

Existing Context



5 Existing Context Viewed Through Five Lenses

The Port Perry Waterfront Action Plan was developed looking through five lenses: Economic Development, Natural Heritage & Hazards, Recreation, Arts & Cultural Heritage and Circulation. This chapter provides a summary of the existing conditions, what we heard and the opportunities and challenges for change.





Key Business Nodes

Marina



Old Mill



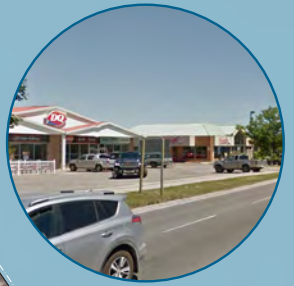
Downtown Port Perry



Water Street Business Area



Scugog Street Business Area





Economic Development

Key Business Nodes

Marina

The Port Perry Marina is a significant business operation in the heart of the waterfront.

Old Mill

The Old Mill is a significant opportunity for revitalization through adaptive reuse.

Downtown Port Perry

The Downtown Port Perry business area is focused on the main street businesses on Queen Street, but stretches north to North Street and south to Mary Street.

Water Street Business Area

These businesses primarily face Water Street, but also include business on Mary Street and Casimir Street.

Scugog Street Business Area

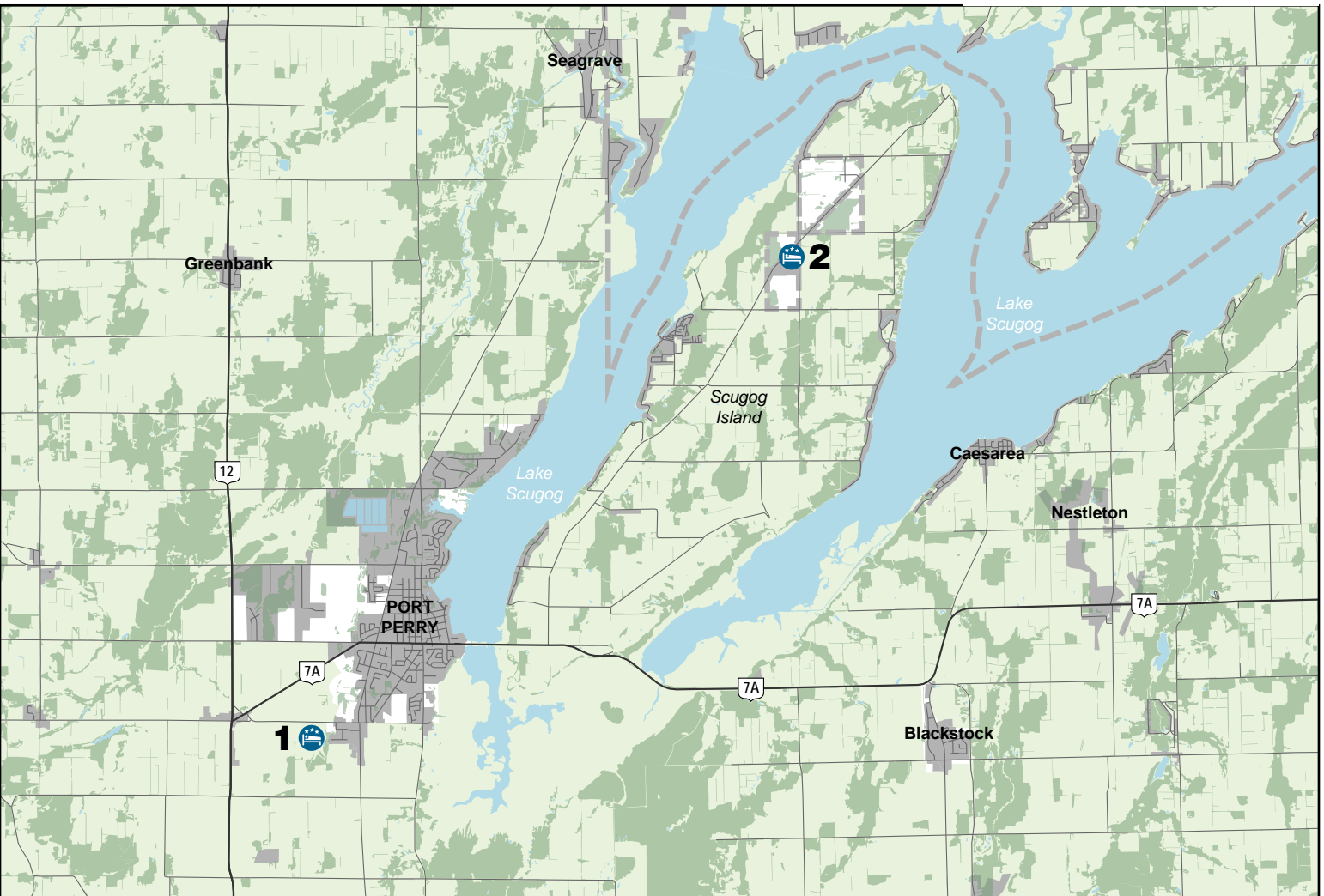
The businesses along Scugog Street primarily take the form of auto-focused highway retail.



Some of What We Heard

- restrict commercial to the west side of Water Street, away from the Lake
- put a boutique hotel, shops and restaurants in the Old Mill
- no motels, hotels or condos
- no restaurants
- small businesses such as kayak rental, skate and bike rental
- temporary pop-up summer market using shipping containers

Hotel Development in the Area



There are two hotel developments currently in the planning stages:

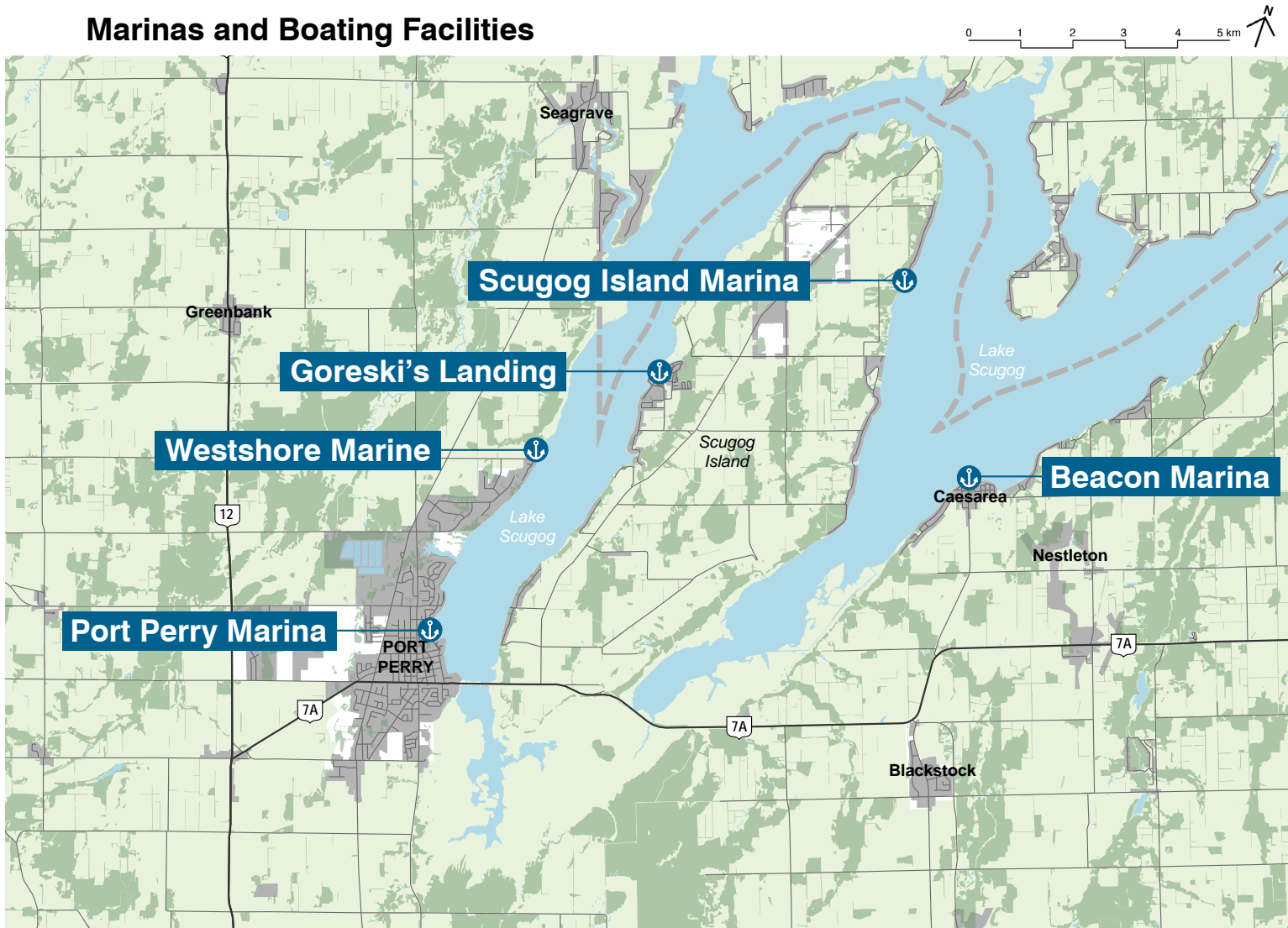
Sunnibrae Golf Course

- 1** Planning a 72-room hotel – approximately 4 km from waterfront

Mississaugas of Scugog Island First Nation

- 2** 100-room hotel development underway on site of Great Blue Heron Casino – accompanying a 20,000 sf expansion to the casino – approximately 12 km from waterfront

Marinas and Boating Facilities



The Lake Scugog area is well served for boating needs with five marinas.

Port Perry Marina (see also Natural Features and Hazards and Recreation sections)

The Port Perry Marina has been operated by the private sector in partnership with the Township of Scugog for 30 years. The private operator provides and maintains docks, and operates 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; and,
- Partner in waterfront events.

Attractions in Port Perry

In Town

- Palmer Park (and events)
- Scugog Library Farndale Art Gallery (26,000 visitors!)
- Farmer's Market
- Vintage Market
- Joe Fowler Memorial Park
- Senior's Club
- Many interesting restaurants
- Historical Sites (e.g. Piano Inn)

Nearby

- Great Blue Heron Casino
- Scugog Shores Historical Museum
- Sunnybrae Golf Course

Waterfront Related Businesses

- Restaurants
- Gift shops
- Convenience services for local residents & tourists
- Small business start-ups
- Additional B&Bs; airB&B
- Boat/kayak/canoe/paddleboard rental
- Cycle rental
- Day adventure packages

Tourism and Market Growth Trends

The Township of Scugog has experienced slow growth in the past. This will change in the future, and population growth of 17% is expected between now and 2031.

Durham Region's population is increasing by nearly 3% per annum. There is a large and growing opportunity to promote the Port Perry waterfront for nearby accessible day trips.

- 1 Port Perry is 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.

Opportunities/Challenges



Opportunities

- Scugog is poised for significant population growth in the future
- Most of this growth will occur in the Port Perry Urban Area
- Potential for growing demand for recreational and waterfront activities and tourism which is already resulting in proposed hotel developments
- Port Perry may have a competitive advantage in tourism including: fishing, indigenous tourism, sports tourism, and boating
- Waterfront land is largely in public ownership
- The west side of Water Street is suitable for a broader mix of uses in a more urban form of building that features the waterfront
- Large development site at North and Water presents opportunities to explore mixed use development, with residential, and structure parking,
- Development site adjacent to the VOS grocery store provides an opportunity to consider residential and commercial uses if redevelopment occurs in the longer term



Challenges

- Aging population
- Low growth rate has limited development potential
- Concern about adding private business to the waterfront and limiting public access and use

Flood Hazard Limits

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





Natural Heritage & Hazards

Flood Hazard Limits

Mapping provided by Kawartha Conservation provides the hazard limits for the Port Perry Waterfront area. These limits include 15m setbacks from lakes and streams, 30m setbacks from wetlands less than 2 hectares in size, and 120m setbacks from wetlands larger than 2 hectares in size. The 100-year lake level flood elevation is 250.9m above mean sea level (MSL). The hazard limit is the furthest inland of the 15 m buffer from the lake or 250.9m.

A permit is required for any work within the hazard areas, including work below 100-year flood level. The 250.9m contour has not been accurately surveyed by Kawartha Conservation, so a topographical survey would be required to accurately delineate the hazard limit.

The map opposite shows a red line that represents an interpolated position for the 250.9m contour based on the Province's Digital Elevation Model for the Greater Toronto Area.



Some of What We Heard

- plan naturalized areas throughout the park
- clean up the invasive plants
- clean water
- provide navigable channels for small (non-power) boats
- encourage gradual elimination of paved parking lots
- keep all waterfront land as green space
- dredge water for boat docking
- plant trees to block the view of the grocery store

Stormwater Outflows



Outlet 28 (Water St)

Outlet 29 (North St)

Outlet 27 (Perry St)

Pumping Station

Outlet 11 (Casimir St)

Baagwating Park Storm Channel

Stormwater Outflows

There are five stormwater outflows within or adjacent to the Port Perry Waterfront study area, responsible for stormwater drainage for most of central Port Perry. One (Outlet 11 - Casimir St) empties directly into Lake Scugog, while the others discharge into streams or channels, one of which (the Baagwating Park Storm Channel) was naturalized in 2004 to aid in filtration of the stormwater discharge. The shoreline directly surrounding Outlet 11 - Casimir St in Joe Fowler Park was also naturalized at the same time Baagwating Park was created.

Sanitary Pumping Station

The Region of Durham is studying relocation of the pumping station currently located near the Port Perry Marina. Additional pumping capacity is required to service the area and allow for planned growth. The area around the pumping station does not allow for additional required capacity and it requires upgrades due to the age of the infrastructure.

Joe Fowler Park Shoreline



Baagwating Park



Lake Scugog Enhancement Project



Lake Scugog Enhancement Project

The Lake Scugog Enhancement Project is a \$3-4 million project to improve water quality in Lake Scugog. Construction is set to begin in 2021 pending funding. It will involve dredging to clear navigational depths in key areas, and the construction of an engineered wetland protected by an armour stone buttress. The 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.

The Port Perry Waterfront Action Plan will incorporate the shoreline treatment as proposed in the Lake Scugog Enhancement Project.



Plan and rendering for the Lake Scugog Enhancement Project



Shoreline Condition

1
Boat Launch

2
Birdseye Park

3
Marina & Public Dock

4
Palmer Park

5
Beach & Naturalized Shoreline

Shoreline Condition

1 Boat Launch

The boat launch has two ramps with a dock. One of the ramps is in need of maintenance. Parking issues have been raised in terms of having somewhere to temporarily park while getting boats in and out. There is a need for signage. A boat washing area is required.



The boat launch

2 Birdseye Park

Birdseye Park has a naturalized shoreline.



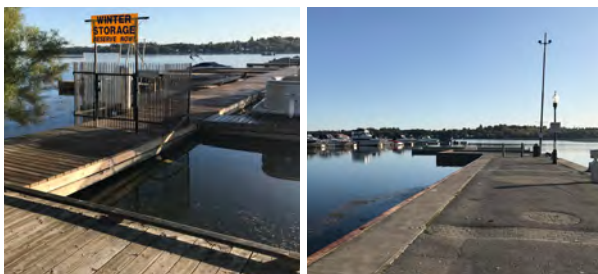
Birdseye Park

3 Marina and Public Dock

The Port Perry Marina provides dock slip rentals, boat and motor rentals, off site trailer service and storage, fuel and pump-out services and a limited amount of parking. Pier 1 was replaced in 2010 with new docks with 15-20 year life. There is no boat launch at the marina.

The public pier includes a short dock for temporary docking often used by anglers.

The boardwalk between the public pier and Port Perry Marina was also constructed in 2010.



Port Perry Marina and Public Dock

4 Palmer Park

The shoreline concrete wall in Palmer Park is in disrepair, with evidence of cracking, damage to backshore, and tilting.



Palmer Park shorewall

5 Beach and Naturalized Shoreline

There is armourstone along sections of the backshore in this area, with the remaining shoreline unprotected. The "beach" has reeds and vegetation, and limited sand. Plantings have been made to stabilize the south shoreline.



Beach and Naturalized Shoreline



Palmer Park shorewall

Opportunities/Challenges



Opportunities

- Marina expansion with additional services
- Dredging for Lake Scugog Enhancement Project may improve water depths and quality
- Use of Palmer Park quay wall for visitor boat docking through dredging
- Beach improvements with beach nourishment
- Boardwalk
- Lookouts
- Opportunities to accommodate additional water-related uses
- Incorporate a new urban square/park at the foot of Queen Street
- Relocation of the pumping station will free up land near the marina for parking/new building



Challenges

- Palmer Park quay wall condition
- Shallow depths in lake near shore may limit options for boating unless dredged
- Concerns with structural integrity limit ability to dredge near shore
- A topographical survey will be required to accurately delineate the hazard limit for the 100-year storm flood level
- The current location of the pumping station may restrict opportunities to change uses in that area