



Beaverton Waterfront Plan



Council Presentation

December 4, 2023

 The Planning
Partnership

TCI Management Consultants

Baird

PLAN B Natural Heritage

Study Area

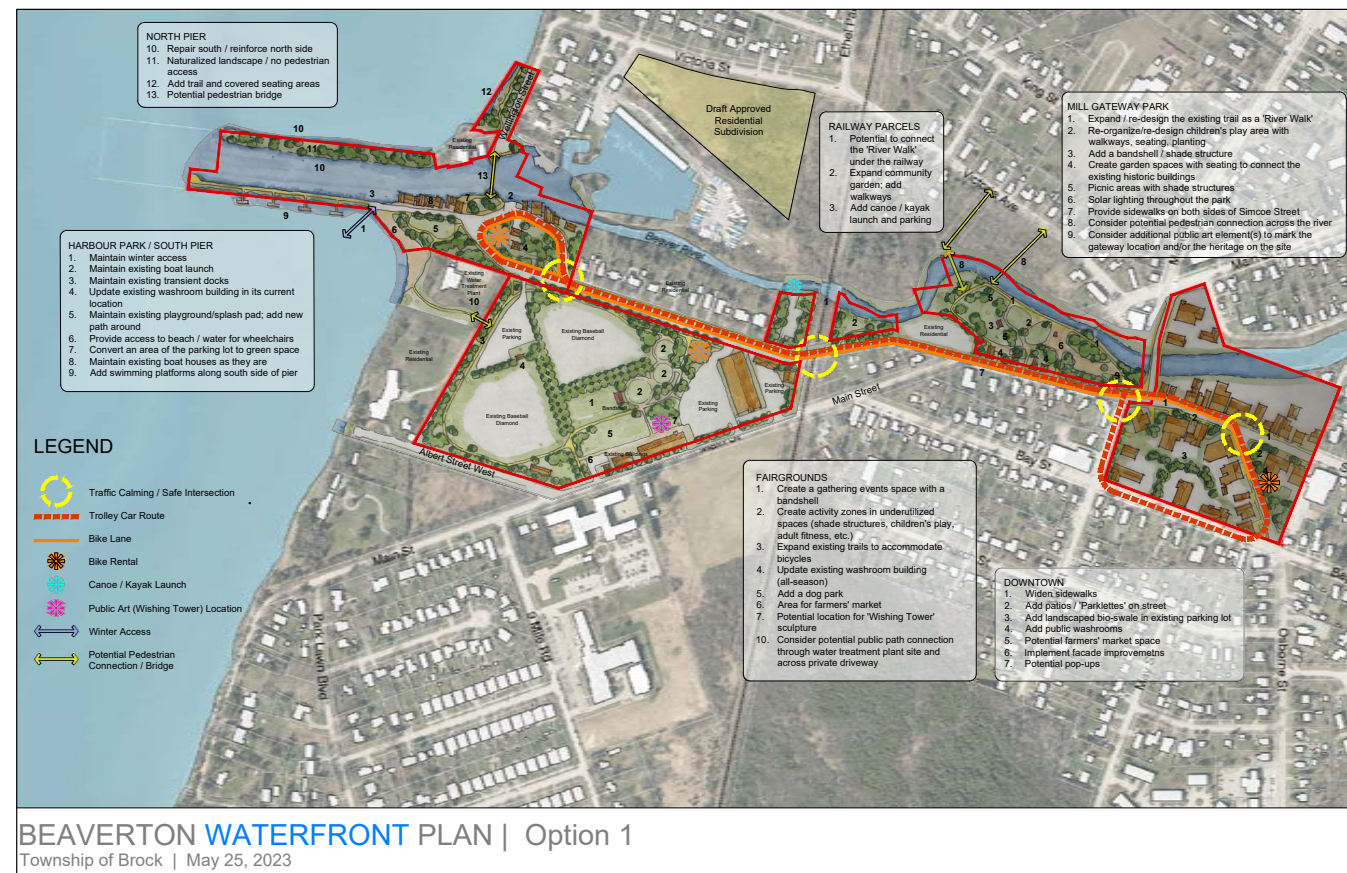


Community Engagement

- January - February**
one on one conversations with residents, mayor and councillors
- February 8**
Meeting with the Waterfront Advisory Group
- March 8**
In person public Workshop on opportunities
- April 20**
In person public Design Workshop on options to consider
- June - July**
on-line survey to receive input on the options
- November**
Meeting with the Waterfront Advisory Group
Public Information Session
- December**
Council
- Ongoing**
web page updates and social media posts

Design Workshop

- Public notice to participate in one of two design sessions each with 3 table groups led by a member of the TPP team - 40 people participated
- Each table group was given a specific design direction to result in 3 purposefully different options



Options for the boathouses:

- 1. Keep boathouses but increase lease to market rates:** retain as residential but gear lease renewals to commercial market rates as they come due. Prepare and enforce design guidelines to ensure building exterior and sites are in good repair
- 2. Conversions:** allow / encourage commercial uses on ground floors to create a boutique / artisan area for increased appeal to residents and visitors
- 3. Parkland:** do not renew leases as they come due; provide fair compensation for costs to homeowners as of [date that decision is made]; remove boat houses on leased land as they become vacant for parkland
- 4. Parkland:** buy out leases at fair market rates in first year (or over market to incent participation); declining offer each year thereafter remove houses as they become vacant for parkland



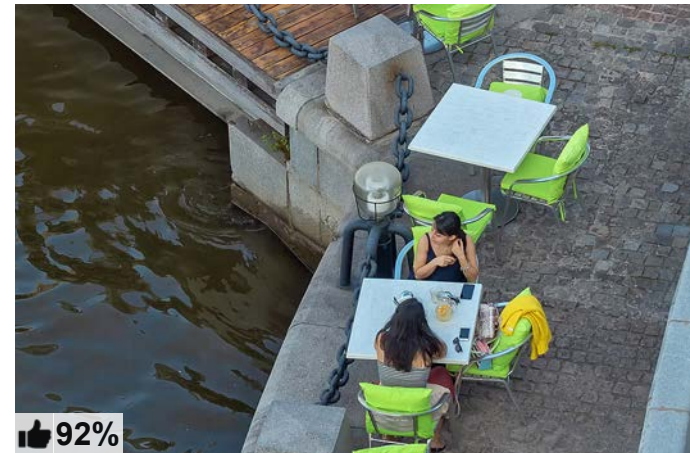
On line survey of key components of each concept

- On line survey to receive input from the community on the key components of the 3 options that were co-created during the April design workshop and refined by The Planning Partnership team.
- Intent is to identify the most preferred components as input to putting together an emerging preferred plan
- Survey:

posted from June 22 - July 14, 2023

448 people responded

the age of respondents was almost the same at 30% each for 31-45, 45-60 or over 60 years old



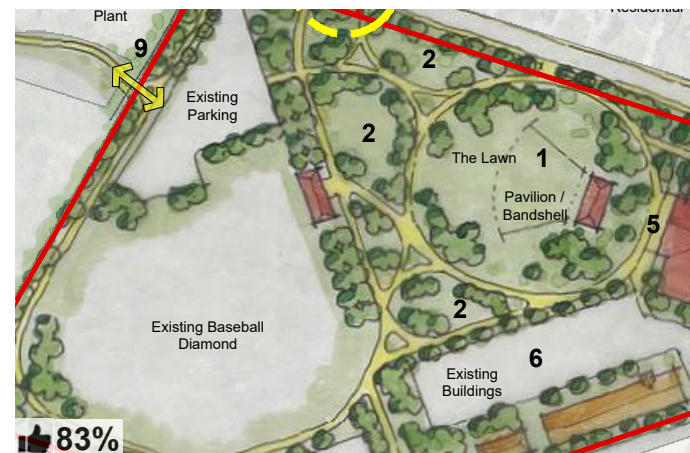
Downtown - River Edge

Allow for patios along the river behind businesses on the north side of Simcoe Street (#4 on the drawing).



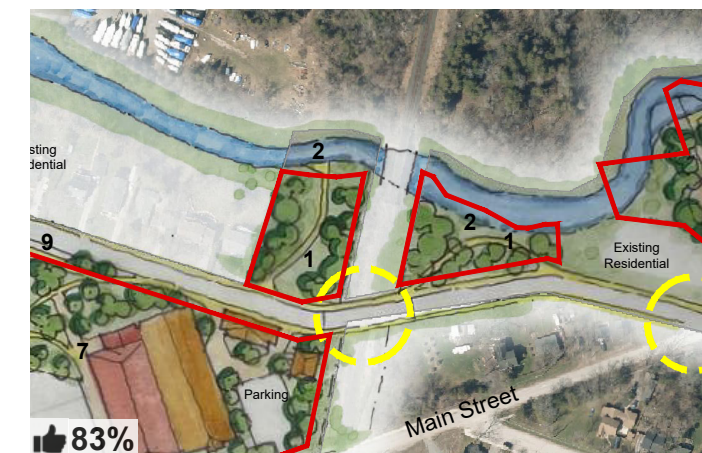
Downtown - Streetscape

Add more street trees and seating.



Fairgrounds - Washroom

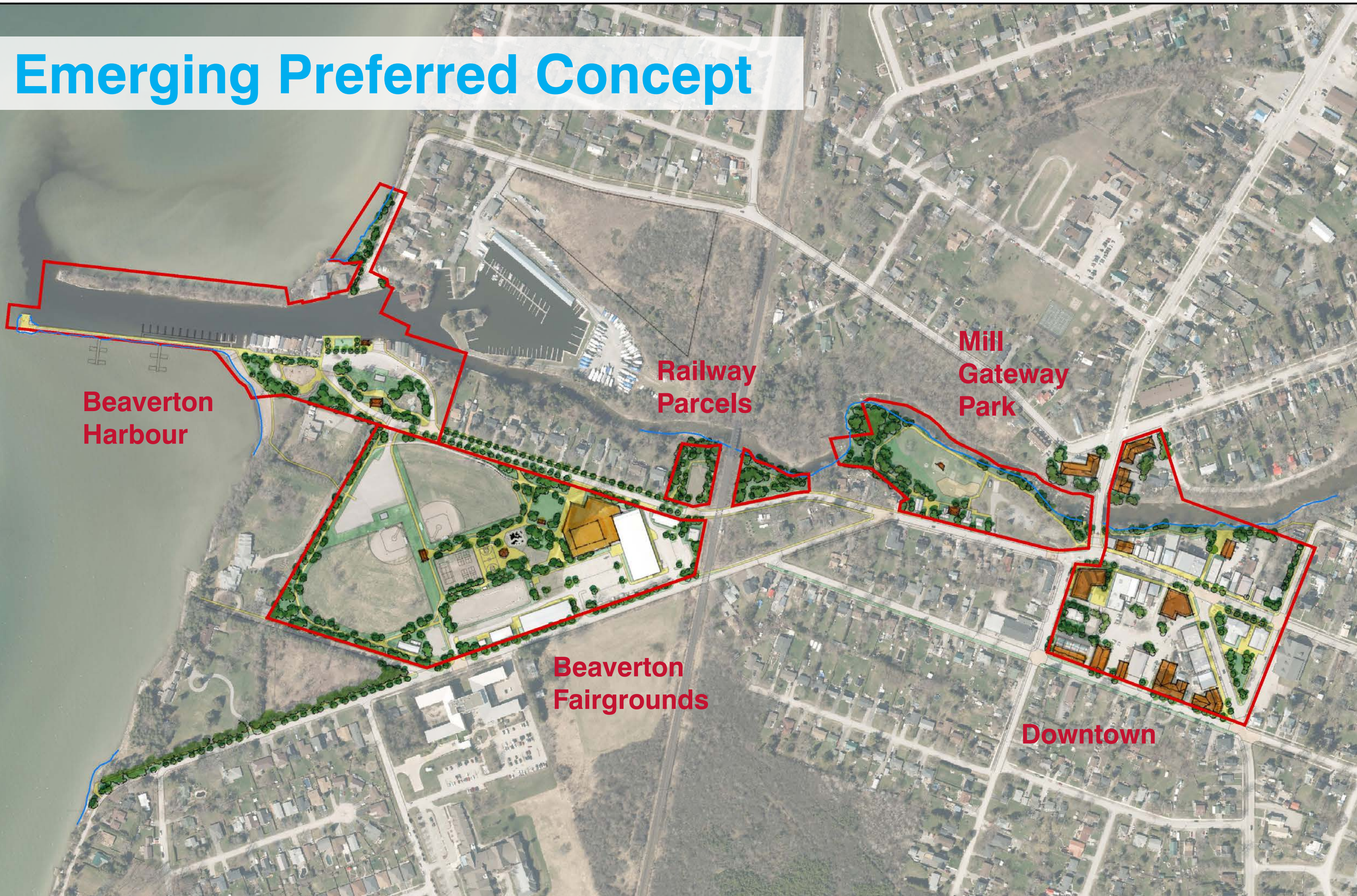
Build a new all season washroom centrally located (brown rectangle on right edge of baseball diamond)



Parcels on both sides of the Railway

Naturalize both parcels of land and add seating areas to overlook the river.

Emerging Preferred Concept



**Beaverton
Harbour**

**Railway
Parcels**

**Mill
Gateway
Park**

**Beaverton
Fairgrounds**

Downtown

Harbour Piers

- An inspection report was prepared for Small Craft Harbours in 2018, based on a 2017 inspection.
- In 2018, recommendations for:
 - immediate repairs
 - repairs within 1 to 5 years
 - repairs within 5 to 10 years.
- No repairs were undertaken by Small Craft Harbours over the past 5 years.
- Some recommended repairs provide only short term remediation, for example, injecting epoxy in concrete cracks does not address the cause.
- Recommend an independent detailed inspection is required, including:
 - Above and underwater inspections including tip penetration for timber, boring and other testing.
 - Provide estimated remaining life of the structures.
 - Provide estimated costs for rehabilitation as well as long term maintenance costs.

The north pier provides shelter to the harbour, and is a sediment barrier, however it is not accessible due to private land ownership.

Township will need to negotiate with Small Craft Harbours with a good understanding of rehabilitation requirements/costs, long term maintenance costs.



Washroom

- location and design of the washroom(s) are informed by and integrated into the broader ambitions for the Waterfront - part of a set of amenities that will help to “brand” the waterfront.
- building(s) may be considered in more sculptural terms – for example to assist in defining the spatial conditions or landscape features – rather than more conventionally as a free standing pavilion.
- siting the washroom(s) help to serve specific program components where people congregate.
- washrooms should be designed as pleasant facilities to use, provided with natural light and designed to offer a sense of privacy and safety.
- washrooms are exposed to hard use. Fixtures, finishes and interior materials should be specified for their durability as well as their ability to absorb a degree of misuse.



Boathouses



Current Boat house leases

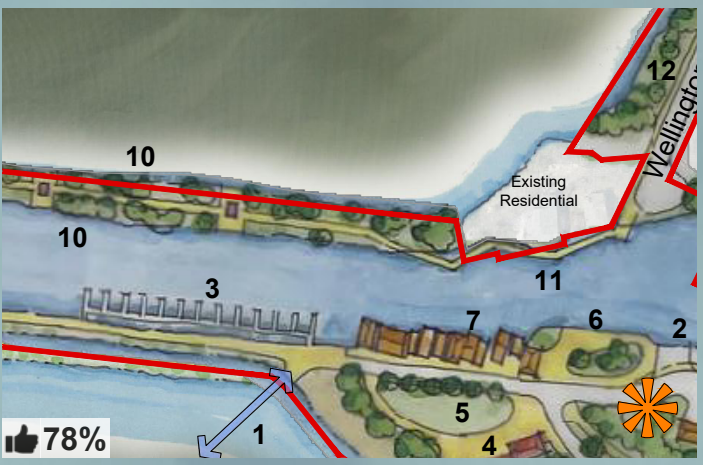
- park one vehicle
- residential use only
- 20 year lease; option to extend
- payment to the Township of \$100 - \$200/year
- Township can terminate lease with at least 5 years notice, termination cannot be earlier than last day of current lease
- tenant pays property tax, utilities, insurance, maintains building in good repair

Future Boat house leases

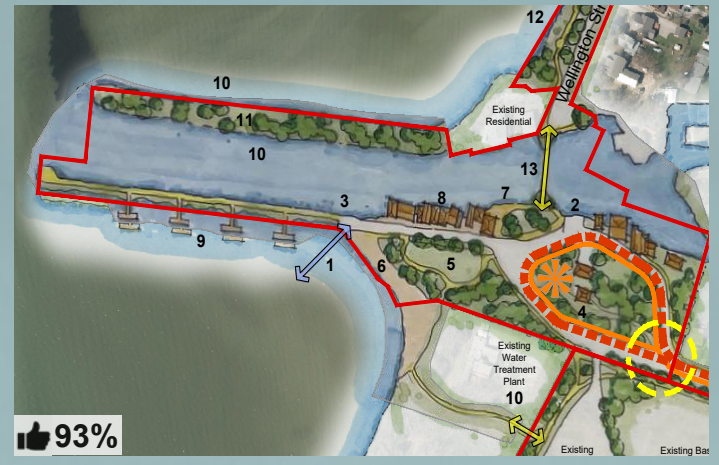
A key objective is to create an **interesting commercial enclave** on the municipally-owned property that will act as both an economic development initiative as well as a visitor attractor. Will work with the Conservation Authority

- area will be rezoned to accommodate commercial use
- leases will be restructured to encourage artisan businesses on the ground floor while allowing residential above:
 - a) restructure leases to increase rental rates to market levels over a sufficient period of time to enable tenant adjustment (e.g. 10 years), recognizing that rental rates are hugely subsidized at present with no commensurate benefit to the municipality.
 - b) lease rates may be adjusted downwards from full market rents at the discretion of the municipality for artisan businesses that agree to use ground floors for commercial uses and thus create the desired artisan environment.

Beaverton Harbour



North Pier
Repair and reinforce the North Pier and provide pedestrian access.



South Pier
Provide swimming platforms (#9 on drawing) along the south side of the South Pier.



Boathouses
Allow boathouses on leased land to accommodate commercial uses such as small boat rentals, bicycle rentals, food and beverage.



Vehicle Access and Parking
Maintain vehicle access to harbour as is with one way travel route.






Washroom
Upgrade washroom in its current location.



Public Art Fairgrounds
Locate the water tower public art at #8 (the pink asterisk) in Harbour Park at the top of the hill by the trailhead shelter across from the fairgrounds.

Beaverton Harbour

LEGEND

-  Traffic Calming / Safe Intersection
-  Bike Rental
-  Potential Public Art



- H1 Maintain winter access (snowmobiles / ice fishing, etc.)
- H2 Maintain existing boat launch
- H3 Expand transient docks and additional boat slips (subject to coastal engineering / feasibility)*
- H4 Re-organized parking (short term, permitted and paid parking)
- H5 Landscaped Boardwalk
- H6 New washroom building
- H7 Maintain existing playground/splash pad; add new path and stepped seating around play area
- H8 Maintain existing boat houses and restaurant; implement design and building standards
- H9 Commercial uses in the ground floor of boat houses (small boat rentals, bicycle rentals, food/beverage, etc.)
- H10 Swimming platforms (subject to Township securing ownership of pier)*
- H11 Enhanced shoreline, sidewalk and seating*
- H12 'Wishing Tower' sculpture
- H13 Shoreline Enhancement

* Subject to ownership by the Township

View looking east along the boathouses in the Harbour of the road on the south side adjacent to the playground and beach.



Possibility? of allowing commercial uses on the ground floor and residential above eliminating parking and adding planting to create a pedestrian only space on the south side of the boathouses in the summer, or on summer weekends.



Key Directions | Design Guidelines

Key Direction: Develop the Harbour as a destination for residents and visitors (land and water-based) with residential and commercial/retail uses.



BUILDING AND USES

- Allow commercial uses in ground floor.
- Establish general overall building dimensions to maintain an appropriate scale and massing.
- Limit height (ie.maximum height to be 2 storeys).
- Establish property maintenance standards for outdoor storage, parking, landscape.

ARCHITECTURAL DETAILS

- Establish a coordinate palette of building materials, elements and colours, including defined rooflines, windows, doors, etc.
- Define balcony and porch projections.
- Establish requirement for building elevation upgrades on elevations that are exposed to public view (water and land side).

PUBLIC REALM

- Create a coordinated and consistent public realm along the front (and back) of the houses, including: Accessible entrances, landscaping, paved walkways, etc.
- Add landscape/public space and enhanced river edge walk in Harbour.

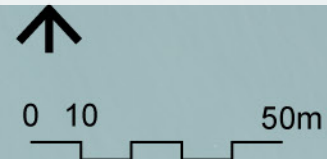
View looking west along the Harbour - parking lot, no green space, no appealing waterfront edge



Possibility? View looking west along the Harbour, transforming a portion of the parking lot to a pedestrian space at the water's edge, maintain boat launch and radius for trailers.



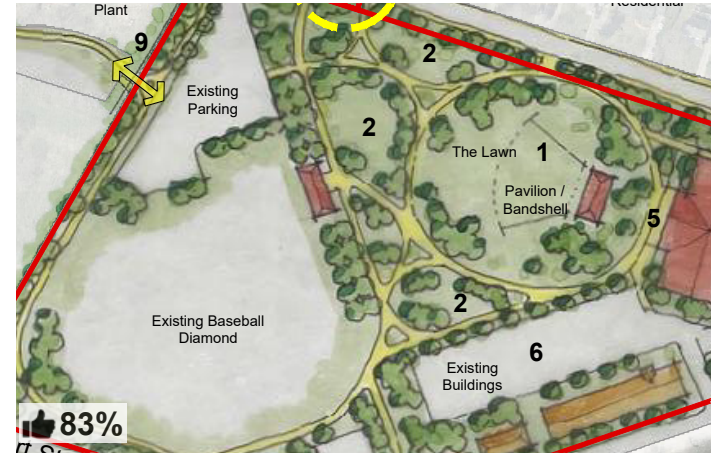
Beaverton Fairgrounds



Legend
— LSRCA Regulatory Limit



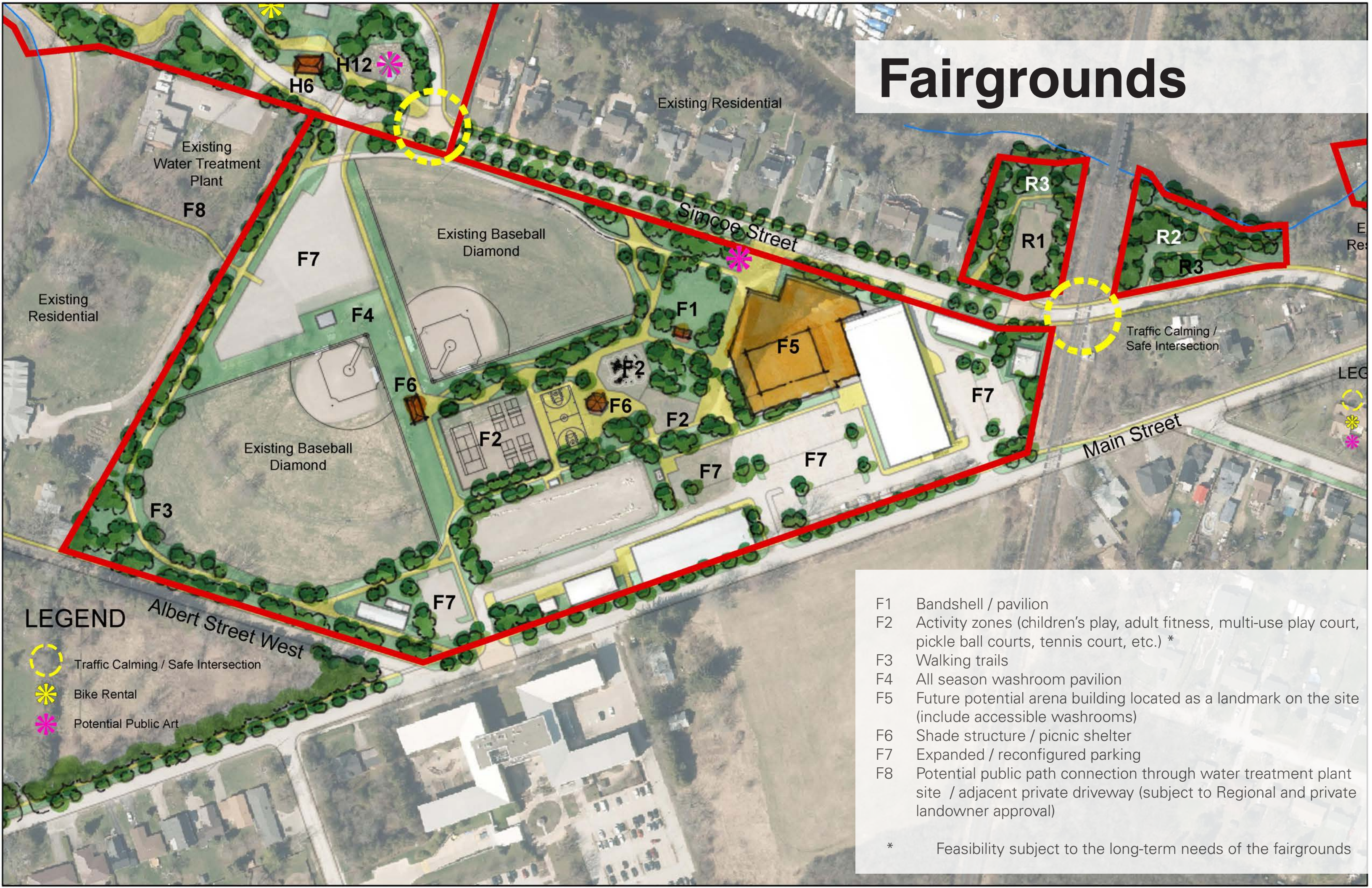
Fairgrounds - Baseball Diamonds
Maintain two baseball diamonds in their current location.



Fairgrounds - Washroom
Build a new all season washroom centrally located (brown rectangle on right edge of baseball diamond)



Fairgrounds



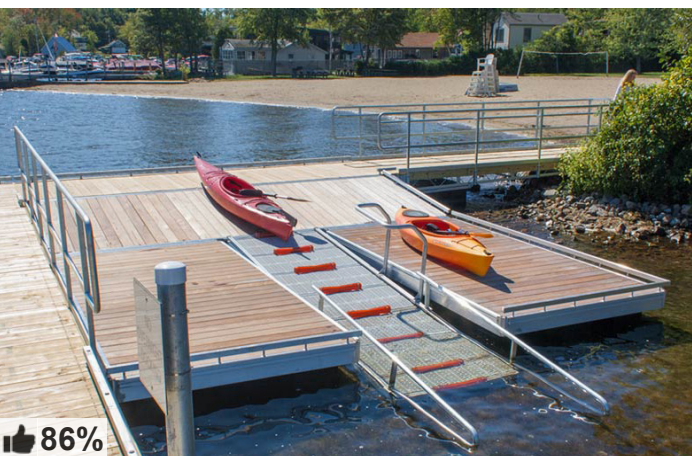
LEGEND

-  Traffic Calming / Safe Intersection
-  Bike Rental
-  Potential Public Art

- F1 Bandshell / pavilion
- F2 Activity zones (children's play, adult fitness, multi-use play court, pickle ball courts, tennis court, etc.) *
- F3 Walking trails
- F4 All season washroom pavilion
- F5 Future potential arena building located as a landmark on the site (include accessible washrooms)
- F6 Shade structure / picnic shelter
- F7 Expanded / reconfigured parking
- F8 Potential public path connection through water treatment plant site / adjacent private driveway (subject to Regional and private landowner approval)

* Feasibility subject to the long-term needs of the fairgrounds

Simcoe Street Railway Parcels



👍 86%

Canoe and Kayak Launch

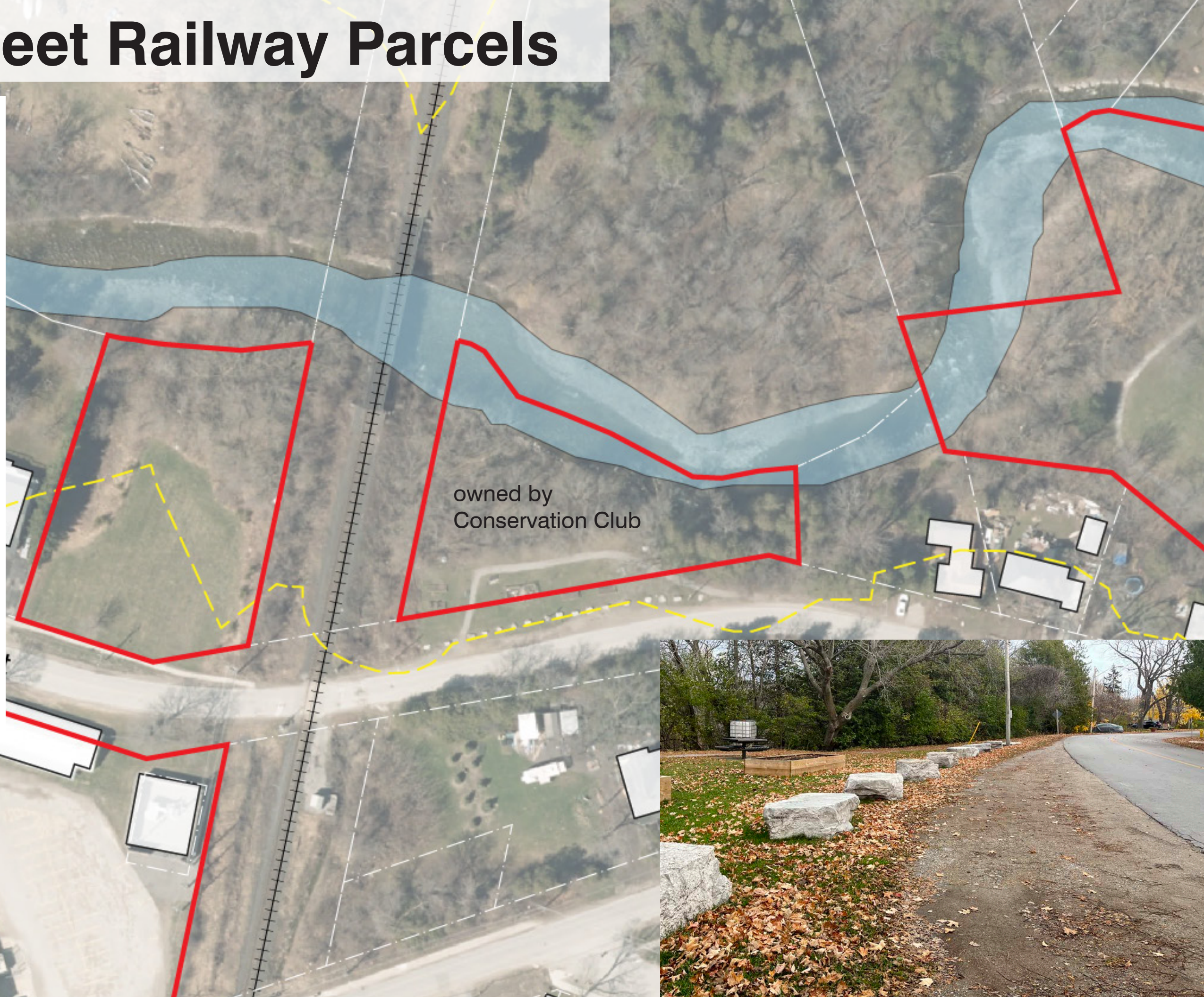
Add canoe and kayak launch (blue asterisk on the drawing on page 2) along the river on the land parcel on the south side of the railway.



👍 83%

Parcels on both sides of the Railway

Naturalize both parcels of land and add seating areas to overlook the river.



owned by
Conservation Club

**Foster Hewitt
Memorial
Community
Centre/Arena**



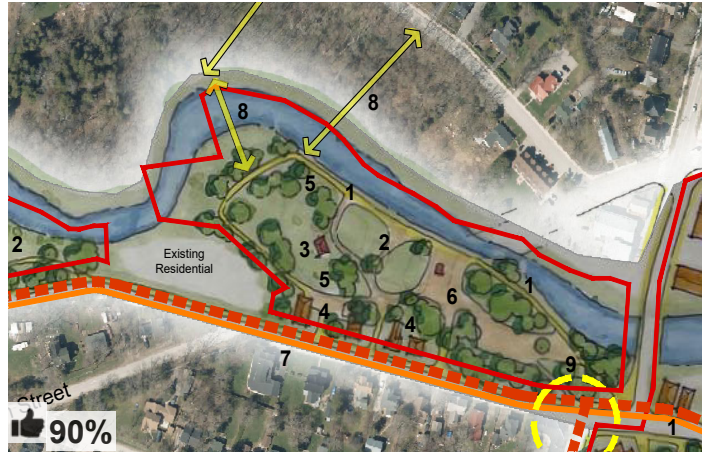


Simcoe Street Railway Parcels

- R1 Waterfront parking
- R2 Community garden
- R3 Selective clearing to allow view to the River / pedestrian trail / seating



Mill Gateway Park



Mill Gateway Park
Maintain the play area/playground, however reorganize and redesign the area with walkways, seating, planting.



Simcoe Street
Provide a sidewalk on north side of the street.



Mill Gateway Park Terraces
Create terraced seating to overlook the children's play area. (#3 in Mill Gateway Park).



Mill Gateway Park

- M-1 'River Walk'
- M-2 Maintain existing skate park / play court
- M-3 Re-designed children's play area (walkways, seating, planting)
- M-4 Terraced seating overlooking play area
- M-5 Terraces connecting the existing historic buildings
- M-6 New public washroom addition to existing historic building
- M-7 Cultural landscape and potential arboretum
- M-8 Bandshell / pavilion

D10

Existing Residential

M1

M7

M8

M4

M3

M1

M5

M2

M6

LEGEND

-  Traffic Calming / Safe Intersection
-  Bike Rental
-  Potential Public Art

Downtown



👍 92%

Downtown - River Edge

Allow for patios along the river behind businesses on the north side of Simcoe Street (#4 on the drawing).



👍 85%

Downtown - Streetscape

Add more street trees and seating.



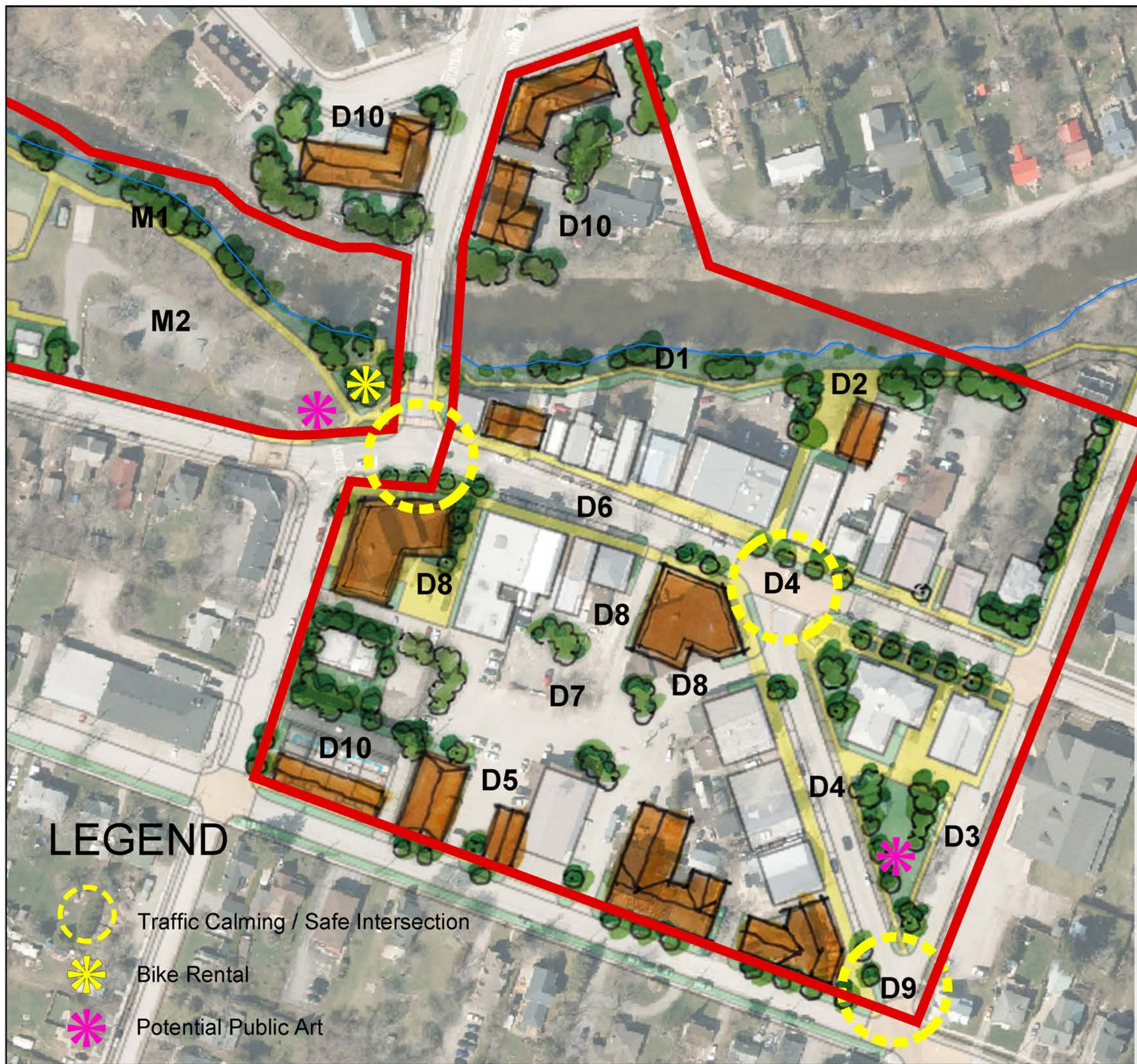
👍 77%

Downtown

Add landscaped areas (#3 on the drawing) to green the parking lot and to allow for drainage.



Downtown



LEGEND

-  Traffic Calming / Safe Intersection
-  Bike Rental
-  Potential Public Art

DOWNTOWN

- D-1 'River Walk' and seating nodes along river *
- D-2 Public space / vista block connection to River Walk *
- D-3 Allow temporary closure of street for farmers market
- D-4 Traffic calming elements such as curb bump outs, pavement markings, textured roadway paving etc. combined with clearly delineated on-street parking
- D-5 Combine Fire / Emergency services
- D-6 Street trees and benches (implement a coordinated street furnishings program)
- D-7 Bioswales / landscaping
- D-8 Enhanced laneways to Simcoe Street Businesses (special paving, signage, lighting, planters etc.)
- D-9 Enhanced gateway to Downtown
- D-10 Opportunity for redevelopment **

* Subject to private landowners' approval
** Mixed-use development opportunities are to be sensitive to the scale and character (including heritage) of the downtown, address the street, and have commercial uses on the ground floor

View looking east along the river edge at the rear of shops on Simcoe Street at rear of TD Bank



Possibility? Re-organize parking, selective clearing to open views to the river, a pedestrian route and possible infill development.



View looking south along a lane from Simcoe Street to the parking off of Bay Street. Lighting, colourful murals and signage provides a safe pedestrian connection.



Existing View



Early Thoughts on Phasing

There are many variables that will influence staff and Council's decisions on phasing, such as:

- opportunities to coordinate with other capital works (such as a possible expansion of the arena, streetscape improvements)
- Council priorities
- available funding through grants
- allocation in the Township's capital budget
- coordination with planned private sector development
- desire to focus on specific components (such as the public art sculpture)
- visibility of improvements – a desire to create a signature project
- immediate need to address a specific problem

Next Steps

- Collect and review comments and prepare final waterfront concept plan
- Estimate order of magnitude capital costs
- Prepare an implementation plan to specify who does what, resources required, approvals required, etc.
- Prepare final report Waterfront Area and Open Space Plan - A Plan for Action