

# Concerns regarding engagement in the planning process for Jackson's Point Harbourfront Redevelopment

July 2017

# RC-2017-0010 – March 22, 2017

-This report was submitted for consideration of council.

-Town made 8 recommendations:

- “#3 That Council retain The Planning Partnership (TPP) to complete the Technical components of the Jackson’s Point Harbourfront Redevelopment Plan and that staff be directed to work with TPP to prepare a detailed Project Proposal for Service for technical components for Council review/approval.”
- TPP summarized some of the areas that would be included in the Redevelopment Plan in order to generate **VIABLE** recommendations to the municipality to use moving forward.

## *1)technical review 2) public consultation 3) preferred plan*

- For some reason 1) in the report, has been ignored (while first in order)

### 1) Technical Review to confirm development potential

- Natural Heritage System
- Sanitary, Water & Stormwater Management
- Transportation
- Planning
- Preliminary Assessment of Soils Review
- Marina Shoreline

# Process objectives unclear

- email from Robin McDougal to Cliff Williams – April 18<sup>th</sup> in response to questions presented to town, council and TPP
- need to “determine the valuation of site conditions and features to determine the issues” and then call the experts
- plan required to make informed approval authority with respect to future development applications in the harbour area.
- This objective has been compromised by the potential purchase of YRP apparently unbeknownst to council or staff

# Charrettes or Charades

- 3-options provided by TPP influenced the direction of the public input from the onset.
  - not based clearly on initial public feedback (no transparency) or viability (technical aspects)
- by establishing constraints upfront that point towards a desired outcome, it negated the public input process
  - there is a lack of freedom to develop from scratch.
- aim should have been to get feedback and develop the outcomes.
- eg. by not allowing for inclusion of a boat launch in Option 2, this would make it unfavorable to any boaters, whereas a boat launch could easily be accommodated.

# Option 1

- no change in property boundaries, but the park is shown to be enlarged to include MSR property
- neither session showed any residential development on Malone – low density is shown on the new map.
- shows no development on Lalu's property except board walk. Did this mean they are donating land.



morning Charrette



afternoon Charrette

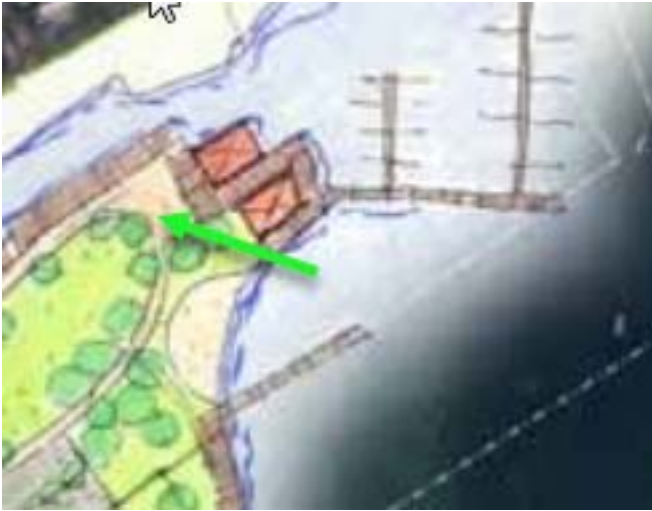


Final

# Option 2

- NO accessibility for boater unloading
- not expanded docking facility (why wasn't this included here- was on other two?)
- Unclear as to who will develop apartments – no indication given anywhere - no indication of MSR assumed land
- time and effort with TPP representative to ensure accessibility for boaters. IE. turn around with some 2 accessible parking spots (gone)

# Option 2





# Option 3

- NO charette showed townhouses along Lorne Street.
- property layout map shows public property is used by townhome construction and does not match layout in detailed drawing
- shows parkland is moved to channel and lake front, but this was not the mandate.
- in charette details, MSR held their own property. This is not reflected in the Option 3. As is shown as a public board walk in exchange for townhomes on Lorne Ave?



# Options not included uniformly

- gas pump
- breakwater access
- Expanded slips
- water lot use, seen numerous permutations
- all three options show boardwalk along channel and only option 2 does town actually swap for the property... explain how the bw is included in the other two options
- Mandate – one table did not follow mandate and yet one of it's recommendations are included in Option1 – it was the only table to choose this

# Inconsistent facilitation

- one group spent most of the design time – designing layout for Ramada property.
- All facilitators instructed morning groups to not consider MSR Lalu as any component of land swap.
- Project manager was unable to answer any questions regarding technical assessment/information.
- No results have been provided to public or TPP from MSR's soil sampling.

# QUESTIONS???

- what is the vetting process being used for ensuring accuracy
- how is TPP going to evaluate the survey results. What statistical analysis will be applied to make this a meaningful and statistically significant analysis.
- How will this be transparently relayed to the public.

# Integrity of Process

- Given the above few examples (there are many more), the integrity of this process must be called into question.
- How does Council intend to reassure us that this process has not been compromised, the outcome not predetermined and public input is not just being treated as lip service.