

Downtown and Waterfront Master Plan – Status of Recommendations – V. 2.0

	<u>Action Item in DWMPUDS</u> Sec. 2.2 City's SDR Directives Sec. 4.1 Public Realm Strategy Recommendations Sec. 4.3 Precinct Strategy Area Recommendations	<u>Implementation Trigger</u>	<u>Status</u>	<u>Potential Refinement, Modification or Elimination</u>
1.	»» Evaluate the impact of relocating a portion of the 110 seasonal mooring docks of Fuller Marine Services that will be displaced by development of the Tall Ships Landing project to St. Lawrence Park.	»» Undertake evaluation »»Docks are relocated	»» Ongoing as uptake of docks by TSL unit owners and impact on availability of docking becomes known	
2.	»» Evaluate the impact of relocating the Rowing Club to St. Lawrence Park.	»» Undertake evaluation »»Rowing Club is relocated	»» BRC has made no commitment to relocation	
3.	»» Evaluate the impact of relocating the Commercial Dive Charter Operation from St. Lawrence Park to the Ferry Street Rowing Club	»» Undertake evaluation »»Dive Charter is relocated	»» No current action due to status of item 3	
4.	»» Develop Reynolds Park into a combined parking lot for divers/public and green space (occupying the current Rowing Club building that will be vacant if the Rowing Club moves to St. Lawrence Park).	»» Reynolds Park is developed	»» Awaiting Risk Assessment results prior to completing design of future improvements	
5.	»» Blockhouse Island – Add pedestrian amenities along water's edge through additional landscaping	»» Undertake a process to identify what improvements could be undertaken	»» No action to date	
6.	»» St. Lawrence Park – Explore the removal of the existing camping areas and relocation of the existing Dive Charters and shore-based divers	»» Undertake a process to identify opportunities and impacts and determine path forward	»»Previously approved Master Plan deferred. Direction from WAC?	

7.	»» Tunnel Entrance/Belvedere – Improve the public space to better capitalize on this unique historic landmark including a public square framing the tunnel entrance. The closure of Ferry Street may provide opportunity to expand the adjacent park.	»» Undertake a process to identify what improvements could be undertaken	»» Tunnel Committee pursuing plans/funding for opening of tunnel in 2017, including improvements to entrance area	
8.	»» Hardy Park Extension – Hardy Park may be expanded to the west along the waterfront, and along Water Street to better integrate the park with the Brockville Museum, through the potential closure of Kincaid Street (south of Water Street).	»» Either acquire land through purchase or expropriation or work with land owner to obtain easement to extend park	»» City currently leases former EIT lands for parking, tour bus parking, potential for additional landscape amenities/beautification (minimal \$). Limited discussion with owner regarding land acquisition or exchange. Site is prioritized for redevelopment in OP.	
9.	»» Water Street – The City should pursue opportunities to develop a unifying boulevard, streetscape and public realm along Water Street.	»» Undertake design for Water St. streetscape improvements and where needed, either acquire road widening through development process, have Developer undertake, or purchase land and develop with City resources	»» No action on design to-date. Phasing likely dependent on commitment by development interests and need to upgrade Hydro. Development Agreement with BHSD may prompt initiation in central area.	
10	»» Kincaid Street – potential closure of Kincaid Street south of Water Street to improve integration and continuity of Hardy Park with the Brockville Museum	»» Either acquire land through purchase or expropriation or work with land owner to obtain easement to extend park	»» Currently Kincaid St. in use for access to leased parking area on former EIT lands.	

	and along the waterfront.			
11	»» Ferry Street – potential closure of Ferry Street to improve integration and continuity of the waterfront park and trail.	»» Evaluate closure of Ferry Street and extension of park	»» No action to date but may be dependent on design for Tunnel entrance features	
12	»»Parking Structure – Construct a parking structure within the middle of the block bound by the realignment of Water Street, between Broad Street and Market Street West, which is appropriately setback and screened from public view.	»» Either work with Developer to undertake or develop with City resources	»»Development Agreement with BHSD includes indoor public parking	
13	»»Identify gateways at appropriate locations such as entrances to the downtown and along the waterfront	»» Gateways identified for prioritization and features designed and installed	»» No action to-date	
14	»» Brock Trail Improvements – Accommodate extension of trail across Rowing Club/Reynolds Site; along the harbour of the Tall Ships Landing site; and along the Brockville Landing site.	»» Either work with Developer to undertake or develop with City resources	»» Easement obtained over Brockville Landings/The Wayfare. Connection under construction. Captain's Walk at TSL awaiting funding. BRC/Reynolds Park connection to be designed/constructed	
15	»»At the end of Broad Street, at the water's edge and in proximity to the A/Q, opportunities should be explored to provide public amenities, such as a viewing platform and enlivened streetscape features.	»» Construct Captain's Walk	»» Broad St. reconstruction complete. Captain's Walk postponed - awaiting funding	
16	»»Based on previous analyses, additional docking and breakwater systems along Brockville's waterfront are not feasible at this time. However,	»» Determine whether new technologies exist for breakwater and docking systems	»» WAC members monitoring experience in similar locations challenged with wave	

	should new technologies emerge and the City wish to consider revisiting the feasibility of constructing additional breakwater systems, it is recommended that additional transient/tourist docking facilities be accommodated within the DCWA.		action from shipping channel. Proposal forthcoming?	
17	»» Opportunities for an enhanced Farmers/Artisan Market Area is proposed within the vicinity of the Tunnel entrance and the proposed Tunnel Square.	»» Work with Farmers/Artisan Market organizers to relocate to Tunnel entrance	»» No action to-date	
18	<u>1. Rowing Club and Reynolds Site</u> Opportunity for comprehensive redevelopment. Two alternatives: 1a. Integration of the BRC in its current location into a mixed use building, with Reynolds site developed as a park/public square and with extension of the Brock Trail along the entire waterfront. 1b. Redevelopment of the BRC, once relocated to SLP, to house Dive community (Charters and shore-based divers) in a mixed use building. New development on Reynolds site along with extension of open space system and Brock Trail	»» Determination by BRC as to interest in relocating or intensifying use at current location. »» Dive community determines need for alternate/consolidated facilities »» City commences design and completion of upgrades to Reynolds Park	»» See Item #2 »» Dive charters and shore-based diving to remain in current locations? »» City awaiting results of Risk Assessment for Reynolds Park prior to commencing design and installation of improvements. »» OP designation on Reynolds site (Parks & Open Space) does not contemplate option as development site.	
19	<u>2. Blockhouse Island and Water Street</u> Proposed realignment of Water St. to create new development opportunities on north side of Water St. Limited parking and enhanced public space south of realigned Water St. Major	»» City decides to leverage its land assembly and seek development interest for lands north of Water St. and existing Water St. road allowance »» Consideration of design for	»» OP contemplates options for Water St. realignment west of Market St. W. »» Future upgrades to Water St./Water St.	

	<p>focal point to be created at entrance to tunnel. Potential to close Ferry St. for enhancement of park. Two alternatives: 2a. Realignment of Water St. south of Tunnel. Existing street over tunnel to be closed to facilitate extension of open space behind City Hall and a belvedere over the tunnel for viewing waterfront. 2b. Retain current alignment of Water St. over tunnel. Realigned Water St. to “T” intersect with Market St. W.</p>	<p>Tunnel (open vs. closed). If open, design for entrance and park enhancements</p>	<p>parking lot to be determined by City. Funding commitment tied to BHSD Development Agreement. »» Tunnel Committee completing design and programming for tunnel. Water St. will not be relocated to south of tunnel.</p>	
20	<p><u>3. South of Water Street</u> TSL and other potential infill projects identified. Improvements to Brock Trail to extend into harbour.</p>	<p>»» Site Plan and building permit issuance for TSL »» Planning/development approvals for other identified sites</p>	<p>»» Ph. 1 TSL and A/Q nearing completion. Captain’s Walk component awaits funding. »» OP contemplates redevelopment sites.</p>	
21	<p><u>4. Brockville Landings</u> Integration of Brockville Landings/The Wayfare with EIT and Hardy Park. Features expansion of Hardy Park and closure of Kincaid St. south of Water St.. Two options: 4a. Brockville Landings/The Wayfare and reuse of EIT building 4b. Proposed redevelopment to replace EIT</p>	<p>»» Site Plan Approval for redevelopment sites »» City to determine interest in land acquisition or land swap and/ or closure of Kincaid St. to facilitate Hardy Park expansion.</p>	<p>»» EIT building has been removed. »» See #8 for short term action by City respecting use of EIT lands »» Developments are on hold pending improved market for condos.</p>	
22	<p><u>5. Gilbert Marine/Brockville Yacht Club</u> Opportunities to improve existing facilities and increase docking while ensuring compatibility with neighbouring land uses</p>	<p>»» Improvements to marina facilities are investigated by City, BYC or Gilbert Marine independently or jointly</p>	<p>»» No action to date.</p>	