

Meeting: COUNCIL

Date: March 31, 2008

Dept: Planning and Public Works

Report No: PLAN-2008-14 – CNC

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
RECOMMENDED *PORT PERRY DOWNTOWN*
DEVELOPMENT STRATEGY

RECOMMENDATIONS:

THAT the recommended Port Perry Downtown Development Strategy, dated March 2008 and appended as Attachment 1 to Staff Report No. PLAN-2008-14 – CNC, be adopted;

AND THAT the Port Perry Downtown Development Strategy Implementation Plan, appended as Attachment 2 to Staff Report No. PLAN-2008-14 – CNC, be approved and authorization be given to proceed with the recommended actions, subject to budget approval of any expenditures;

AND THAT the process to designate a Downtown Port Perry Heritage Conservation District under Part V of the *Ontario Heritage Act* be initiated in consultation with the Heritage Scugog Committee;

AND THAT the Township of Scugog Official Plan be amended to allow for designation of the Heritage Conservation District and to implement any complementary policies;

AND THAT the Downtown Task Force Committee be dissolved and letters sent to the members thanking them for their contribution;

AND THAT copies of the final Port Perry Downtown Development Strategy be posted on the Township website, placed in the Scugog Memorial Public Library, and circulated to the Downtown Port Perry BIA, Scugog Chamber of Commerce, Scugog Lake Stewards Inc., Heritage Scugog Committee, Scugog Accessibility Advisory Committee, Kawartha Region Conservation Authority, the Region of Durham and other parties requesting a copy.

BACKGROUND:

1. INTRODUCTION

In January 2007, Council authorized initiation of the Township Official Plan Review (see Report No. PLAN-2007-02) and approved the budget and terms of reference for the update in March 2007 (see Report No. PLAN-2007-11). As part of the Review, the Township has been preparing a Port Perry Downtown Development Strategy (the Downtown Strategy) (see Report No. PLAN-2007-12). The Downtown Strategy will serve as the basis for updated urban design, heritage preservation and community improvement policies in the Official Plan, and the development of follow-on plans and guidelines.

On November 5, 2007, the General Purpose and Administration Committee authorized release of the draft document for comment. The purpose of this report is to make a recommendation on the final Downtown Strategy and implementation plan, as contained in Attachments 1 and 2, respectively.

2. COMMENTS ON DRAFT DOWNTOWN STRATEGY

During the public commenting period, the Township received 14 submissions on the draft Downtown Strategy from agencies, groups and individuals, which are provided in Attachment 3. The comments were reviewed and, where appropriate, addressed in the recommended Downtown Strategy. Through the process, the Township received several comments proposing changes to land use designations. These matters will be addressed through the Township Official Plan Review and are not captured in the strategy.

Submissions were also received from the Scugog Accessibility Advisory Committee and the Heritage Scugog Committee. The comments and recommendations of the two advisory committees are summarized below:

2.1 Scugog Accessibility Advisory Committee

The Scugog Accessibility Advisory Committee (SAAC) considered the draft Downtown Strategy at its meeting on January 24, 2008 and made the following recommendations:

THAT demographics be considered as a vital element and that it be researched and included within the strategy;

THAT this Committee recommend that a Member of the Scugog Accessibility Advisory Committee be appointed to sit on the Downtown Task Force;

THAT an appropriate illustration with accompanying text as an example to the public of how heritage preservation, environmental protection and accessibility can work very well together;

AND THAT the strategy include a statement that there is an immediate need for the development of an accessibility transition plan for the downtown;

AND FURTHER THAT the Urban Design section include an explicit statement that accessibility is a high priority for all new construction or renovation and that accessibility requirements will be a mandatory part of the Urban Design Guidelines;

AND THAT specific, detailed information and recommendations on how the Township could utilize the Provincial Policy Statement regarding the importance of improving accessibility as stated on page 51 of the Port Perry Downtown Strategy to move forward with its desired heritage and conservation projects;

SAAC also offered comments on several specific items within the document, which are also noted in Attachment 4.

Staff concurs that the Downtown Strategy should place greater emphasis on accessibility and more clearly state the importance of improving access for all individuals. The document has been revised to reflect this objective, consistent with the 2008 Accessibility Plan recently adopted by Council.

2.2 Heritage Scugog Committee

The Heritage Scugog Committee considered the draft Downtown Strategy at its meeting on January 17, 2008 and made the following recommendations:

THAT this Committee endorse the Heritage Conservation District within the downtown strategy;

AND THAT this Committee encourages the preservation of heritage character and enhanced quality of life and sense of place for the Heritage of Port Perry and the Committee encourages the development of Cultural and Economic Vitality within the Heritage Conservation District;

AND THAT this Committee strongly supports the preservation and restoration of the Old Mill;

AND THAT this Committee supports the use of heritage conservation districts as a tool that both protects and is inclusive of sensitive complimentary redevelopment;

AND FURTHER THAT we support the implementation of a community improvement plan in conjunction with a Heritage Conservation District.

The comments offered by the Heritage Scugog Committee are consistent with the recommendations of the Downtown Strategy.

3. IMPLEMENTATION PLAN

The recommended implementation plan in Attachment 2 proposes priorities (“A”, “B” or “C” based on timing), cost estimates and responsibilities for the Downtown Strategy actions. The plan, developed in consultation with the Downtown Task Force Committee, also identifies special considerations for implementation. It is noted that several changes were made to the Downtown Strategy as a result of assessing the feasibility and relevance of the actions identified in the draft document.

The cost to implement the “A” priorities (within next two years) is estimated at \$921,000. Many of these expenditures are already budgeted in 2008 or forecast for 2009. Further costs of \$265,000 and \$325,000 are projected

for the “B” (two to five years) and “C” (more than five years) priorities that can be estimated at this time. The final costs and relative priority of proceeding with these actions will need to be reconciled in future year budgets.

The implementation plan identifies the preparation of the following supplemental plans and guidelines as initial priorities:

3.1 Heritage Conservation District

The highest implementation priority is the designation of a Downtown Port Perry Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* (the Act). Designation is a desirable and appropriate action by the municipality to preserve the culturally and historically significant buildings, properties, streetscapes and vistas of the downtown core. Designation of an HCD is also strongly supported by the Heritage Scugog Committee.

During the public commenting period, the Township held an open house for downtown property owners and tenants to explain the merits and consequences of a district designation. Attendees of the January 28, 2008 meeting generally supported the concept, subject to being afforded the ability to provide input on the boundary and regulations of the HCD. Stakeholders will be provided this opportunity, as the Act requires broad consultation prior to passing a designating by-law.

Development of an HCD Plan is the next step in the designation process. Funding of \$30,000 was included in the approved 2008 budget allocation for the Official Plan Review to complete this task. The Township Planning Consultant will oversee this work as part of the Review, with assistance from heritage subconsultant E.R.A. Architects Inc.

Preparation of the HCD Plan will be guided by a Steering Committee to be comprised of representatives from the Heritage Scugog Committee and affected property owners. Terms of Reference and members of the Steering Committee will be established as the process proceeds.

An enabling provision must be added to the Township Official Plan before Council can pass the HCD designating by-law. The absence of this policy will not impede the process at this stage, but must be in place to enact the by-law. Staff intends to include this policy, and other complementary heritage preservation provisions, as part of a comprehensive amendment

implementing the overall Official Plan Review directions later this year. However, authorization should be granted to proceed with an enabling amendment in the event the Review process becomes protracted.

3.2 Stormwater Management Master Plan

The preparation of a Stormwater Management (SWM) Master Plan is another high priority. The SWM Master Plan, which will be carried out in accordance with the Municipal Class Environmental Assessment, will build on the findings of the impending Lake Scugog Environmental Management Plan and provide:

- An overall SWM strategy for stormwater outlets within the Port Perry Urban Area discharging directly to Lake Scugog;
- Direction for SWM rehabilitation projects and new development related SWM initiatives, and the protection of land required for facilities;
- A plan to naturalize the shoreline along the waterfront, considering the existing and future land use needs in the downtown area. Reducing stormwater runoff into the lake is critical to the health of the waterfront; and
- The source of pollutants contributing to the local watercourses and waterfront to determine the most appropriate method of addressing stormwater runoff quality.

The cost to prepare a SWM Master Plan is estimated at \$90,000. Financing is not currently budgeted. Consideration will be given to funding this initiative in 2009. Staff also intends to explore other potential financing sources in hopes of advancing this initiative.

3.3 Urban Design Guidelines and Accessibility Transition Plan

A third key component is an update of the Township's Urban Design Guidelines. The existing document prepared by TSH Associates and The Architects Circle in 1992 is dated and needs to be revised to reflect the findings of the Downtown Strategy and comments from the Heritage Scugog Committee. The cost to update the guidelines is estimated at \$20,000. Financing is not currently budgeted.

It is also proposed that an Accessibility Transition Plan be prepared to complement the Urban Design Guidelines. The Transition Plan will provide guidance on actions that can be taken to improve accessibility to buildings and public spaces within the downtown, with illustrative examples. SAAC has offered to assist with this initiative.

3.4 Community Improvement Plan

A fourth priority is the preparation of a Community Improvement Plan (CIP) under Section 28 of the *Planning Act*. The CIP will provide direction for investments in public infrastructure and private property and buildings within the Downtown area.

Financial incentives to property owners who undertake identified works are a key feature of a CIP. Typical incentives include: grants for improvements to building facades, signing, landscaping and parking areas; development fee rebates; and grants to offset increased property taxes resulting from redevelopment.

Given the multitude of options and the range of financial consequences, further investigation of potential CIP initiatives is required. It is envisioned that this process will be carried out in consultation with affected stakeholders like the Downtown Port Perry BIA, Scugog Chamber of Commerce and individual property owners.

The cost to prepare a CIP is estimated at \$15,000. Financing is not currently budgeted.

4. DISPOSITION OF DOWNTOWN TASK FORCE COMMITTEE

The Downtown Task Force Committee was struck in the summer of 2006 to:

- Develop a vision for the Downtown core that includes the BIA area, Waterfront parks and the Water Street commercial area;
- Recommend to Council a plan or series of activities to deal with BIA and Water Street streetscape improvements, parking strategies and signing improvements; and
- Review and comment on the outcomes of other related committees and how they impact on the subject areas.

With the completion of the Downtown Strategy, the Committee has fulfilled its mandate and can now be dissolved. In bringing closure to the Committee, the efforts of the individual members should be formally acknowledged, with thanks.

5. CONCLUSION AND NEXT STEPS

The recommended Downtown Strategy provides an action plan to address the key issues facing the Port Perry downtown and waterfront areas. The strategy will guide a range of public and private initiatives and investments aimed at maintaining and enhancing the vitality of these areas over the coming years. It is also an important building block in the Township Official Plan Review process and will serve as the basis for Plan amendments.

Since November 2007, the Township has solicited comments and further refined the document based on feedback received. It is recommended that the attached Downtown Strategy and implementation plan be approved, with authorization given to proceed with the recommended actions.

Copies of the final document should be posted on the website and placed in the Scugog Memorial Public Library. To minimize reproduction costs, it is recommended that a limited number of copies be disseminated, and further copies be provided only upon request.

FUNDING OPTIONS: The 2008 Planning and Public Works Department Budget (Account 17.18.470) provides financing for preparation of the Heritage Conservation District Plan. Other approved financing is noted in the implementation plan in Attachment 2. Funding to implement the remaining recommendations will need to be budgeted in future years.

Respectfully submitted:



Gene Chartier, P.Eng.
Commissioner of Planning &
Public Works

Approved for presentation to Council:



Bev Hendry
CAO

Recommended Action		Priority / Timing (A – < 2 years) (B – 2 to 5 years) (C – > 5 years)	Estimated Cost (2008 \$)	Lead Department / Agency *	Implementation Considerations
Chapter 6 – Heritage Conservation District					
1	Prepare a Heritage Conservation District Plan and designation by-law	A+	\$30,000	P&PW / HS	Highest implementation priority. Financing approved in 2008 Operating Budget. Need to establish steering committee to guide development of Heritage Conservation District Plan.
2	Incorporate heritage conservation policies into the Township Official Plan	A	n/a	P&PW	To be incorporated through on-going Official Plan Review.
Chapter 7 – Urban Design Strategy					
1	Connect trails along waterfront and provide supporting measures (i.e. interpretive signs)	A	\$50,000	PR&C	Phase 1 (2008) – Birdseye Park. Phase 2 (2009) – Baagwaating Park to Highway 7A. Financing for Phase 1 approved in 2008 Capital Budget. Financing for Phase 2 to be identified in 2009 Capital Budget. Future phases along the waterfront to be completed in conjunction with low wall construction (see below). Secure land where possible. Ensure existing trails meet accessibility objectives. Secure land where possible. Approach Ontario Realty Corporation (ORC) to acquire lands abutting Highway 7A. To be incorporated through on-going Official Plan Review. Undertake as part of trail development. Engage assistance of KRCA, Scugog Lake Stewards and other interested parties. Stormwater Management Master Plan may identify specific initiatives.
	Develop trail heads at Highway 7A and Simcoe Street	B	\$10,000	PR&C	
	Incorporate trail provisions into the Township Official Plan	A	n/a	P&PW	
	Continue shoreline restoration activities	On-going	TBD	PR&C / Others	
2	Undertake restoration activities in Williams Creek	B	TBD	P&PW / KRCA	KRCA has preliminary concept. Scope of work and cost to be confirmed through Stormwater Management Master Plan. May impact parking and future expansion of rowing facility.
3	Upgrade Birdseye Park facilities	B	\$20,000	PR&C	Considering gazebo, benches, tables and other such amenities.

* P&PW – Planning & Public Works, PR&C – Parks, Recreation & Culture, BIA – Downtown Port Perry BIA, CC – Scugog Chamber of Commerce, KRCA – Kawartha Region Conservation Authority, HS – Heritage Scugog, SAAC – Scugog Accessibility Advisory Committee

Recommended Action		Priority / Timing (A – < 2 years) (B – 2 to 5 years) (C – > 5 years)	Estimated Cost (2008 \$)	Lead Department / Agency *	Implementation Considerations
4	Expand library and integrate community centre uses from Latcham Centre	C	TBD	PR&C / Others	Investigation currently underway by Library Expansion Committee, who have been requested to consider incorporating community uses. Additional cost for community space to be estimated.
	Remove Latcham Centre	C	\$50,000	PR&C	Cost just for removal of building and reinstatement of grounds. Would be contingent on provision of space in expanded library.
5	Construct roundabout at intersection of Old Rail Line, North Street and Water Street	A	Included in cost for Water Street Reconstruction	P&PW	Concerns from an accessibility perspective to be addressed. Design currently underway. Financing identified for construction in 2009 in 2008 Capital Budget and Four-Year Forecast.
	Acquire property at south west corner of North Street and Water Street intersection	A / C	TBD	P&PW	May be required for reconstruction of intersection. If not, defer to future. May be opportunity for additional parking. Financing not identified in Capital Forecast.
6	Redevelop Port Perry Marina with other adjacent uses, in particular Old Mill Building	B	TBD	PR&C / P&PW	Explore further with discussion on Old Mill Building and existing and potential users/tenants.
7	Encourage redevelopment / reuse of Old Mill Building	B	n/a	P&PW	Explore further with property owner. May be candidate for incentives under Community Improvement Plan or Brownfield program.
	Acquire Old Mill Building	B	TBD	P&PW	Explore further with property owner.
8	Reconstruct Water Street and create public square at foot of Queen Street by Lake Scugog	A	\$250,000	P&PW	Design currently underway. Financing identified for construction in 2009 in 2008 Capital Budget and Four-Year Forecast. Include sidewalk from Queen Street to library. Need to consider locations for bus and goods loading zones in vicinity to accommodate access to pier. May require parking accommodation behind Old Mill Building. Ensure barrier-free access to pier and boardwalk.
9	Expand pier to provide additional space for boats and longer viewing platform	C	TBD	PR&C	Monitor for potential need in future.

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Recommended Action		Priority / Timing (A – < 2 years) (B – 2 to 5 years) (C – > 5 years)	Estimated Cost (2008 \$)	Lead Department / Agency *	Implementation Considerations
10	Construct low wall with naturalized plantings along the water's edge in Palmer Park	C	TBD	PR&C	Consider in future.
	Construct splash pad in Palmer Park	A	\$256,000	PR&C	Financing approved in 2008 Capital Budget. Includes accessible playground. Explore opportunity to divert culvert and stormwater outfall at beach.
11	Improve pedestrian crossings of Water Street at Mary, Casimir and Shanly Streets	B	\$40,000	P&PW	Consider pavement treatments and measures to improve accessibility.
12	Remove existing ball diamond(s) to provide more unobstructed open space at waterfront	C-	TBD	PR&C	Monitor usage. Consider removal, as warranted, based on need and availability of an alternate site. Netting to be provided to enhance safety.
13	Continue restoration of water channel adjacent to Baagwating Park	B	TBD	P&PW / PR&C	Scope of work and cost to be determined through Stormwater Management Master Plan.
14	Relocate parking to west side of Water Street to provide space for wide sidewalk, double row of trees and benches	C	\$100,000	P&PW	Will require consultation process with property owners and businesses. May result in loss of on street parking.
	Consolidate driveways and create significant landscaped edge on west side of Water Street	C	\$25,000	P&PW	Will require consultation process with property owners and businesses. Concerns about maintenance of landscaping and obstruction of views for vehicles entering and exiting.
15	Create Water Street gateway at Highway 7A	B	TBD	P&PW / Others	May require property acquisition. Opportunity for redevelopment in conjunction with transit node development.
16	Relocate large grocery store away from waterfront	C	n/a	Others	Dependent on others.
17	Construct bump-outs on Queen Street for landscaping and additional sidewalk space	B	\$75,000	P&PW	A plan needs to be prepared to clearly define the proposed changes. Will need to be further explored with BIA and property owners. To be carried out in conjunction with other Queen Street improvements.
	Designate parking spaces on Queen Street for specific types of vehicles and drivers (i.e. disabled, small vehicle, bicycle, etc.)	B	Included in above	P&PW	A plan needs to be prepared to clearly define the proposed changes. Will need to be further explored with BIA and property owners. To be carried out in conjunction with other Queen Street improvements.

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Recommended Action		Priority / Timing (A – < 2 years) (B – 2 to 5 years) (C – > 5 years)	Estimated Cost (2008 \$)	Lead Department / Agency *	Implementation Considerations
18	Develop Post Office Square	B	\$30,000	P&PW / BIA	A plan needs to be prepared to clearly define the proposed changes. Will need to be further explored with BIA and property owners. To be carried out in conjunction with other Queen Street improvements.
19	Close driveways and alleys to vehicular traffic and create pedestrian connections	A	\$20,000	P&PW / Others	Initial effort will be to close driveways. Final restoration to be carried out in conjunction with other Queen Street improvements. Consider financing, if required, in 2009 Budget.
20	Extend curbs at Perry Street and Queen Street intersection to narrow crossing distances	B	\$40,000	P&PW	A plan needs to be prepared to clearly define the proposed changes. Will need to be further explored with BIA and property owners. To be carried out in conjunction with other Queen Street improvements.
21	Reconstruct John Street, including streetscape improvements and parking provisions	C	\$150,000	P&PW	Cost just for Queen Street to Mary Street section. Financing identified for entire Queen Street to Highway 7A section in 2011 in 2008 Capital Budget and Four-Year Forecast.
22	Create Queen Street gateway at Simcoe Street	A	\$40,000	P&PW	Financing approved in 2008 Capital Budget. Will include sidewalk and streetscape improvements on Simcoe Street at Town Hall 1873. Need directional and entry signs as well.
23	Plant additional trees on Mary Street	A	\$10,000	P&PW / PR&C	Financing approved in 2008 Capital Budget.
	Install decorative, pedestrian scale lighting on Mary Street	B	\$50,000	BIA / P&PW	Subject to financing from BIA. Financing for Township share not identified in Capital Forecast.
24	Improve accessibility and appearance of rear building facades	C	n/a	Others	Explore opportunities through update of Urban Design Guidelines.
25	Sign bus parking and waiting areas	A	\$5,000	P&PW	Financing available in 2008 Operating Budget for signs. Consider requirements and logistics for bus parking zone at Municipal Office. Consider need for amenities.
26	Revise parking lot layouts to increase overall yield and improve circulation	A	\$10,000	P&PW	Financing available in 2008 Budget to review existing configuration and develop plan. Consider financing in 2009 Budget for implementation. Explore partnership with BIA and property owners to upgrade markings and layout. Resolve legal and liability issues with mutual use and reciprocal easements, if required.
	Construct parking structure on municipal lot behind CIBC	C	TBD	P&PW	Cost will depend on number of spaces and type of structure (i.e. above or below grade). May require property acquisition at the south west corner of North and Water Streets intersection (also noted above).

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Recommended Action		Priority / Timing (A – < 2 years) (B – 2 to 5 years) (C – > 5 years)	Estimated Cost (2008 \$)	Lead Department / Agency *	Implementation Considerations
27	Prepare Stormwater Management Master Plan	A	\$90,000	P&PW	Consider financing in 2009 Budget. Explore other potential sources of financing to expedite.
	Treat stormwater before entering Lake Scugog	B	TBD	P&PW / Others	Scope of work and cost to be determined through Stormwater Management Master Plan.
	Incorporate water quality design elements	B	TBD	P&PW / Others	Types of measures and any costs to be determined through Stormwater Management Master Plan. May result in additional guidelines. Incorporate relevant elements in Urban Design Guidelines.
	Incorporate stormwater management and related policies into the Township Official Plan, as they relate to Downtown	A	n/a	P&PW	To be incorporated through on-going Official Plan Review.
28	Prepare Accessibility Transition Plan	A	\$5,000	P&PW / SAAC	Carry out in conjunction with update to Urban Design Guidelines (see above). Consult with SAAC and HS. Consider financing in 2009 Budget, if required.
	Improve accessibility to buildings within Downtown core, especially on Queen Street	On-going	TBD	P&PW / Others	Take every opportunity to promote accessibility. Will require co-operation of property owners and businesses.
	Incorporate accessibility policies into the Township Official Plan	A	n/a	P&PW	To be incorporated through on-going Official Plan Review.
29	Update Urban Design Guidelines	A	\$20,000	P&PW	Follow-on work from Official Plan Review. Include improved provisions for signing, which will entail revisions to Sign By-Law. Consult with SAAC and HS. Consider financing in 2009 Budget, if required.
30	Incorporate urban design policies into the Township Official Plan	A	n/a	P&PW	To be incorporated through on-going Official Plan Review.
Chapter 8 – Community Improvement Plan					
1	Prepare Community Improvement Plan in consultation with stakeholders, including assessment of potential incentive programs and financing sources	A	\$15,000	P&PW	Follow-on work from Official Plan Review. Consider range of incentive examples. Consider financing in 2009 Budget, if required.
2	Incorporate community improvement policies into the Township Official Plan	A	n/a	P&PW	To be incorporated through on-going Official Plan Review.

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RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
PUBLIC AGENCIES (2):		
Kawartha Region Conservation Authority	Place further emphasis on environmental protection and enhancement, especially as it relates to Lake Scugog. A fourth core element is recommended.	Emphasis added. A fourth core element is not recommended. Environmental protection and enhancement are key themes reflected throughout the document.
	Support the completion of a comprehensive stormwater management strategy.	Comment noted. Already reflected in Downtown Strategy.
	Provide comments on specific urban design initiatives.	Text amended and added.
Region of Durham	Advise that Regional property tax reduction program for Heritage Conservation District does not exist.	Text amended.
	Recognize Simcoe Street and Scugog Street (Highway 7A) as Regional Transit spines and consider Regional Transit requirements.	Text added.
	Clarify role of Province and Region with regards to Community Improvement Plan incentives and approvals.	Text amended.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
COMMUNITY ORGANIZATIONS/INTEREST GROUPS (2):		
<i>Port Perry Downtown BIA</i>		
<i>Dana Smith, Goldsmithing & Silverside</i>	Concern with implementation of initiatives in Downtown Strategy, 1991 study had many of the same initiatives with little follow through	Implementation plan has been prepared. Several initiatives underway or have financing identified.
	Concern with stepped two level sidewalk and platforms at storefronts, and pedestrian traffic flow.	Illustration removed. Actions to improve accessibility can be addressed through update of Urban Design Guidelines and preparation of Accessibility Transition Plan.
<i>Teri Venner, Luke's Country Store</i>	Concern over geese droppings	Beyond scope of study.
	Concern over shortage of parking	Text added.
	Improve Water Street Gateway	Comment noted. Already reflected in Downtown Strategy.
	Consider revitalization/restoration of mill building	Comment noted. Already reflected in Downtown Strategy.
	Need to establish schedule for implementation	Implementation Plan has been prepared.
<i>Lana Crosbie, PP Print</i>	Supports Heritage Conservation District Plan, Stormwater Management Master Plan, create gateways into Port Perry, acquire Old Mill building, relocation of parking to west side of Water St., beautification, streetscape improvements, trails shoreline improvements and reflection park.	Comment noted. Already reflected in Downtown Strategy.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
<i>Susan Clearwater, BIA</i>	Does not support affordable housing in downtown	Comment noted. Inconsistent with Township Official Plan.
	Enhance focus of cultural activities on the waterfront	Comment noted. Already reflected in Downtown Strategy.
	Support landscaping for Queen Street	Comment noted. Already reflected in Downtown Strategy.
	Concern over Heritage Conservation – open spaces to be evaluated for heritage attributes, cost to property owners, compensation from Township	Comment noted. A Heritage Conservation District is recommended. Several of these concerns can be addressed through the process of designating the district.
	Concern over Urban Design-how to address backlit signs, interest in permanent planters for Queen Street, more trees (conifers), need to landscape Water Street Gateway with drought resistant species, premature to consider smaller parking spaces, proposed sidewalk construction could change entire streetscape affecting historical appearance, increased landscaping	Can be addressed through the update of the Urban Design Guidelines.
	Concern over Community Improvement-increase in taxes as a result of improvements, what was the \$375,000 used for, need for discussion with public on proposed roundabout.	Comment noted.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
Scugog Lake Stewards Inc.	Include the municipal boat launch, rowing club, Township Parks and Recreation Yard in redevelopment strategy	To be addressed through Official Plan Review as these locations outside the boundary of the Main Central Area.
	Add recommendations and implementation strategy from Lake Scugog Environmental Management Plan into Community Improvement Section.	Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Community Improvement Plan.
	Ensure health of Lake Scugog to complement municipal projects.	Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Stormwater Management Master Plan.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
INDIVIDUALS (10):		
Leanne Ashbridge	Add further consultation prior to implementation.	Not recommended at this time.
	Maintain ball diamonds at the waterfront.	Revised text to clarify intent.
Gavin Baxter	Include process to engage residents in Community Improvement Process.	Can be addressed through preparation of Community Improvement Plan.
	Inquire as to whether Township will be preparing infill growth strategy for urban boundary (affordable housing).	To be addressed through Official Plan Review.
	Need to establish criteria for private projects and future CIP grants. Reduce development fees for environmentally and socially conscious developers.	Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Community Improvement Plan.
Chase Family	Provide clear direction for further input on strategy.	Will be addressed through follow-on plans and guidelines.
	Preserve long views across the water, add walkway, boardwalk, splashpad in Palmer Park.	Text revised.
	Include Library in waterfront plan.	Comment noted. Already reflected in Downtown Strategy.
	Pay tribute to Old Mill building.	Comment noted. Already reflected in Downtown Strategy.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
Robert Finch	Extend Heritage Conservation District to include Town Hall, 305, 324, 327 Queen Street, Presbyterian Church and others on Mary and North Streets.	Can be addressed through preparation of Heritage Conservation District Plan.
	Renovate and lease Latcham Centre if replaced by new community centre.	Recommendation is to remove Latcham Centre.
	Need for refurbishment for Old Mill property.	Comment noted. Already reflected in Downtown Strategy.
	Add fountain of Peter Perry at proposed pedestrian area at Queen and Water Streets.	Text added.
Cheryl Odee Helm (2 letters)	Identify projects that have the most impact and the least cost.	Implementation Plan has been prepared.
	Need to identify vision in Downtown Strategy and HCD.	Comment noted. Already reflected in Official Plan and reiterated in Downtown Strategy.
	Benefits of HCD need to be clearly spelled out.	Further text added. Strong support of affected property owners and Heritage Scugog Committee. Can be further addressed through preparation of Heritage Conservation District Plan.
Peter Homenuck	Consider redesignation of North and Mary Streets to permit office, commercial and service uses.	To be addressed through Official Plan Review.
Guy Latreille	Need to balance landscaping needs of the downtown with parking needs.	Comment noted.

RESPONSE TO COMMENTS FROM AGENCIES, GROUPS AND INDIVIDUALS

Comment From	Comment	Response
Pat Longmuir	Believes accessibility has not be adequately addressed in the document. Comments on specific provisions provided.	Comments very similar to submission from Scugog Accessibility Advisory Committee. Addressed through response to the advisory committee.
Betty Penny	Ensure accessibility to the pier, and close proximity of bus drop off, in conjunction with the design of the square at the foot of Queen Street.	Text added.
	Ensure access for diesel fuel deliveries for Woodman	Text added.
Smith Family	Incorporate new public restrooms into existing facilities, perhaps mill building, not stand alone facilities	Comment noted.
	Consider public squares and pedestrianizing streets carefully as they can result in lost accessibility parking, a "retail ghetto" environment, reduced interest in shopping due to inclement weather	Can be addressed through update of Urban Design Guidelines.
	Consider public square at foot of Queen Street in conjunction with redevelopment of the mill building.	Comment noted. Already included in the Downtown Strategy.
	Ensure information kiosk suggested is maintained and is not left to deteriorate.	Comment noted.

Comment	Response
Executive Summary	
Only mention of accessibility is in relation to Queen Street stores.	Text added to expand consideration to all downtown.
Recommends completion of waterfront trail and changes to Birdseye Park with no indication that accessibility is lacking and that work is needed to ensure they are available to all residents and visitors.	Text added to note that existing trails should be made accessible.
Existing built form is called exemplary with no recognition that a large proportion of Scugog residents and visitors are barred from access to these businesses and facilities.	Comment noted.
Very detailed and specific recommendations for priority changes are made under community improvement (e.g., replacing backlit signs, improving rear facades) with no mention of accessibility changes or even the need to plan for accessibility.	Text added to acknowledge accessibility.
Chapter 1 – Introduction Chapter 2 – Historical Context	
Discussions have taken place over several years now, but there is no indication that SAAC was involved.	Text added to Chapter 4 – Public Consultation to acknowledge comments provided.
Chapter 3 – Existing Conditions	
Should include demographics describing the aging population and persons with disabilities accessing the downtown core. Making Downtown Port Perry accessible begins to comply with the AODA act and makes good business sense; merchants are able to access an untapped market.	New section on Demographics added.

Comment	Response
<p>The Strategy does not mention the use of surveys/data retrieval which would provide characteristics and statistics of the human population definitive of who the customer/user of the Commercial Core is. Findings from the collection of such data would provide the business owner with statistics considered important in the development of the marketing strategies as they outline their target market. The many buses that visit the Commercial Corridor, the visitors that tour on the Woodman, the visitors to Palmer Park, the tours through the Grenadier, those attending theatre presentations at Town Hall 1873, visitors to special local events (Port Perry Fair, Santa Clause Parade, Sports events etc.) have been observed and seem to include many older adult groups.</p>	<p>Can be addressed through preparation of Accessibility Transition Plan.</p>
<p>The older adult population may indeed be the higher percentage of users/customers. This would be an indicator that there is an important need to accommodate those individuals with vision loss, hearing loss, mobility issues and other conditions that may not be evident yet prevalent.</p>	<p>Comment noted.</p>
<p>Chapter 4 – Public Consultation</p>	
<p>There was no consultation with SAAC during the charette (despite strong attempts from multiple Township staff members to make these arrangements).</p>	<p>Comment noted.</p>
<p>The key attribute of “caring community” has been stripped of any mention of helping those in the community who are disadvantaged or need additional assistance which was the prominent focus of that discussion.</p>	<p>Text added to note “helping”.</p>

Comment	Response
There is no mention of the need to address accessibility issues under preliminary direction (pg 17), although enhancing cultural and environmental activities are prominent.	Preliminary direction added.
Chapter 5 – Strategic Issues	
The speed with which the Scugog population is aging and the prominence of older adults as the dominant market for tourists (and therefore the need to meet their needs) is not mentioned.	Noted in Demographics section.
The Downtown Merchants are missing out on an untapped market with great spending power that could offer a tremendous increase in revenues. Having access to the buildings, parks and pathways helps us to serve all members of the Public, entertain them, feed them and provide them with the desert so their experience is memorable and they will long to return.	Comment noted.
Chapter 6 – Heritage Conservation	
No indication that accessibility standards must be met in any work to establish a Heritage Conservation District.	Comments noted. Not a requirement of the Ontario Heritage Act.
Assessment of existing accessibility and transition to current standards is not included in the evaluation of cultural assets (pg 29).	Comments noted. Not a requirement of the Ontario Heritage Act.
The need to include education about how accessibility and heritage conservation must work together is not mentioned in relation to the public consultation process (pg 29).	Text added to note consideration of accessibility.

Comment	Response
Chapter 7 – Urban Design	
<p>The #1 principle is that Queen Street as it currently exists is “nearly perfect”. While this statement may be appropriate in considering heritage preservation, such a statement in relation to urban design shows a lack of awareness in relation to accessibility and the 26% of Durham residents who have conditions/disabilities that influence their daily life. Given the Township’s commitment to accessibility, this statement needs to be removed from this section or modified to make clear that “near perfection” does not apply in relation to urban design that meets the needs of all residents and visitors.</p>	<p>Text revised.</p>
<p>The need for signs to convey address information and to use auditory as well as visual transition modes is not included among the highly detailed sign information.</p>	<p>Text revised.</p>
<p>Public access (that can be used by people of all abilities) should extend not only to the water’s edge, but all downtown and waterfront area.</p>	<p>Text added.</p>
<p>Beautiful public spaces are defined as providing continuous and safe pedestrian walkways but there is no mention of the importance of ensuring these walkways are accessible.</p>	<p>Text added.</p>
<p>A specific statement on the importance of the accessibility element in any development or redevelopment in the downtown should be included (similar to #18 that refers to the importance of environmental protection).</p>	<p>New statement added.</p>

Comment	Response
<p>Development of an accessibility transition plan for the downtown area should be included in the list of specific design initiatives. Given that it would require staff/volunteer time but no capital outlay, it should also be identified as a high priority for immediate completion.</p>	<p>New action added to develop an Accessibility Transition Plan.</p>
<p>The proposal for a roundabout on Old Railway Lane (pg 36, #6) is a serious concern given the safety hazard that roundabouts pose for many pedestrians, especially those with vision and cognitive disabilities.</p>	<p>Comment noted. Safety will be assessed through design process.</p>
<p>This section provides several illustrations of what different areas of the downtown could look like after changes are made. None of these illustrations incorporate even basic accessibility features. Suggest drawings be revised or removed before this draft document becomes an official document representing the Township of Scugog.</p>	<p>Comment noted and any inconsistent graphics removed.</p>
<p>The town/waterfront connection currently does not exist for many people with disabilities (#12). These connections need to be enhanced so that they are available to all residents and visitors.</p>	<p>Text revised.</p>
<p>While a waterside trail with fishing points is a very desirable feature for the downtown, the initiative previously completed is not accessible (trail or fishing spots). Changes to make the existing trail accessible would have cost less than \$10 at the time of construction. This initiative should not be continued along the water's edge until the existing facilities have been made accessible and accessibility has been incorporated into any plans for new construction.</p>	<p>Text added to note that existing trails should be made accessible.</p>

Comment	Response
<p>The “concept” illustration of using parallel ramps to provide access to Queen St. store fronts (pg 43) is poorly done. It would be wonderful to have an appropriate illustration included at this point in the document so that the public can begin to see how heritage preservation, environmental protection and accessibility work well together.</p>	<p>Illustration removed. More appropriate graphic can be created through preparation of Accessibility Transition Plan and update of Urban Design Guidelines.</p>
<p>Special paving that extends across the street (as suggested for the post office square (#21) is not recommended because it can be very hazardous for small children and those who have vision and cognitive disabilities.</p>	<p>Can be addressed through development of plan for Queen Street modifications.</p>
<p>Chapter 8 – Community Improvement</p>	
<p>Specific information on how the Township can leverage the need to increase accessibility in order to move forward with desired heritage and environmental preservation projects is not provided or recognized.</p>	<p>Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Community Improvement Plan.</p>
<p>Accessibility has been omitted from the primary Official Plan criteria used to determine Community Improvement Project areas.</p>	<p>Can be addressed through preparation of Community Improvement Plan.</p>
<p>The development of an accessibility transition plan has been omitted from the list of initial priorities for the Municipal Project Program.</p>	<p>Text regarding Community Improvement Plans made more generic. Preparation of Accessibility Transition Plan has been included.</p>

Comment	Response
<p>The practice of providing grants to property owners for building façade improvements is identified but the fact that many municipalities also require storefront accessibility as part of these grants is not mentioned.</p>	<p>Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Community Improvement Plan.</p>
<p>Incentives related to waiving fees or offsetting property tax increases for projects that enhance accessibility are not mentioned.</p>	<p>Text regarding Community Improvement Plans made more generic. Can be addressed through preparation of Community Improvement Plan.</p>
<p>Chapter 9 – Implementation</p>	
<p>It is noted that the urban design guidelines should reflect the PPDDS, but no mention is made of the need to ensure that the guidelines also reflect current guidelines for accessibility.</p>	<p>Can be addressed through update of Urban Design Guidelines.</p>
<p>The framework for cooperation needed for successful implementation of the PPDDS makes no mention of the need to involve disability organizations or SAAC in providing guidance related to the development of the downtown.</p>	<p>Comment noted. List is not intended to be inclusive.</p>