

**1. Park development
(town owned land)**

**2. Long-term development
(privately owned land)**



Public Park

1. Lake Scugog Enhancement Project
2. Fishing piers
3. Trails
4. Remote control model planes
5. Waterfront wayfinding and signage



Public Park



Long-term redevelopment

Important urban design principles to guide long-term redevelopment

- Public streets should define development blocks
- Buildings should be located to create street walls, frame the public realm, similar to Queen Street
- Buildings should have active, at-grade uses on the ground floor with residential above
- Public access should be provided to and along the water's edge
- Buildings should be designed to front, face and feature Lake Scugog
- Landmark buildings should be provided at major corners and to create a gateway to the community / the downtown



Long-term redevelopment

Long – term Development

1. Mixed Use with active at-grade commercial/retail uses along the street
2. Landmark / Gateway Building
3. Connected Public Streets with lay-by parking
4. Courtyard Development (Active Street Wall, Internalized Service/Loading/Parking)

 Potential Views / Pedestrian Connections



Parking - 531 parking spaces (not including private parking)



WATERFRONT

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 to 35

Parking Lot 3 - Palmer - 35 to 0

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 to 76

Perry St - 27

Other

Library Parking Lot - 42 to 63

Latcham Centre/Marina Parking Lot - 27 to 30

Planning

Order of Magnitude Costs

Recreation

- North boat Launch
- New dock(s) / dredging at marina
- Birdseye park boardwalk trail
- New pickle ball courts
- Skating trail
- Youth area / hard surface courts
- Play / Water Play Facility
- Site Furniture
- Tennis bubble

\$1.2 - \$3.0 mil

Arts & Cultural Heritage

- Landscaped library terraces
- New community building
- Urban square

\$3.0 - \$12.0 mil

Natural Heritage & Hazards

- Shoreline naturalization
- Soft landscaping
- Greening of parking lots

\$0.8 - \$1.2 mil

Circulation / Signage

- Waterfront promenade / trails
- Sidewalk along Water Street

\$0.5 - \$1.0 mil



Notes:

Costs exclude the shoreline enhancement project, streets, curbs, lay-by parking, site servicing....

Final Costs will be subject to confirmation of development program, detail design, site conditions, level of green/LEED development standards to be achieved, time of construction

Economic Opportunities

Economic Development

1. Redevelopment of Parking Lot 5
2. New Marina / Slips
3. New Community Building
4. Long-term Private Development



Phasing

Within 5 years

- Rebuild picnic shelter
- Add pickle ball court
- Washrooms at north boat launch
- Upgrade north boat launch
- Reorganize parking lot at north boat launch
- William Lishman sculpture
- Sidewalk on Water Street
- Trails

When north ball diamond is removed:

- Remove one off street parking
- New splash pad
- Hard surface ball court/skating trail



Phasing

With relocation of the pump station

5-10 years

- Urban Square
- Stone terraces in Palmer Park
- New Marina/Community Uses/Senior's Centre
- Shoreline enhancement in Palmer Park
- Re-organize parking at library
- Expand Marina
- Explore partnerships for redevelopment of lot at North and Water Street

10+ years

- South end redevelopment



Recreation

- Balance of active and passive recreation
- Variety of active recreation for all ages and interests
- Distribution of open space
- Enhanced boating

Arts & Cultural Heritage

- Node for arts and culture

Natural Heritage & Hazards

- Shoreline restoration, Lake Scugog Enhancement Project

Circulation

- Linked trails for pedestrians and cycling
- On street and off street parking

Economic Development

- New mixed use development at Water and North with structure parking
- Café/restaurant in new marina building
- Long term redevelopment on Highway 7a

