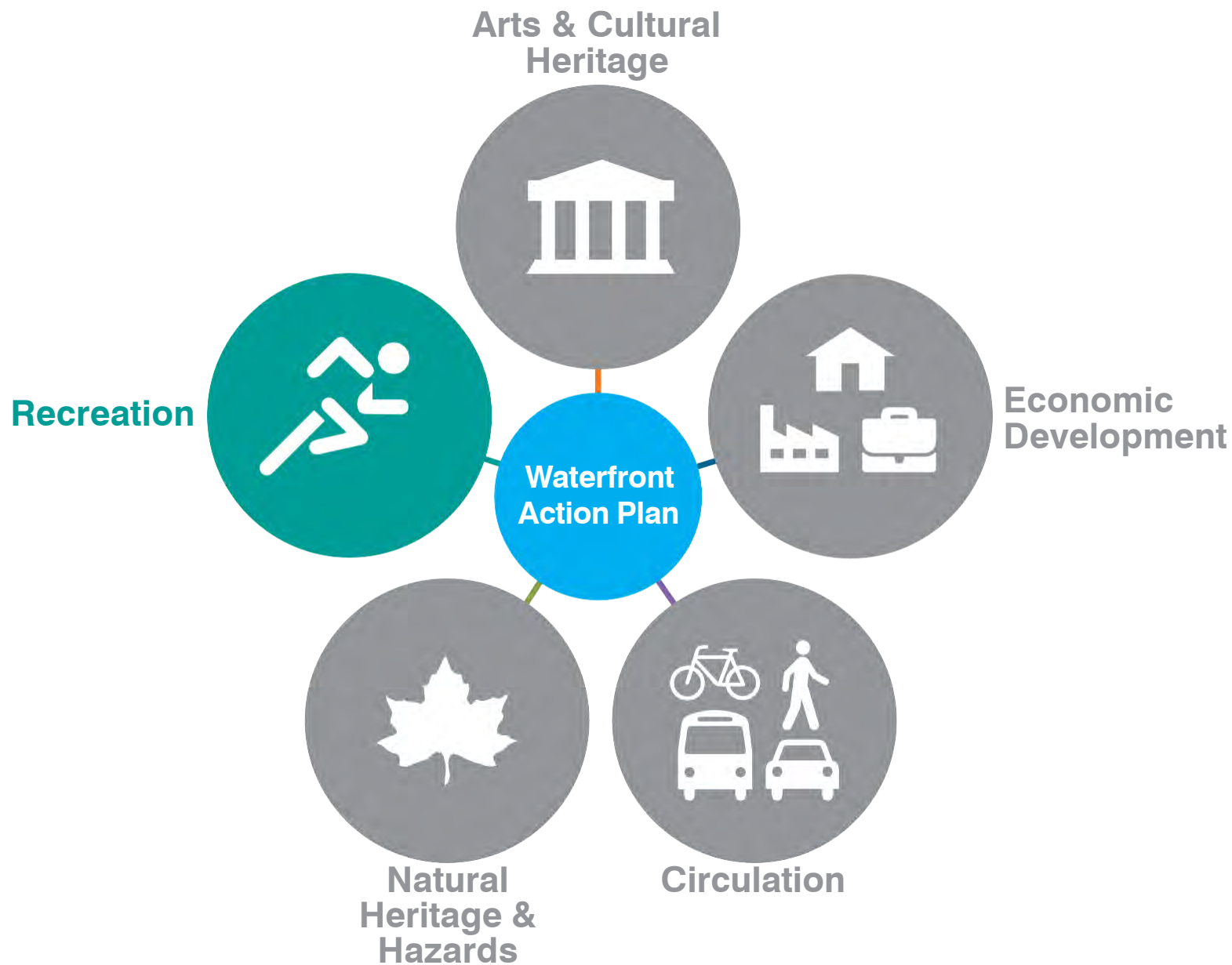
Beach and Naturalized Shoreline

- Armourstone along sections of backshore, remaining shoreline unprotected
- “Beach” with reeds and vegetation, limited sand
- Plantings along south shoreline to stabilize



To think about at today's workshop....

- **Sustainable landscape....less area as mowed lawns**
- **More tree planting**
- **Recycling bins**
- **Refillable water stations**
- **Permeable paving surfaces**
- **Stormwater infiltration**





Recreation - Parks



**Rotary
Environmental
Park**



**Birdseye
Park**



Palmer Park



**Joe Fowler
Park**



**Baagwating
Park**



Recreation - Facilities



Pool



Plus outdoor exercise equipment

Fishing Pier



Playground and Splash pad



Baseball



Tennis



Flying Club





Sports

Joe Fowler Park

2 Baseball Diamonds for Senior Soft Ball

Used 6 months of the year: May to October (often vacant during the day)

Most used diamonds in the Township

Safety concerns of balls being hit into traffic and in the lake

Tennis

Leased by Port Perry Tennis Club with approx. 150 members, Lease has been extended until end of 2020. Club is pursuing a longer term renewal

Used 6 months of the year: May to October 9-12 and 4-10

Monday to Saturday for members only and during tennis camps

Good condition

Pool

Pool is in fair condition. Built in 2001. Upgrades done in 2017 with more planned for the building

Utilization of the pool remains strong

Size of the pool is not conducive to competitive aquatics programming.

Open from mid-June to beginning of September

Baseball & Tennis use
23% of the area of the
public parks on the
waterfront

1.4 ha (3.5 acres)



Recreation - Boating



Boat Launch



Nearby parking for 48 cars and 15 trailers
Durham Rowing Club is adjacent

Port Perry Marina



140 slips
Boat & motor rentals
Boathouse Grill
Trailer service & storage (offsite)
Fuel and pump-out

Pier



Conflict of boat tie up and anglers on pier

Fishing derbies include: Fish for Charity, Port Perry Bassmasters, Bassmania, Angler-New-Angler Charity Fishing



Marina and Public Dock

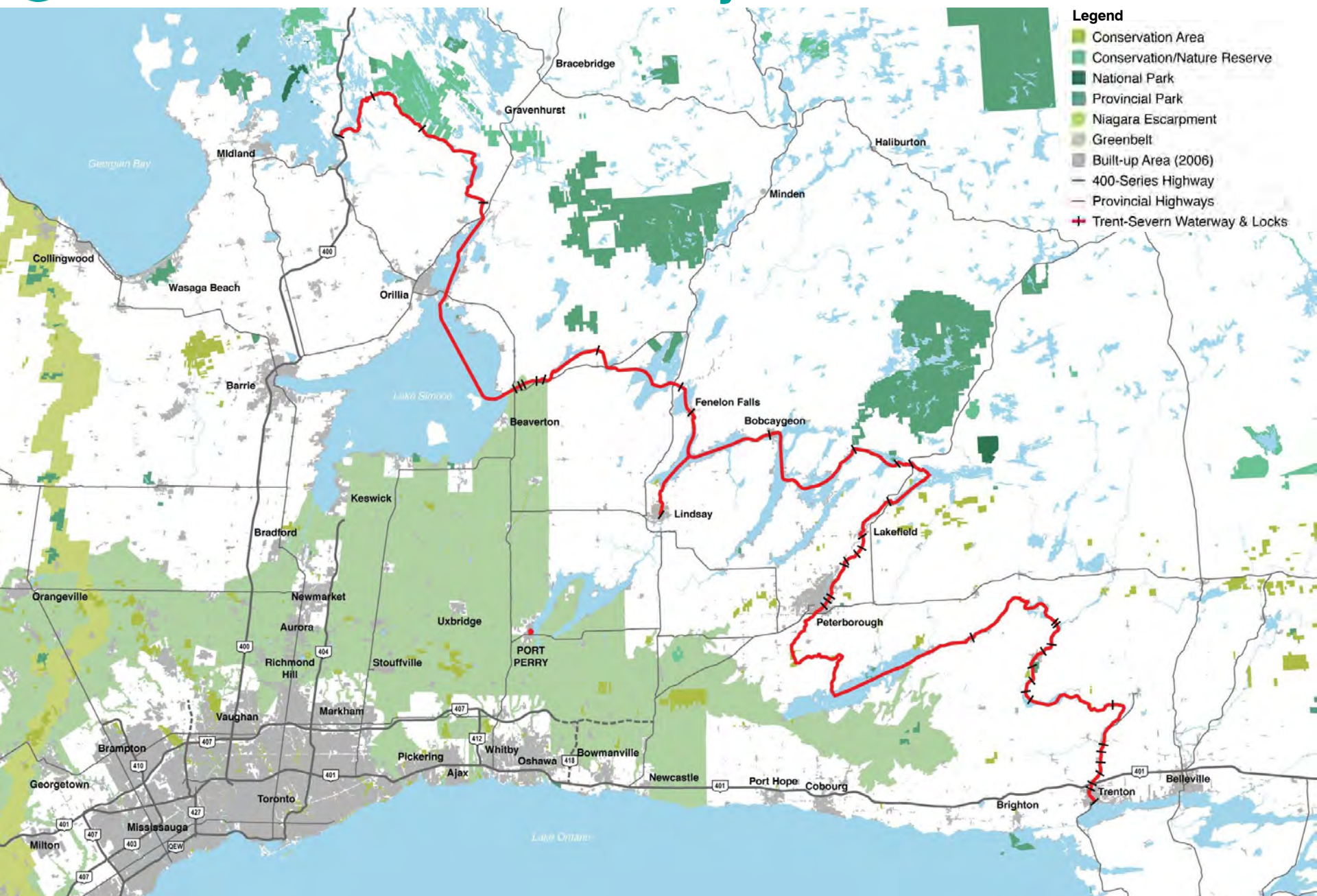
Primary Marina Services

- Dock slip rental (15-39 ft boats)
- Boat and motor rentals
- Boathouse Grill
- Trailer service and storage (offsite)
- Fuel and pump-out

Upgrades completed

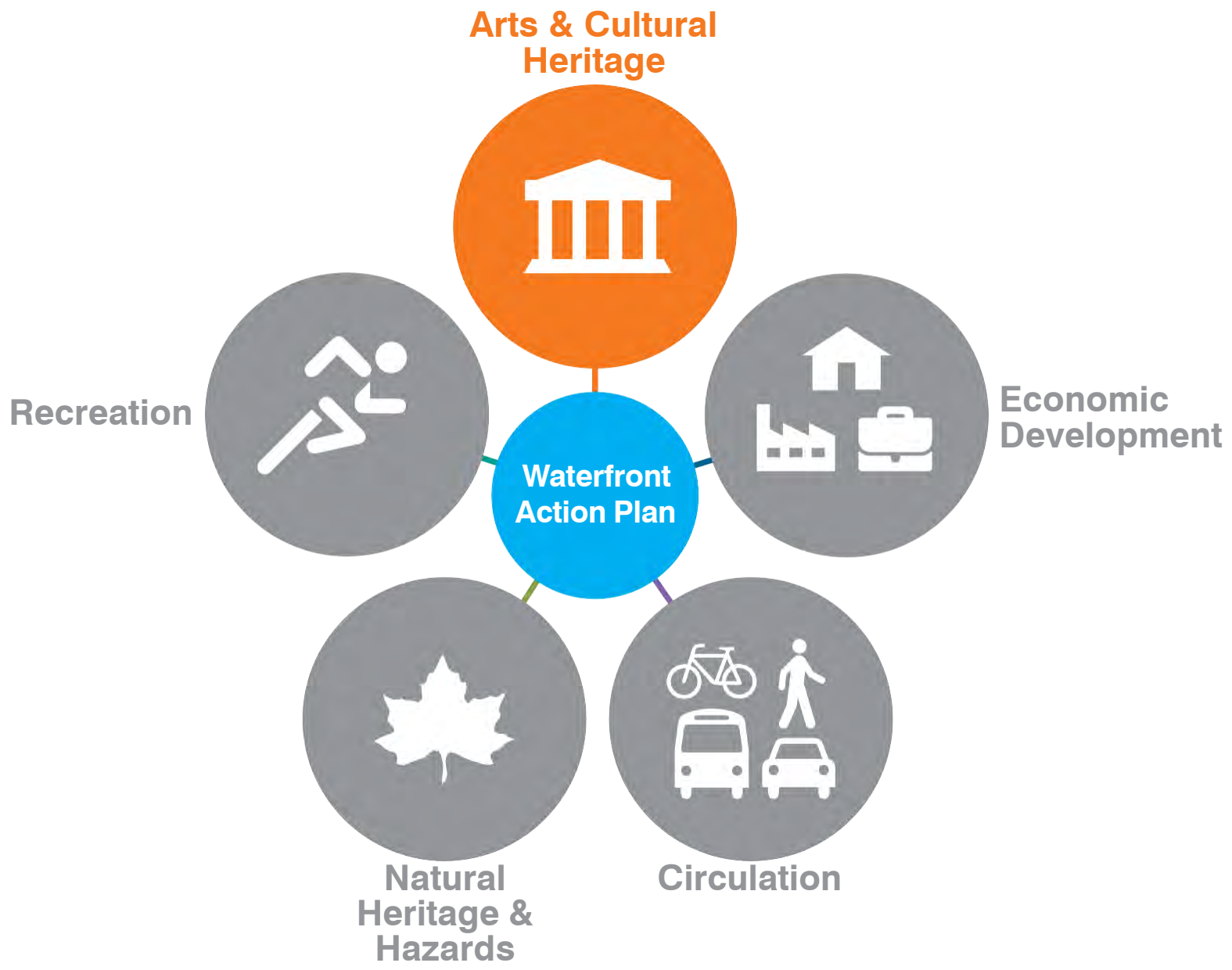
- 2010 – Pier 1 new docks with 15-20 yr life

The Trent-Severn Waterway



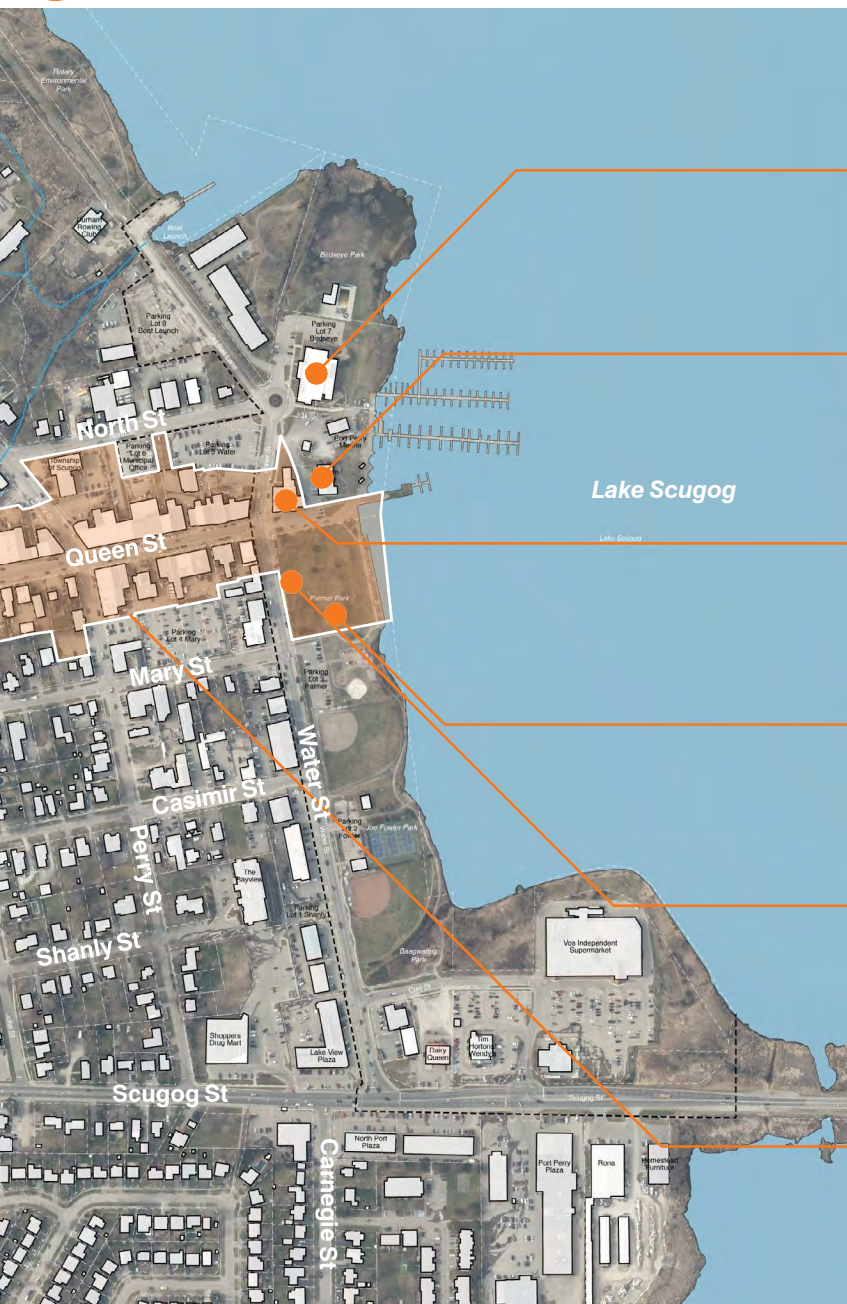
To think about at today's workshop....

- What stays, what should be relocated?
- What recreation activities are missing from the waterfront?
- How can boating tie-up co-exist with angling?
- Is single purpose use of areas on the waterfront appropriate?
- Tennis and baseball are not used for 6 months of the year – what should happen on those lands outside of the season?
- Does the waterfront welcome all?
- Characteristics of a possible urban square at the foot of Queen Street



Arts & Cultural Heritage

More than 17 events held on the waterfront each year



Library

16,285 SF
1982+2011



Latcham Centre



Old Mill

1874



Palmer Park Gazebo



Palmer Memorial

1946

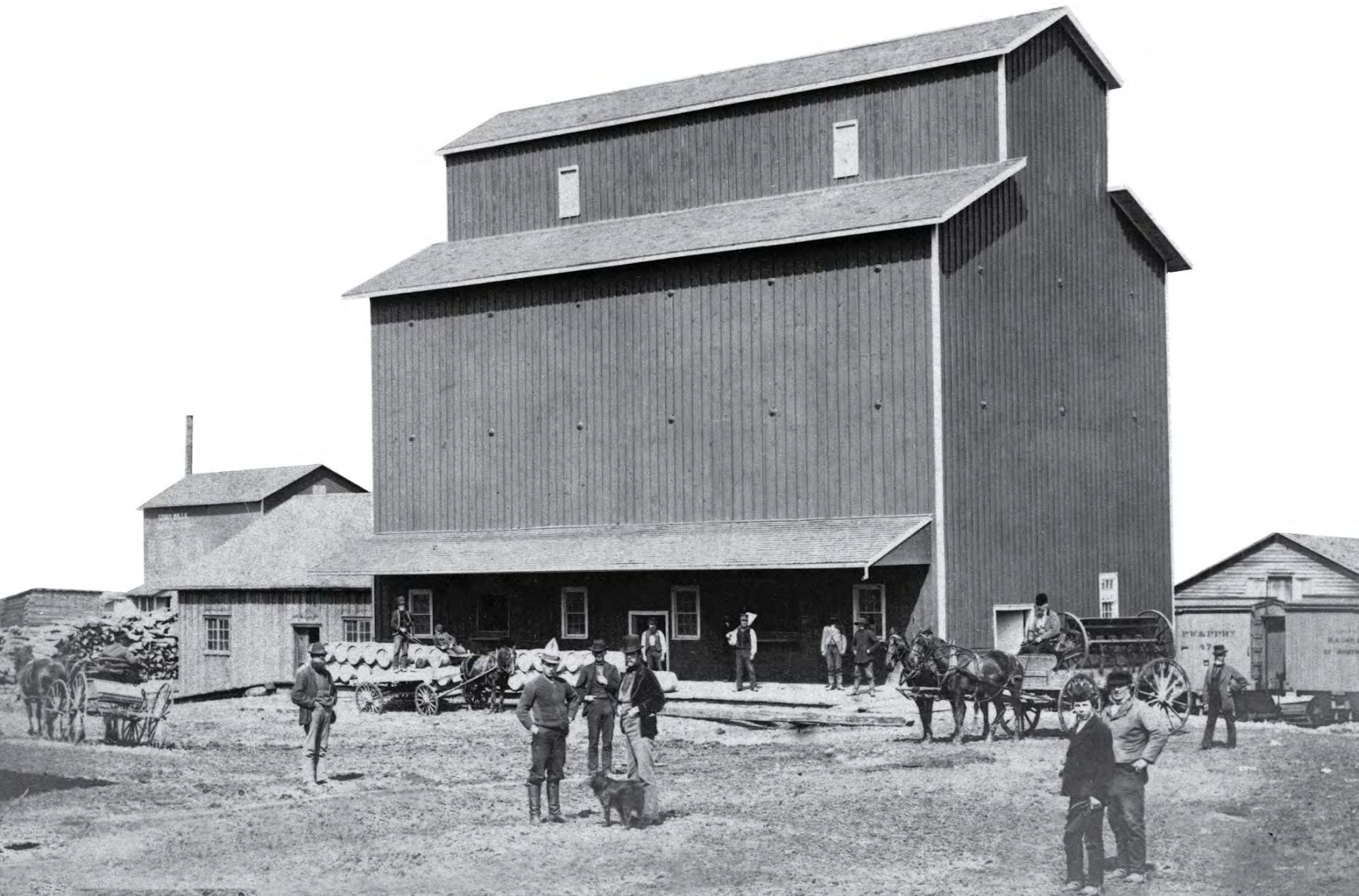


Original 1938
Current version 1955?

Downtown Port Perry Heritage Conservation District



The Mill (Port Perry Grain Elevator)



The Mill (Port Perry Grain Elevator)



- Built in 1874
- Oldest & Largest Wood Crib Grain Elevator in Canada
- The only building in downtown to survive the fire of 1884
- Ceased operations as a Grain Elevator in 1980
- Purchased by the Township in 2009
- Designated heritage building under Part IV of the Ontario Heritage Act in 2018
- Structural report in 2016 indicated the Mill can be made structurally sound with reinforcement of 2 columns
- Cost to bring the building up to current Building Code standards was estimated as \$513,000
- Township is actively seeking partners for restoration, reuse and rehabilitation



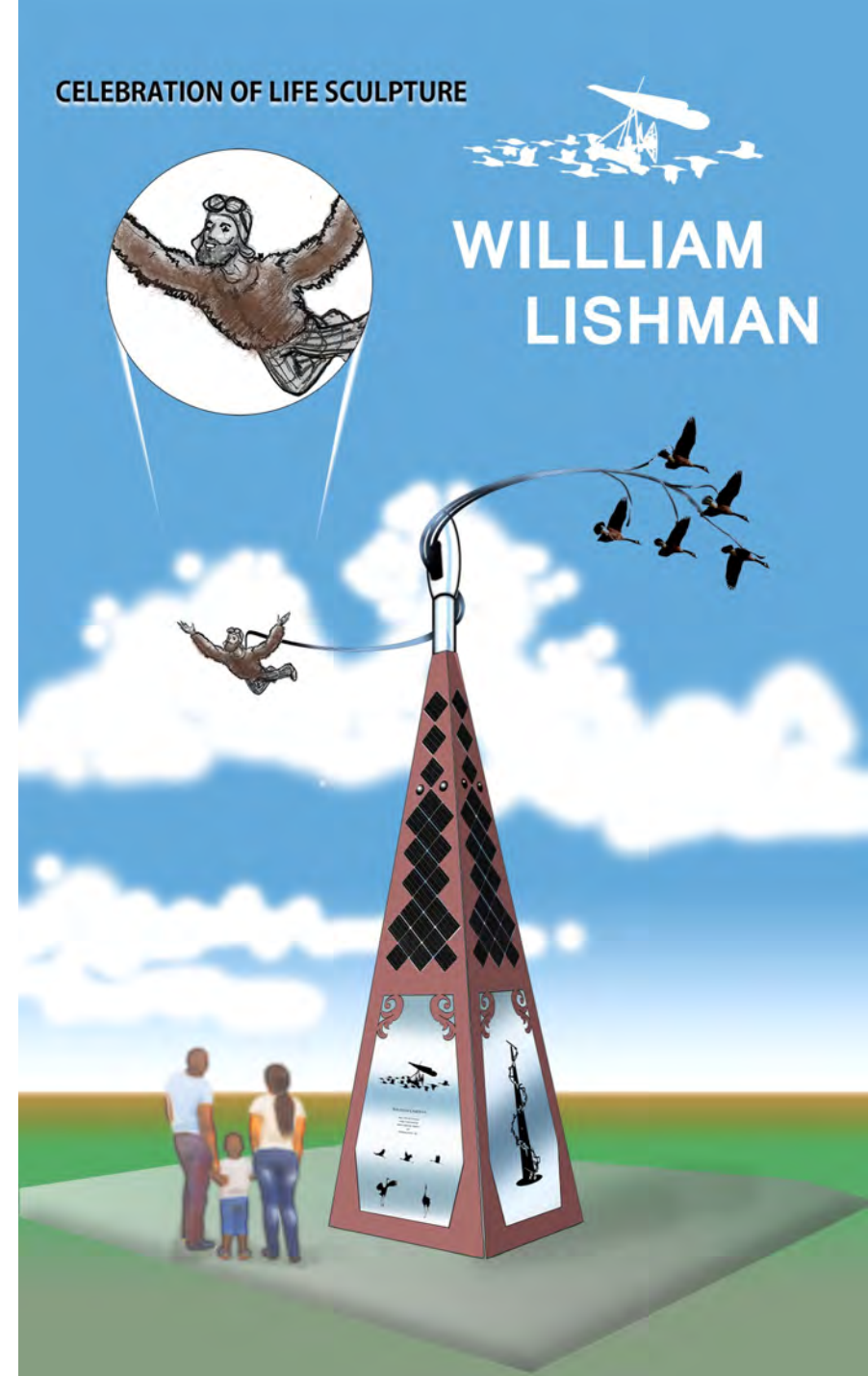
- Built in 1973
- Amenities and structure in fair condition (beyond useful life) - according to 2018 Township of Scugog *Parks, Recreation, and Culture Strategic Master Plan*
- Accessibility issues (washrooms not fully accessible)
- Township intends to demolish the building
- Replacement strategy has not yet been determined

Proposed William Lishman Sculpture

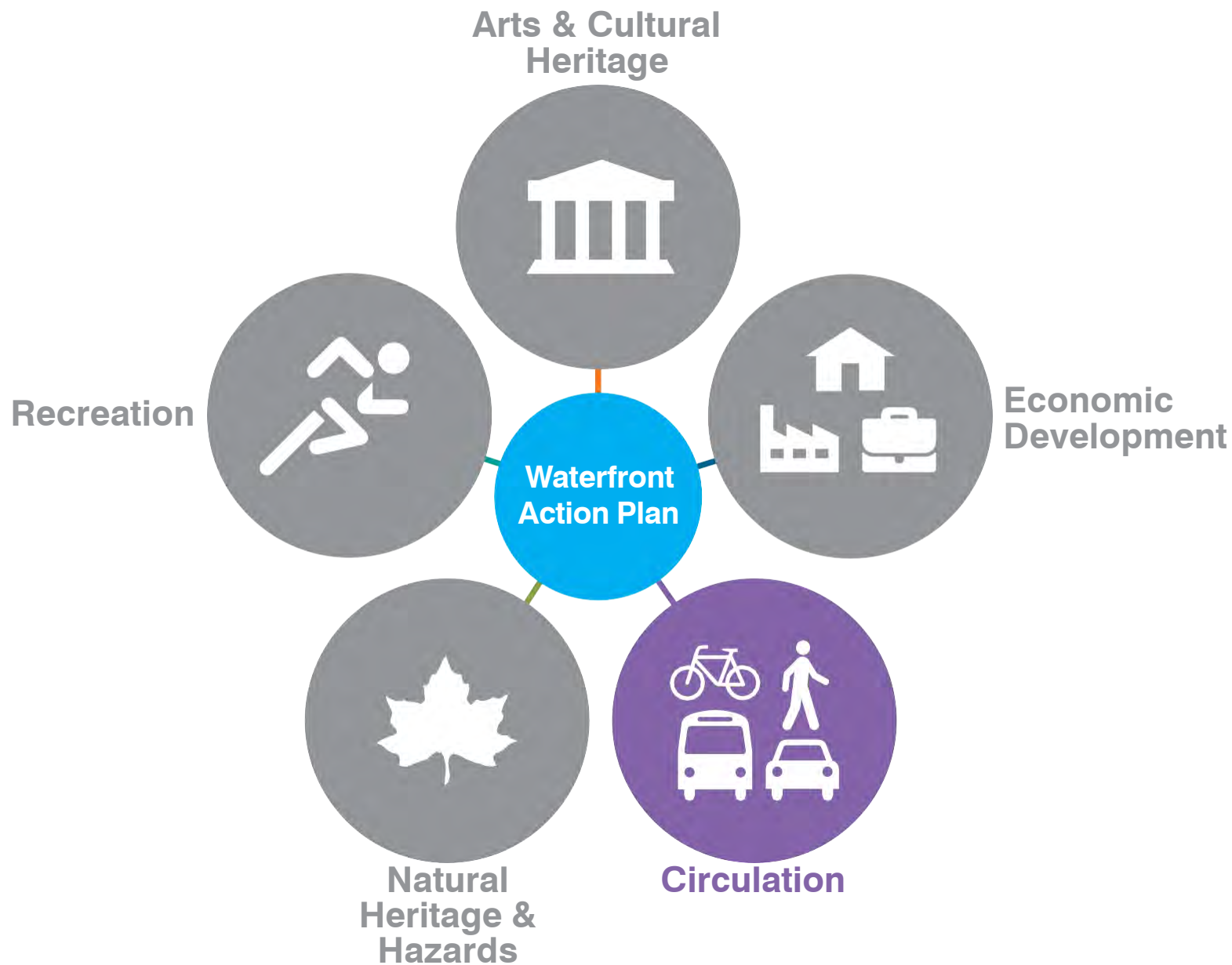
Council approved

Fundraising underway

To be located on the waterfront



- **What uses could be combined with the Seniors Centre?**
- **What's the most ideal location for the Seniors Centre on the waterfront?**
- **What other arts and cultural facilities are appropriate for the waterfront?**
- **What other events are appropriate for the waterfront?**





Pedestrian Network

Legend

- Trails
- Proposed Trails
- Sidewalk & Other Paths
- Study Area



Rotary
Environmental
Park



Boardwalk



Palmer Park



Missing sidewalk on Water St

Baagwating
Park



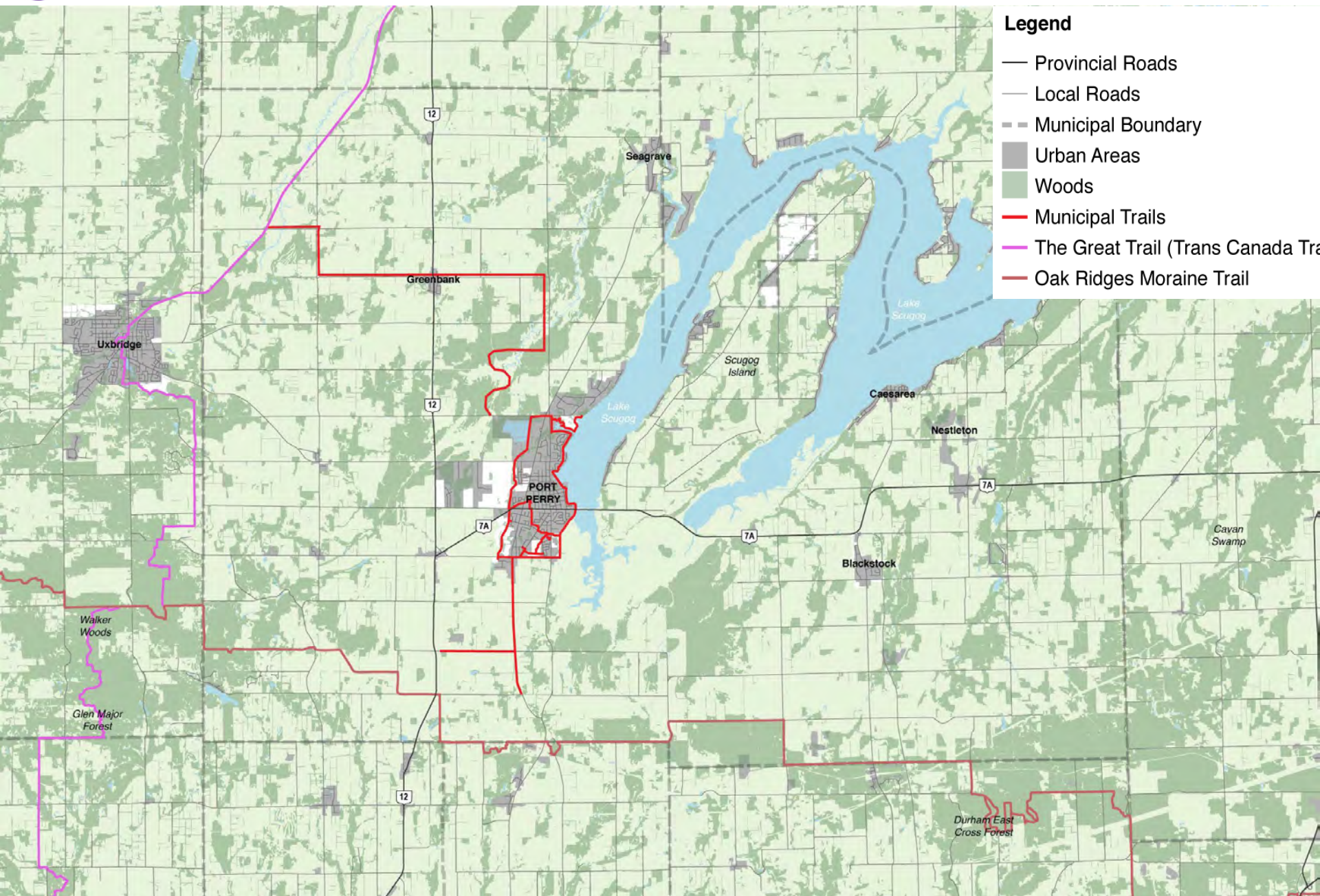


Pedestrian Trails

0 1 2 3 4 5 km

Legend

- Provincial Roads
- Local Roads
- - - Municipal Boundary
- Urban Areas
- Woods
- Municipal Trails
- The Great Trail (Trans Canada Trail)
- Oak Ridges Moraine Trail

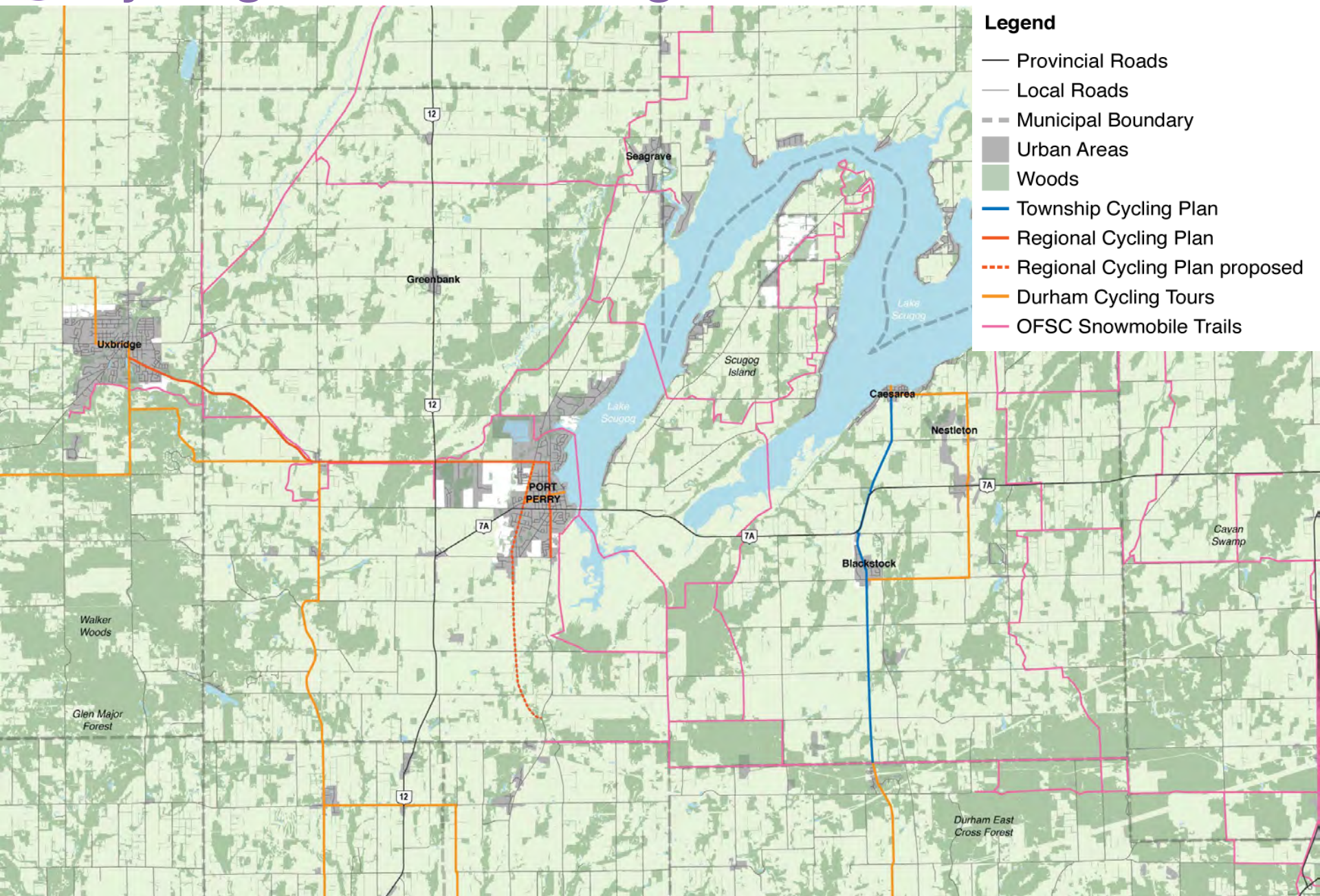


Cycling & Snowmobiling

0 1 2 3 4 5 km 

Legend

-  Provincial Roads
-  Local Roads
-  Municipal Boundary
-  Urban Areas
-  Woods
-  Township Cycling Plan
-  Regional Cycling Plan
-  Regional Cycling Plan proposed
-  Durham Cycling Tours
-  OFSC Snowmobile Trails



Parking 492 parking spaces (not including private parking)



Legend

-  Township Public Parking Lots
-  Library & Latcham Lots
-  On-Street Parking
-  Private Parking Lots
-  Study Area

Township Public Parking

Lots Parking Lot 1 - Shanly -

12 Parking Lot 2 - Fowler - **28**

Parking Lot 3 - Palmer - **35**

Parking Lot 4 - Mary - **117**

Half is public

Parking Lot 5 - Water - **85**

Parking Lot 6 - Municipal Office - **30**

Parking Lot 7 - Birdseye - **20**

Parking Lot 8 - Boat Launch - **48 + 15 trailers**

On-Street Parking

Queen St (Partial) **48**

Water St - **71**

Perry St - **27**

Other

Library Parking Lot - **22**

Latcham Centre Parking Lot - **16**

Port Perry Marina - **11**



To think about at today's workshop....

- **Need to extend the sidewalk along the park side of Water Street**
- **Safe pedestrian crossings of Water Street**
- **Can parking be shared?**
- **Should parking take up waterfront park space?**
- **Services for snowmobiles?**
- **Improvements to the snowmobile trails**
 - **access, parking, route, marketing?**

Table Group Activity #1

Vision Statement - a word picture describing the ideal future for the waterfront...an aspirational statement....

- 1. Introduce yourself to others at your table**
- 2. Talk about key words or phrases that should be captured in the overarching vision statement for the waterfront**
- 3. Write each word or phrase on an individual sheet of paper**
- 4. Choose the top three**

Five Lenses

- 1. Using the air photo map that's on the table, share your ideas for each one of the 5 lenses through which we are looking at the waterfront:**
 - natural heritage
 - arts and culture
 - recreation
 - circulation
 - economic development
- 2. Write your ideas in the space on the work sheet.**
- 3. Locate any ideas using a marker or sticky dot.**