

# Port Perry Downtown Waterfront Revitalization Project



\*Updated August 31/09

## History of the Waterfront

---

1800's – Steam Engines, Railway Tracks, Grain Elevators, Lumber Companies

1900's – Changes to more of a community and tourism economy: Birdseye Cottages & Pool, Library, Tennis Courts, Ball Diamonds, Parks & Trails

1989 – First major study of the area: Community Improvement Plan, Water Street – Lake Scugog Waterfront “*McDermott Study*” – PRIDE Project

## History of the Waterfront Cont'd

---

1991 – BIA commissioned a study by Dan O'Brien to deal with streetscape improvements and parking

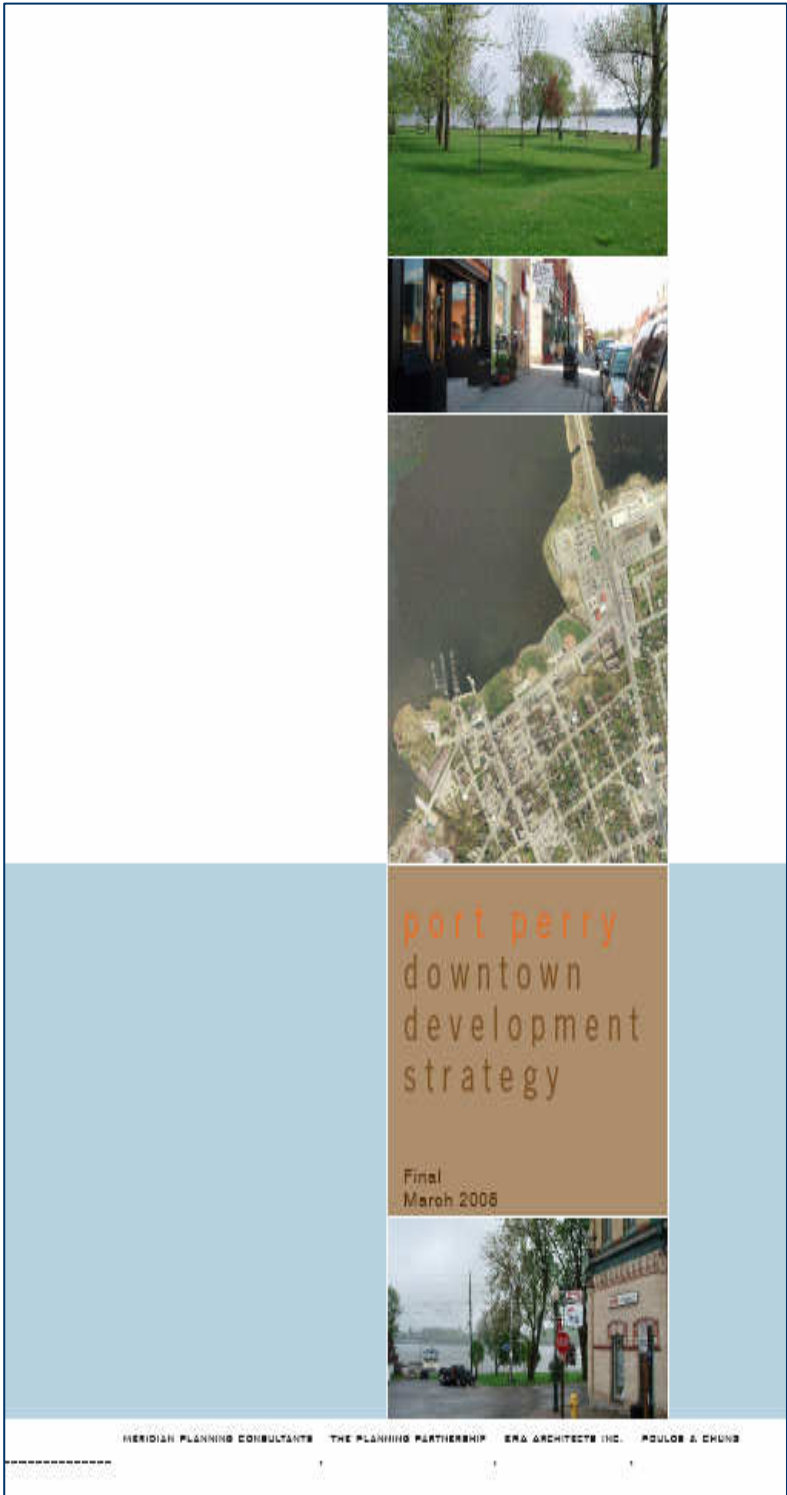
1992 – PP Urban Design Guidelines implemented (TSH)

2003 – Waterfront Master Plan by Dan O'Brien

2007 – Library Needs Assessment identifies size and cost of Library addition

2008 – Downtown Development Strategy approved – estimated \$1.5 million of known costs over next 5-10 years





Approved by Council on March 31, 2008

Defines Urban Design Strategy for entire Port Perry Downtown Area, including the Waterfront

The Downtown Development Strategy provides the basis for the Project



# Downtown Development Strategy – Key Principles

---

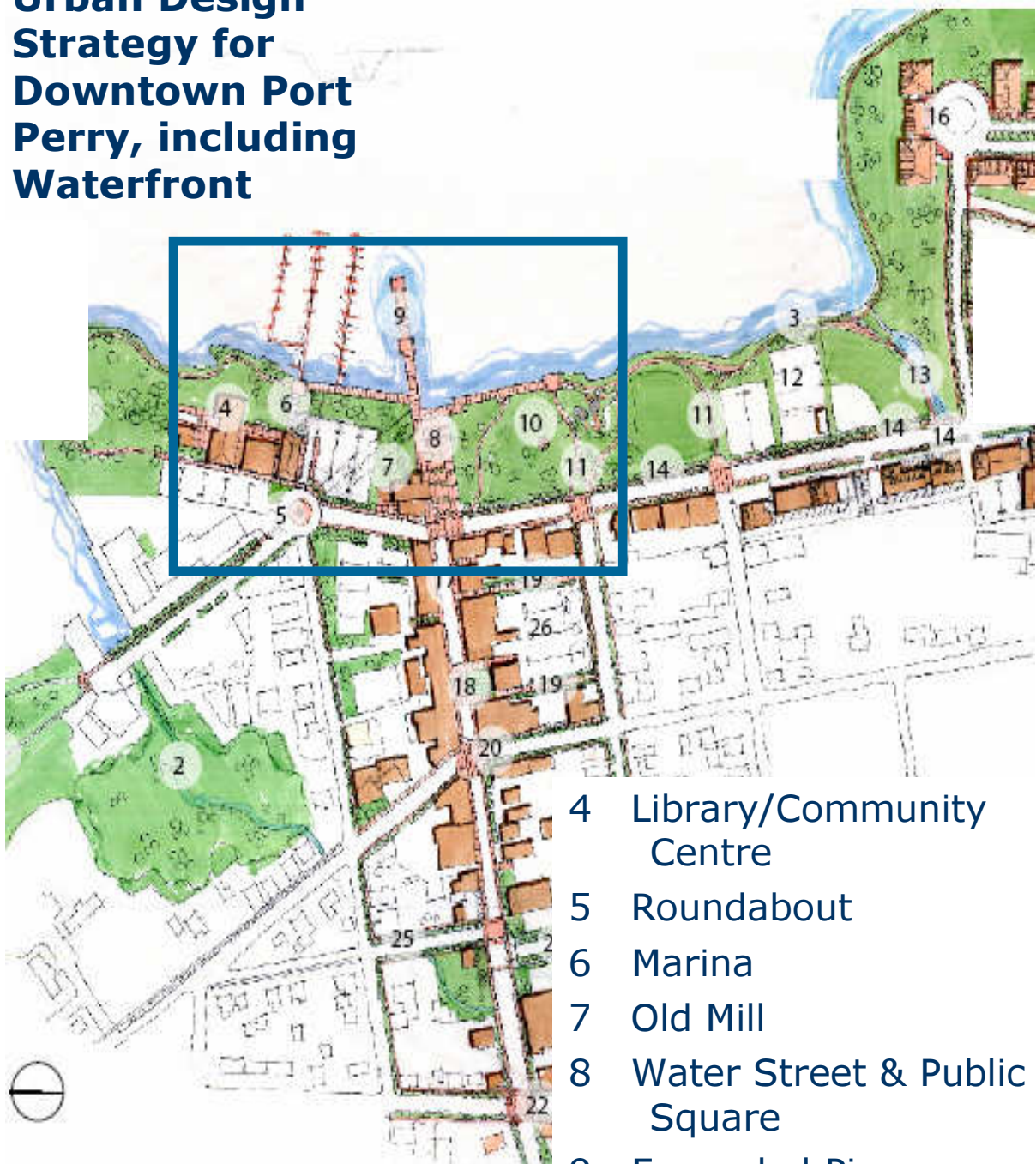
- Distinguish the two commercial areas focused on Queen Street and Water Street
- Focus areas of recreation activity on the waterfront in a sequence of active and passive precincts
- Enhance the focus of cultural activities on the waterfront with the Scugog Memorial Public Library and Latcham Centre

## **Downtown Development Strategy – Key Principles (cont'd)**

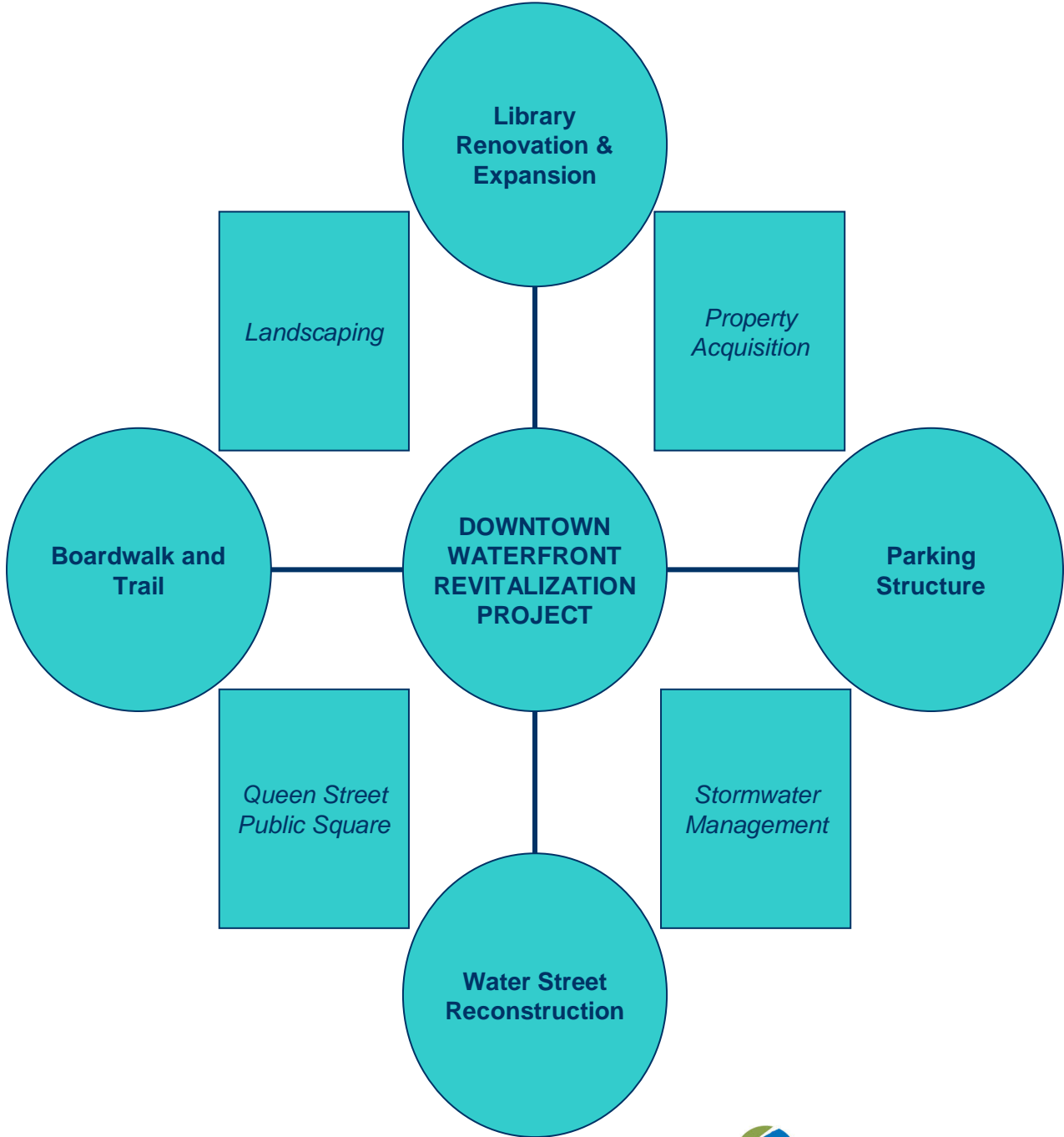
---

- Provide pedestrian connections to the waterfront that link with Queen, Mary and Casimir Streets
- Provide a continuous water's edge trail
- Continue to restore the habitat and natural features of Lake Scugog and its connecting water courses
- Promote opportunities to improve accessibility

## Urban Design Strategy for Downtown Port Perry, including Waterfront

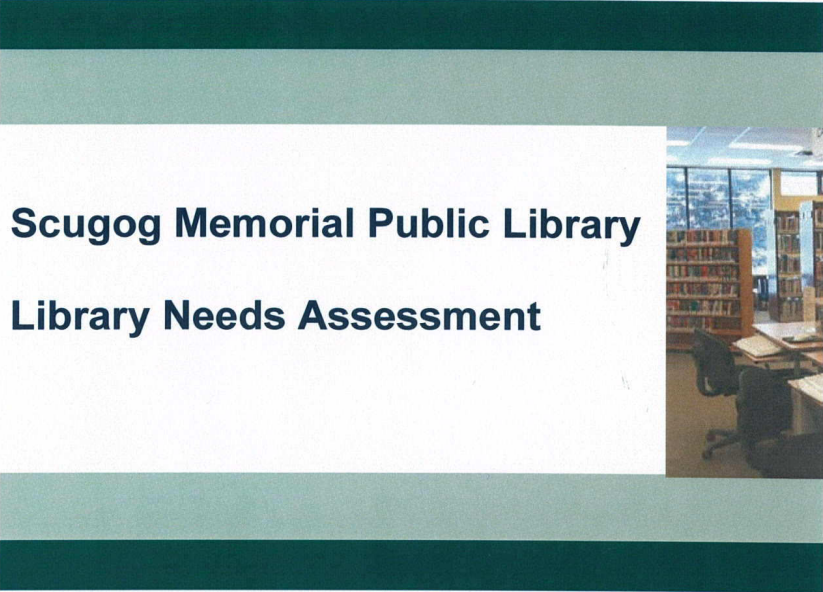


- 4 Library/Community Centre
- 5 Roundabout
- 6 Marina
- 7 Old Mill
- 8 Water Street & Public Square
- 9 Expanded Pier
- 10 Palmer Park & Waterfront Trail



# Scugog Memorial Public Library Needs Assessment

---



**Scugog Memorial Public Library  
Library Needs Assessment**

**Draft Final Report**

**December 2006**

**dmA Planning & Management Services**  
4263 Sherwoodtowne Boulevard, Suite 100 • Mississauga, Ontario L4Z 1Y5  
(p) 905.275.4458 (f) 905.275.7148 • (e) [jmorgenstern@dmaconsulting.com](mailto:jmorgenstern@dmaconsulting.com) • (w) [www.dmaconsulting.com](http://www.dmaconsulting.com)

# Scugog Memorial Public Library Needs Assessment Cont'd

Scugog Memorial Public Library  
Library Needs Assessment

Final Report

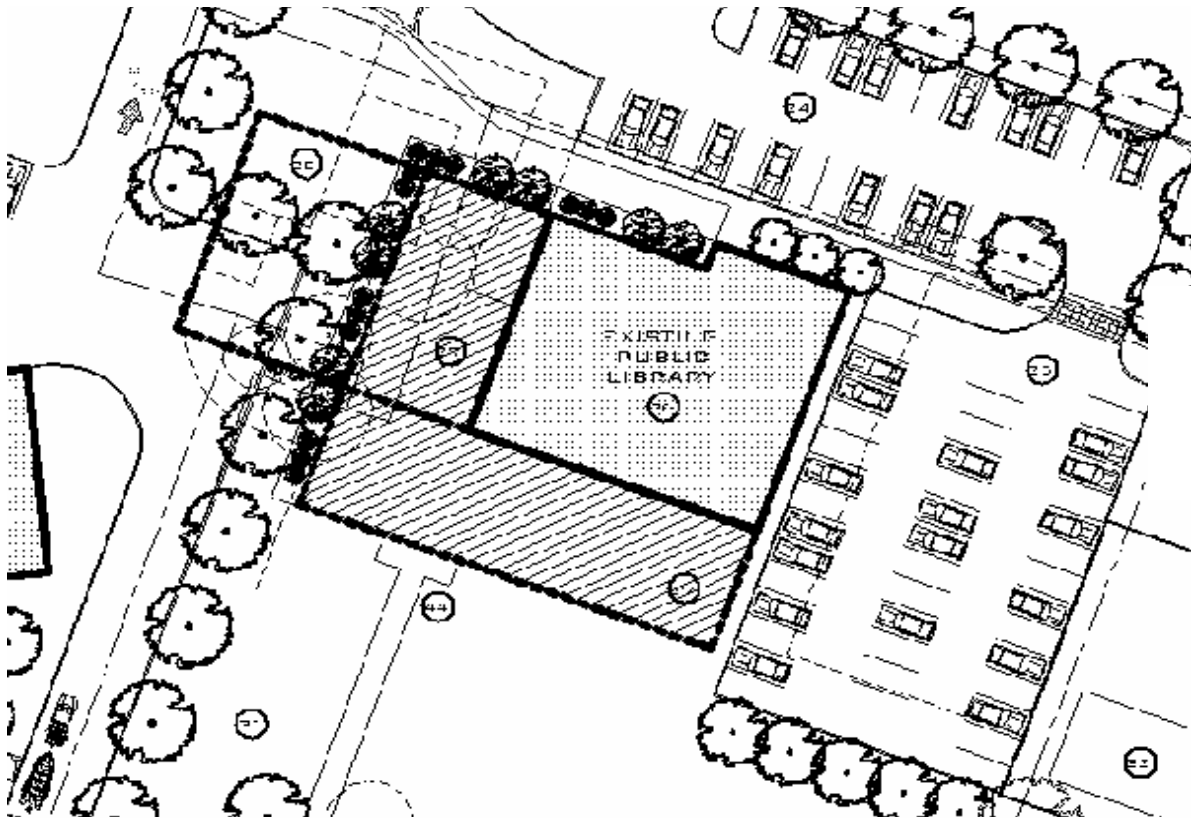
Table 7.1: Capital Cost Assessment of Facility Model Options

Cost Category	Option 1 (Expansion of, 9,300 sq. ft.)	Option 2a (New stand-alone library 16,000 sq. ft.)	Option 2b (Co-location with Recreation Centre, 15,500 sq. ft.)
<b>Construction Cost:</b>			
Expansion at Existing Location (\$250/sq.ft.)	\$2,325,000		
New Construction (\$200/sq.ft.)		\$3,200,000.00	\$3,100,000.00
Site Development (10%)	\$232,500.00	\$320,000.00	\$310,000.00
Net Construction Estimate	\$2,557,500.00	\$3,520,000.00	\$3,410,000.00
Contingency (8%)	\$204,600.00	\$281,600.00	\$272,800.00
Equipment & Fitments (10%)	\$255,750.00	\$352,000.00	\$341,000.00
Net Total	\$3,017,850.00	\$4,153,600.00	\$4,023,800.00
Consultant Fees (8%)	\$241,430.00	\$332,290.00	\$321,905.00
<b>Total Estimated Capital Cost</b>	<b>\$3,259,280.00</b>	<b>\$4,485,890.00</b>	<b>\$4,345,705.00</b>

As shown above, capital cost estimates range from \$3.3 million for Option 1 to \$4.5 million for Option 2a. The cost estimate does not include site acquisition costs, which in the case of Option 2a may increase overall costs significantly if the site chosen was not municipality-owned. It is assumed that there would be no acquisition costs for either Option 1 or Option 2b. The cost saving of over a million dollars, which is realized through retaining the current library, is significant given the overall scale of the project. It should be noted that this saving assumes that an alternative use (or interested buyer) is not available for the existing library. If it were possible to "reuse" this public building, or sell it and apply the proceeds to the construction of the new library, the cost differential would be less significant. These questions should be explored further and this might affect the relative advantages of the options.

**Conclusion:** Option 1 represents a significant capital cost saving relative to Options 2a and 2b.



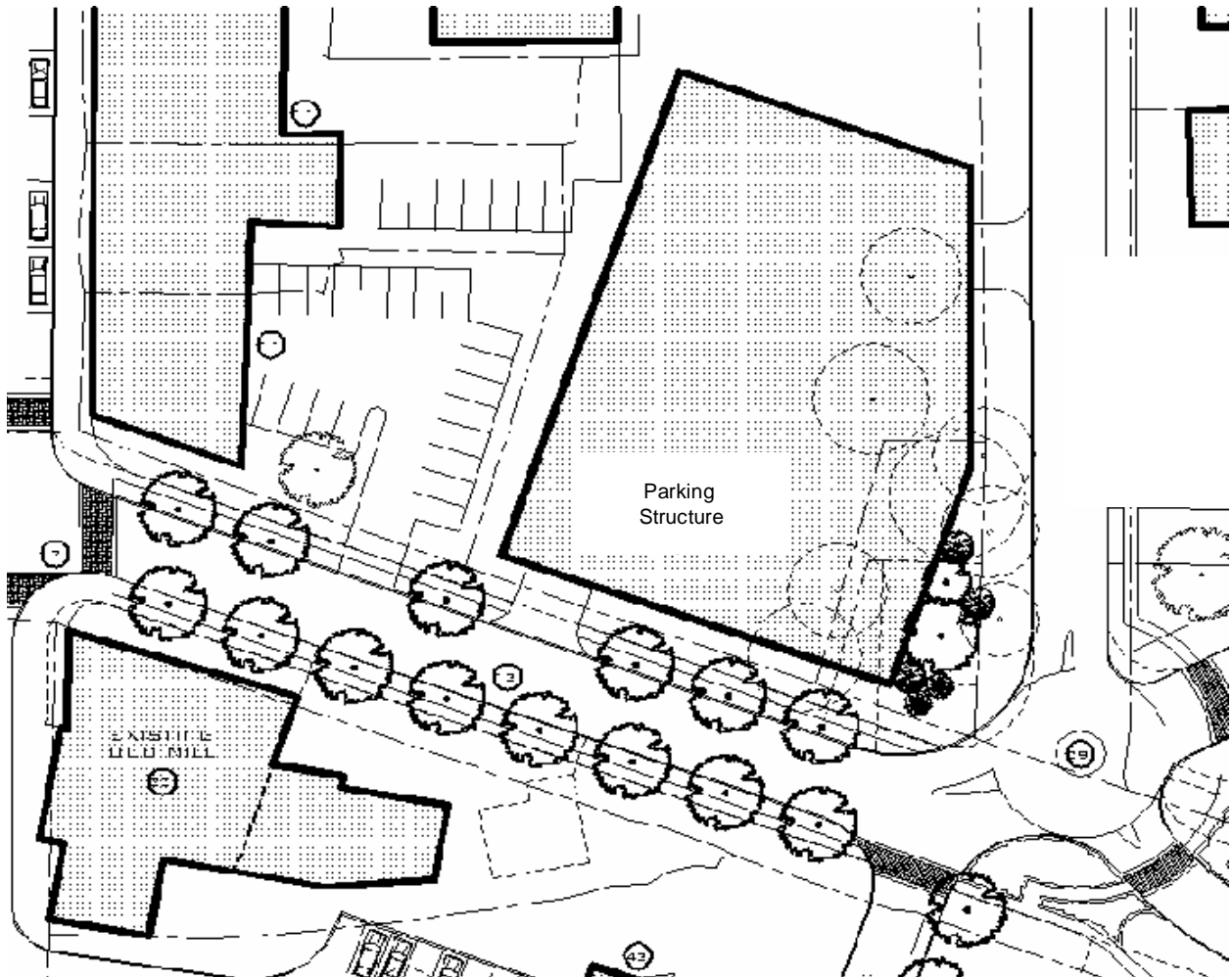


**Library Expansion** – Approximately 9,300 sq.ft.

**Issues:**

- Expansion to south / lake
- Connection to street
- Waterfront connections
- Community space of 2,000 sq. ft. included in design



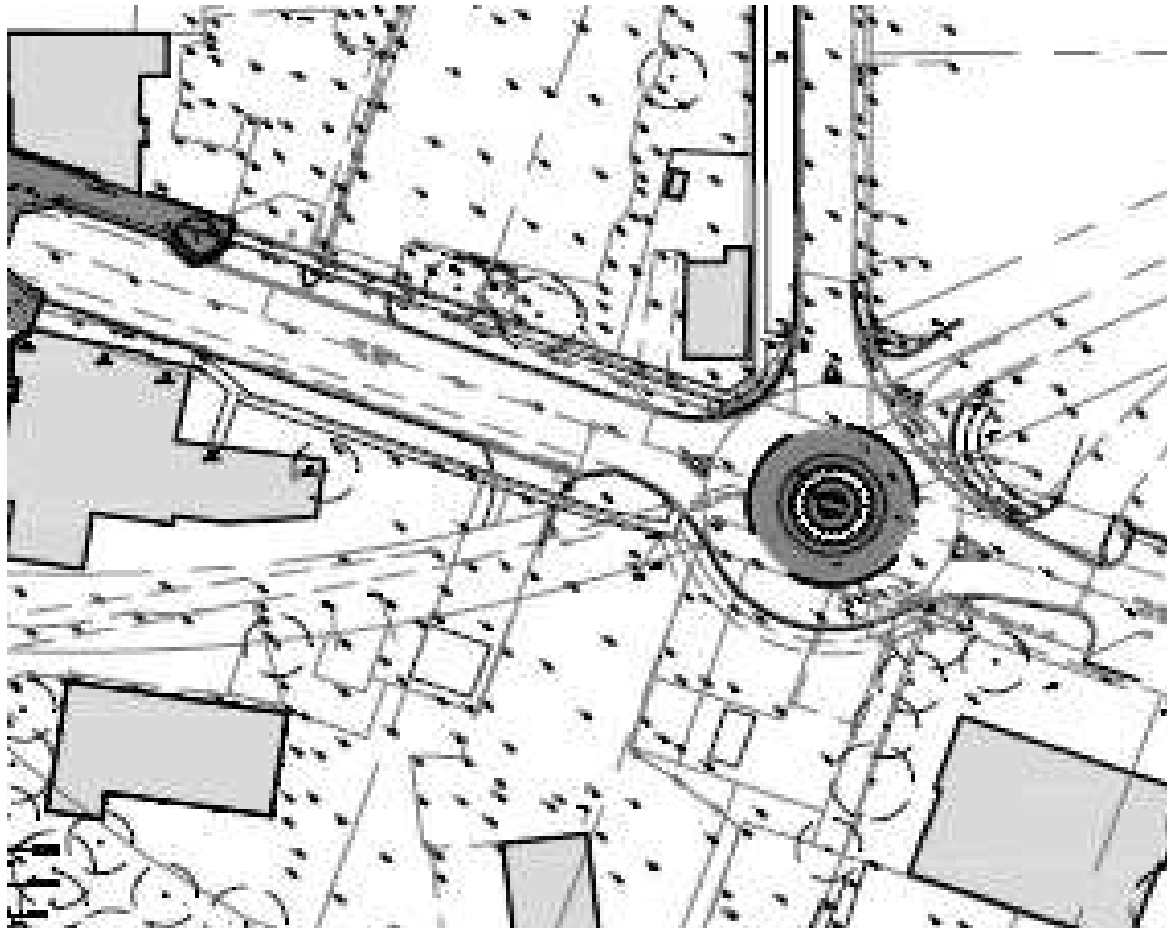


## Parking Structure

- Initial concept proposed 150 – 200 stalls
- August 31/09 change to single level and double number of spaces in existing parking lot (approximately 86 spots)

### Issues:

- Street presence

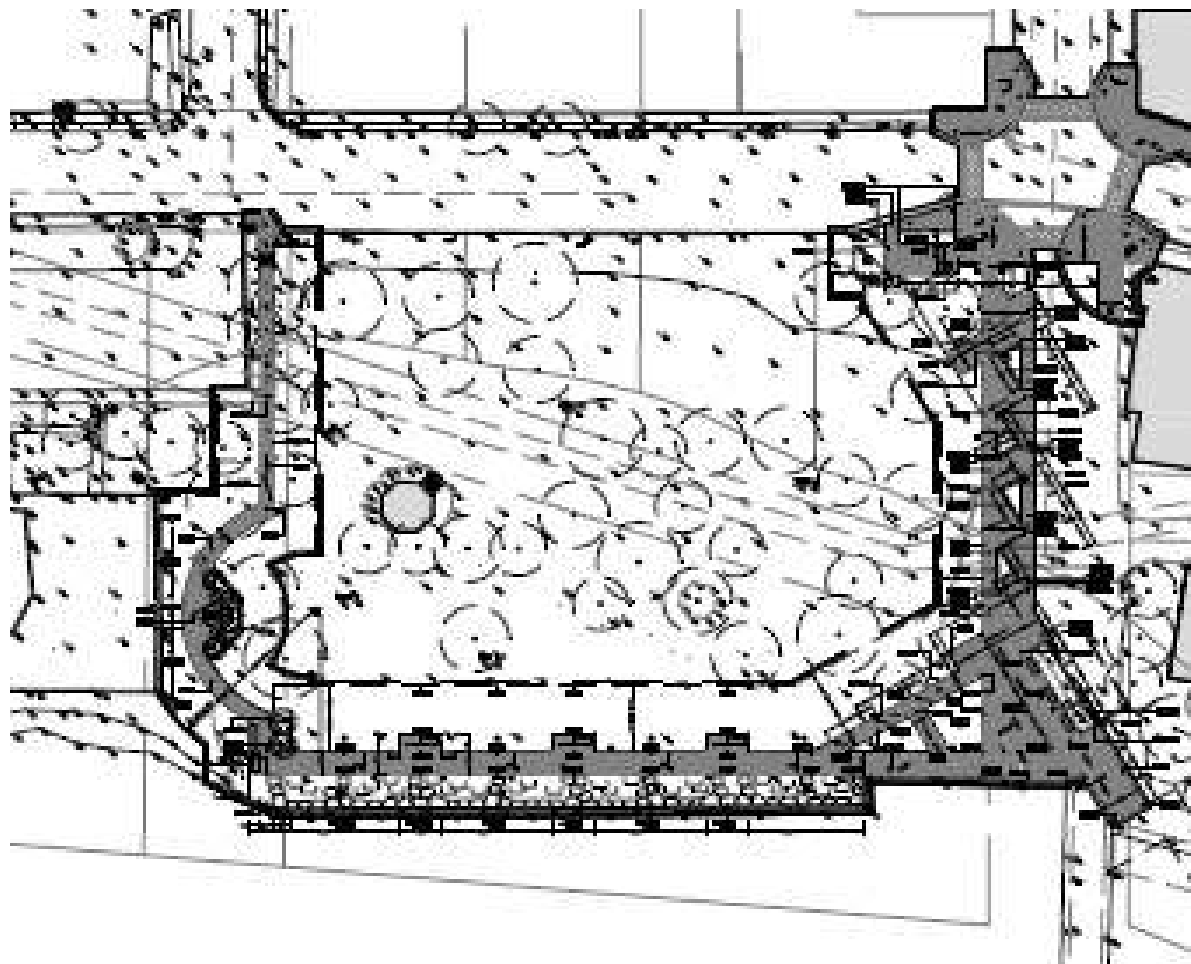


## **Water Street Reconstruction – Urban cross-section Roundabout, Square**

### **Issues:**

- Demolition of Cooper & Bertrand houses – completed August 2009.
- Off-site storage of marina docks & new lease required.
- Area in front of Old Mill to be standard streetscape Phase 2 of redevelopment.





**Boardwalk/Trail** – New trail to south, Replace boardwalk to north

**Issues:**

- Integration of stormwater requirements – to divert stormwater from Queen St. north on Water to bioswale at Birdseye Park.
- Pier
- Additional washrooms
- Boardwalk design in front of Latcham Centre – preliminary design done.



# Project Cost Estimates\*

---

• Library Renovation & Expansion	\$5,000,000
• Parking Structure	\$2,500,000
• Water Street Reconstruction & Square	\$1,500,000
• Boardwalk & Trail	\$950,000
• Stormwater Management	\$500,000
• Demolitions	\$50,000
<b>PROJECT TOTAL</b>	<b>\$10,500,000</b>

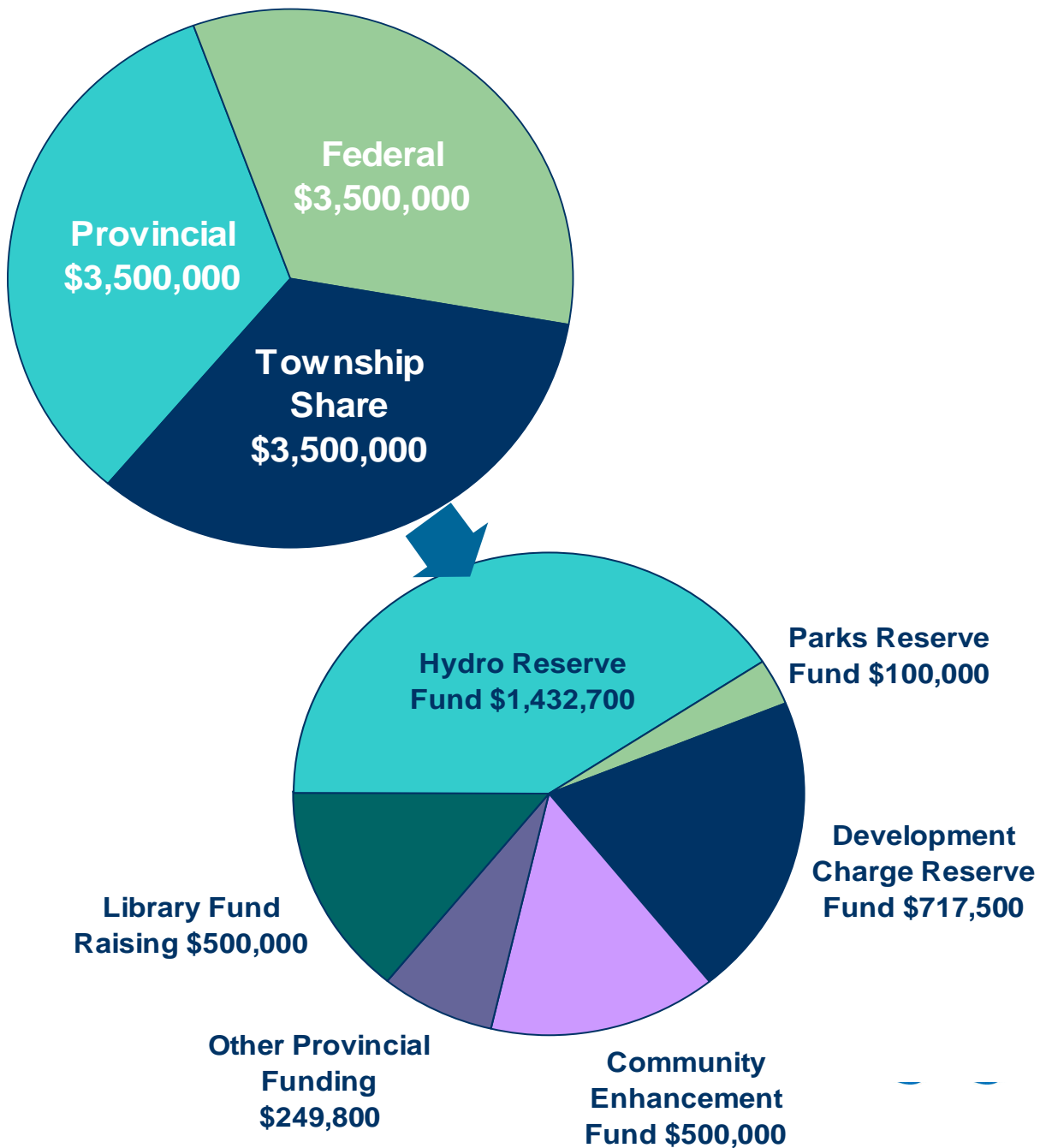
\***Cost estimates are currently being refined**

\***Cost estimates up-dated August 31/09**



# Financing Sources

---



# Staging and Timelines

---

- Project A – Water Street & Boardwalk/Trail
  - Summer 2009 – Contract Tender and Award – mid-September.
  - Fall 2009 – Construction
  - Boardwalk to be tendered under a separate contract.
- Project B – Library & Parking Structure
  - Summer 2009 – Design/Build RFP
  - Fall 2009 – Design/Build Award
  - 2010-2011 – Construction

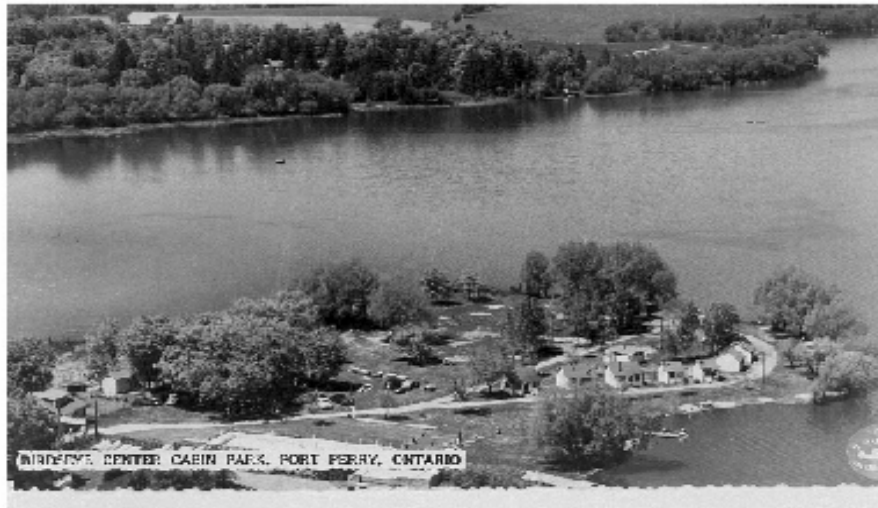
# Old Mill Acquisition

---

- The Township acquired the Old Mill property on March 16, 2009.
- The municipality paid \$1.1 M for the property. The expenditure is being financed from the Hydro Reserve Fund over 15 years at 5% interest.
- No immediate plans to redevelop the property until leases expire in mid 2011.
- Redevelopment of the Old Mill is **NOT A COMPONENT** of the Downtown Waterfront Revitalization Project.

# The way we were ....

---



# The way we were ....

---



# What it looks like now

---



# Next Steps

---

- Finalize Master Plan concept
- Develop contracts
- Award Water Street / Trail re-development contracts
- Initiate construction of Water Street
- Evaluate Library / Parking Structure Request for Proposals (RFP)

# In Closing ...

---

- Lots going on
- Still working out details
- Finally proceeding towards implementation

# Questions/Comments?

---

- If you have any further questions or comments, please contact:

Mr. Gene Chartier, P.Eng.

Commissioner of Planning & Public  
Works / Deputy CAO

Director, Downtown Waterfront  
Revitalization Project

[waterfront@scugog.ca](mailto:waterfront@scugog.ca)



