
TO: INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE

SUBJECT: SEA CADETS FACILITY RELOCATION OPTIONS AND YOUTH SPORT CONSULTATION

WARD: ALL

PREPARED BY AND KEY CONTACT: W. LOEVENMARK, LANDSCAPE ARCHITECTURAL PLANNER, B.L.A, B.A., EXT.4743

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
R. PEWS, P.ENG, DIRECTOR OF CORPORATE FACILITIES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That South Shore Park be endorsed in principle as the future location of the Sea Cadets facility, as per Appendix “B” attached to Report to the Infrastructure and Community Investment Committee dated September 20, 2023.
2. That staff in the Corporate Facilities Department undertake a Feasibility Study in consultation with the Sea Cadets and the Navy League of Canada, including a site investigation, cost consulting, initial public and stakeholder consultation, and report back to the Infrastructure and Community Investment Committee.
3. That a budget for the Sea Cadets alternative location study be added to the 2024 Capital Plan with \$200,000 of budget approval in 2024 for Feasibility Phase costs, to be funded by the Tax Capital Reserve.
4. That staff be directed to amend the Waterfront Strategic Plan Update Final Report to remove any references to proposed Sea Cadet Facility locations other than South Shore Park and return the updated report to a future General Committee for decision.

PURPOSE & BACKGROUND

5. The purpose of this report is to report back on community youth groups consultation regarding the Waterfront Strategic Plan Update, recommend a candidate site for the relocation of the Barrie Sea Cadets and outline the next steps in the process, further to motion 23-G-152, shown below in item 13.
6. On April 28, 2014, City Council adopted motion 14-G-104 regarding SEA CADETS SITE as follows:
 - a) “That the City of Barrie accept ownership of the building and fixtures located on the lands and premises legally described as: Parts of the water lot in front of Lots 13, 14 and 15, patented to George Lount, may 14th, 1851 and Part of the Water Lot in front thereof, patented to the Town of Barrie, August 2, 1907 which is more particularly designated as

parts 1 and 3 of Plan 51R-9240 Pt Water Lot in front of Pt Lot 24, Conc. 5 (Vespra); Barrie (the "Sea Cadets Site").

- b) That the City of Barrie accept the surrender of lease with respect to the Sea Cadets Site from the Land Trustees (acting on behalf of the Barrie Sea Cadet Corps.).
 - c) That the City of Barrie ensure continued programming and access to the Barrie waterfront by the Sea Cadets and Navy League Cadets until 2046 (which represents the remainder of the term of the above noted lease to be surrendered) by entering into a Facility Use Agreement with the Navy League of Canada (Ontario Division).
 - d) That the Mayor and City Clerk be authorized to execute the following agreements (together with all other documents necessary and incidental thereto) subject to the approval of the Director of Facilities and Transit and the Director of Legal:
 - i. Surrender of Lease from the Land Trustees;
 - ii. General conveyance of the boat house and fixtures; and
 - iii. Facility Use Agreement with the Navy League of Canada (Ontario Division) (the "NLC").
 - e) That the estimated annual cost of \$3,000 for insurance and facility maintenance and the onetime payment of \$1,700 to the Barrie Army, Navy, Air Force club be approved and funded with the approved 2014 Facilities and Transit Department budget and staff be directed to include the annual operating cost in the 2015 Business Plan.
7. In 2011, staff initiated the development of a new Waterfront and Marina Strategic Plan to update and expand the 2000 Waterfront Master Plan. The new Strategy provided the following recommendations regarding the Sea Cadets facility:
- a) W&MSP p.25: Pg.25: The Spirit Catcher site currently includes...the Barrie Sea Cadets facility and boat house. Notwithstanding the current use, the City would like to redevelop this area as a gathering place with a new marina building or restaurant that serves transient and seasonal boaters from the adjacent Barrie Marina and provides an opportunity for visitors to gather and congregate along the waterfront. In the short-term, the Sea Cadets building may remain as an interim use, serving as a mixed-use operating facility for both the Sea Cadets and transient marina basin the City is currently identifying preferred sites for the relocation of the Sea Cadets facility, including a proposed water-based tourism facility near the Southshore Community Centre.
 - b) Pg.29: The city has prepared a conceptual design for a new "Boat House" building to serve as a water sports tourism facility for events such as competitive rowing, sailing and dragon boats. The proposed building could also include waterfront commercial activities such as a restaurant, pending a program review of building uses. The Boat House would complement the existing rowing and canoe activities already taking place at the (Southshore) Centre and could serve as the new location for the Barrie Sea Cadets. Particular attention will need to be paid to providing accessible facilities for people with disabilities, including paraplegic rowers, and deterring boat trailers from using parkland to access the shorelines.
 - c) Pg.30: Proceed with all required studies to design and construct a new water-based sports tourism facility at the Southshore Community Centre that will also serve as a new location for the Navy League and Sea Cadets organizations. As part of this exercise, conduct a feasibility study to determine whether a floating breakwater or some other technology could be used to limit wave action in the area, and how access to electricity can be introduced at the existing amphitheatre.

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- d) Pg.41: The second large-scale commercial development opportunity is located in Allandale Station Park (now South Shore Park) and includes the construction of a new “Boat House” adjacent to the South shore Community Centre. The Boat House is intended to develop as a water-based sports tourism facility with a restaurant, roof-top patio, banquet facilities, and boat storage. The building is also intended to serve as the Sea Cadets new location.
8. On June 8, 2015, City Council adopted motion 15-G-129 regarding WATERFRONT AND MARINA STRATEGIC PLAN as follows:
- a) That the Waterfront and Marina Strategic Plan be endorsed.
 - b) That staff prepare an implementation plan that prioritizes the North Shore Trail water access points, the new commercial building in the Spirit Catcher Park, the new Marina Welcome Centre and the new boathouse building and report back to General Committee.
9. On December 14, 2015, City Council adopted motion 15-G-264 regarding IMPLEMENTATION PLAN FOR THE WATERFRONT BUILDINGS AND NORTHSORE TRAIL ACCESS POINTS as follows:
- a) That the Implementation Plan for the Waterfront Buildings as outlined in paragraph 17 of Staff Report FCT009-15 be endorsed for consideration in future capital budgets.
10. A potential relocation to Barrie’s south shore, between the Rotary Fish Habitat Islands and the Southshore Centre at 205 Lakeshore Drive, was explored with the Barrie Sea Cadets but talks were discontinued when a much larger facility was requested, due to the high cost of the facility proposal.
11. In late 2021, an update to the 2015 Waterfront + Marina Strategic Plan was initiated due to accelerated urban growth, shifts in societal values and the impacts of a global pandemic on Barrie’s waterfront parks. The update excluded the Barrie Marina, which had been continuing with its own strategic planning in the interim.
12. On May 31, 2023, a presentation was made to the Infrastructure and Community Investment Committee regarding the proposed Waterfront Strategic Plan Update. The proposed Strategy recommended the following regarding the Sea Cadet’s relocation:
- WSPU p. 42: The current Sea Cadet’s site, adjacent to Spirit Catcher Park has been identified as a potential location for a cultural centre including a restaurant.
 - WSPU p.71: Work with the Navy League of Ontario to seek a new viable location for the Sea Cadets in Barrie within the remaining twenty-four years lease timeframe....Explore the potential to revitalize the Sea Cadet’s site, after its relocation, into an iconic waterfront dining and marina building with potential event rental space. The building should also provide improved services for both seasonal and transient boaters, such as new washrooms and showers, food services and lockers.
 - WSPU p.74: Negotiate a new site for the Sea Cadets with the Navy League of Ontario (interim Barrie Marina use of former building). Initiate the master planning process for Tyndale Park as a priority waterfront space identified by the public for renewal, including consideration for relocation of the Sea Cadet’s site to Tyndale Park.

- WSPU p.81: Recommended Studies - Feasibility Study to Relocate the Sea Cadet's Facility is a key element in the redevelopment of the strategic site(s) to find a suitable alternate city-owned location for the Sea Cadets facility and programming.
 - WSPU Appendix B, p.6: Collaborate with the Sea Cadets organization to re-negotiate, if possible, the existing lease, which expires in 2047 with a remaining 24 years of the site at the Bayfield Basin, and discuss the best alternative location for their facilities. Undertake a feasibility study to relocate the Sea Cadet's facilities to Tyndale Park.
13. On June 21, 2023, City Council adopted motion 23-G-152 regarding WATERFRONT STRATEGIC PLAN UPDATE as follows:
- “That the Report to the Infrastructure and Community Investment Committee dated May 31, 2023 concerning the Waterfront Strategic Plan Update, be deferred to the September 2023 Infrastructure and Community Investment Committee meeting and that staff be directed to explore opportunities for engagement with community youth groups and to consult directly with the Navy League of Ontario and the local Sea Cadets chapter regarding the potential alternative site(s) within the city of Barrie and report back to the Infrastructure and Community Investment Committee with the candidate sites including any initial site considerations, order of magnitude capital costs, and the recommended next steps in the process.”
14. The Royal Canadian Sea Cadet Corps #53 Barrie was founded in 1943. Barrie is now one of only four remaining locations in Ontario where Sea Cadet units located in central Ontario can go to complete their Central Nautical Support training on water. It includes sailing levels, shortwave radio, and safety on water training up to instructor level. As a not-for-profit organization, each branch is responsible for the financial requirements of its unit under directives given by national and provincial divisions. Their programs are free for Barrie Navy League Cadets (#24 Navy League Chambly) ages 9 to 12 and Barrie Sea Cadets (#53 Royal Canadian Sea Cadet Corps) ages 12 to 18 to join. The only financial obligation of the cadet's family is to assist in fundraising.

ANALYSIS

15. Staff were directed explore opportunities for engagement with community youth groups (specifically youth sport groups including Barrie Minor Baseball, Barrie & District Girls Softball, Huronia Stallions Football, Barrie Rugby, Barrie Soccer Club, and Barrie Minor Lacrosse), regarding the Waterfront Strategic Plan Update through motion 23-G-152. One Zoom session and two Teams meetings were held with the specified youth sport groups. Key themes of the Consultation Summary (please refer to Appendix “A”) included:
- **More facilities:** All the youth sport organizations agree that more facilities are needed.
 - **Waterfront:** Some favour the waterfront as a strong central location which would highlight their sport but most still prefer to use cost-effective large sport complexes where multiple facilities can be used at one time for various age groups, with convenient parking for cars and buses during regular games and large tournaments.
 - **Turf:** Some sports preferred artificial turf and would support any proposal that would bring this to Barrie.
 - **Sports Dome:** Rugby and Soccer would like to see another sports dome with artificial turf for winter use.

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16. The 2015 Waterfront + Marina Strategic Plan and the proposed 2023 Waterfront Strategic Plan continue to recommend the relocation of the existing Barrie Navy League facility. This move would place the youth sailing activities in a safer waterfront location (both from a facility security due to the downtown location and a boating safety perspective) and subsequently create the new site redevelopment opportunities noted above. It is recommended that a new location for the boathouse be endorsed in principle now to reserve the space as a first step in this sequenced project delivery process.
 17. Staff consulted with the Barrie Yacht Club during the Waterfront Strategic Plan Update and learned that the Barrie Yacht Club was interested in exploring a Learn To Sail Program partnership with the Sea Cadets, but the BYC later determined that their current facility did not have the expansion capacity, removing this option.
 18. Staff met with the Navy League Barrie Branch three times over July and August 2023 to discuss facility requirements.
 - a) The Navy League Barrie Branch noted that enrolment prior to the COVID Pandemic was approximately 80-90 Sea Cadets and 75 Navy League Cadets in their annual program. The Branch also manages approximately 50 cadets for each of the two-day weekend sailing programs over 17 weeks of the summer and approximately 200 Navy League Cadets during the summer weekdays. Staff requested that the Navy League Barrie Branch consider their current and future programs and provide a list of their needs for the new facility.
 - b) In an email dated August 18, 2023, the Navy League Barrie Branch submitted the following facility program request:
 - Inside storage for all sailboats and safety boats, masts, life jackets, helmets etc.
 - Residential kitchen
 - Gender specific washrooms, including shower stalls
 - Gender specific change rooms
 - Classrooms area for on-land training
 - Secure storage for equipment
 - Secure storage for uniforms/office
 - Paved ramp to water
 - floating docks
 - Secure outdoor storage for gas shed
 - Total estimated facility area: 4,500 square feet or 418 square metres.
 - c) The south shore of Kempenfelt Bay was discussed for a potential new facility location, as the west and north shores lack the land capacity to host a new facility. From a Planning perspective, both South Shore Park and Allandale Station Park are zoned Open Space and the permitted uses defined in Zoning By-law 2009-141 include a boat house and boat launch. The south shore proposal was favourably received by the Navy League Barrie Branch.
 19. In keeping with the intent of the Council-approved 2015 Waterfront + Marina Strategic Plan, indoor equipment storage is recommended to maintain a high-quality visual aesthetic on Barrie's waterfront, as practiced by the Canoe & Kayak Club and the Rowing Club at the Southshore Centre. Any construction should include high-quality design to introduce a sense of prestige to the waterfront and reflect the emerging significance of nearby Allandale Centre as an intensification area and waterfront gateway.

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20. South Shore Park and Allandale Station Park were explored as candidate locations for the relocation of the Sea Cadets facility to Barrie's south shoreline (Appendix 'B'). The shoreline locations sit within the regulated area of the Lake Simcoe Region Conservation Authority (LSRCA) and are subject to Permit requirements (please refer to Appendix 'C' for detailed LSRCA comments).
- a) Allandale Station Park has a steep slope at the shoreline without existing parking and vehicular access, indicating a higher cost of construction than a flatter, more developed site. The LSRCA notes that because construction in this location would require excavation and significant alteration of a steep slope that is currently stabilized with native vegetation, it would not likely meet the intent of the Lake Simcoe Protection Plan or LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06). Further to the above comments, staff eliminated Allandale Station Park as a candidate location.
 - b) South Shore Park offers a level water entry and the potential for a two-story building with less impact on the viewshed due to the existing back slope. Consultation with the LSRCA confirms that this site would be eligible for a Permit should all the permit conditions be met through detailed drawing submissions. The adjacent Southshore Centre may have availability for evening training meetings throughout the year and the nearby Military Heritage Park offers a thematic link. This location hosts the existing use of passive watercraft sports through the Barrie Rowing Club and the Barrie Canoe and Kayak Club stationed in the Southshore Centre. Staff recommend that a site in South Shore Park located between the Rotary Fish Habitat Islands and the Southshore Centre be explored as the future location for the relocated Sea Cadets Facility through a Feasibility Study.
21. Due to the short timeline for the delivery of this report, staff were unable to undertake full community and stakeholder consultations for the South Shore Park location and recommend that this process be part of a Feasibility Study.
22. The new facility, its associated site work, project soft costs, contingency, and hard and soft construction costs are estimated to be in the potential cost range of \$4M to \$6M in 2023 dollars. The Feasibility Study work will qualify the estimated range as construction market volatility continues to disrupt capital project budgeting.
23. The estimated Project Delivery Process to relocate the Barrie Navy League (post site location endorsement) from 11 Simcoe Street to a new location is proposed to follow this sequence:

| Year | Phase | Cost | Approvals | Funding Source |
|------|---|-----------|-----------|----------------------|
| 2023 | Site Location Endorsement and Barrie Navy League Relocation Feasibility Study Intake Form | n/a | Council | n/a |
| 2024 | Feasibility Study & Elemental Cost Estimate | \$200,000 | Council | Tax Capital Reserve, |
| 2025 | Schematic Design Phase & Class C Cost Estimate | TBD | Council | 2025 Business Plan |
| | Design Development Phase & Class C Cost Estimate | | | |
| 2026 | Construction Document Phase | TBD | Council | 2026 Business Plan |
| | Class B/A Cost Estimate | TBD | | |
| | Permits and Approvals | TBD | | |
| | Bidding & Negotiation Phase | n/a | n/a | |
| | Construction Phase | TBD | Council | |

24. Should Council endorse the proposed South Shore Location for the Barrie Navy League Boat House, staff recommend that the next step in the process be that the Corporate Facilities Department undertake a Feasibility Study, estimated at \$200,000 to be added to the 2024 Capital Plan with funding from the Tax Capital Reserve. The scope for the Feasibility Study should include consultation with the Sea Cadets and the Navy League of Canada, including a site investigation, cost consulting, initial public and stakeholder consultation. It is also recommended that staff report back to Infrastructure and Community Investment Committee with the findings of the Feasibility Study.
25. Should the South Shore Park location be endorsed, staff recommend the Waterfront Strategic Plan Update Final Report be amended to remove any references to proposed Sea Cadet Facility locations other than South Shore Park.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

26. The following environmental and climate change impact matters have been considered in the development of the recommendation:
 - a) The preferred location responds to requirements by the Lake Simcoe Region Conservation Authority to cause the least amount of disturbance the Kempenfelt Bay Shoreline, as well as the smallest footprint possible, and recognizes the opportunity to ecological enhance the existing area to offset the proposed development.

ALTERNATIVES

27. There are two alternatives available for consideration by Infrastructure and Community Investment Committee:

Alternative #1

Infrastructure and Community Investment Committee could choose not to endorse the proposed South Shore Park relocation site at this time and/or for the remainder of the 24-year lease.

Although this alternative is available, it would:

- Extend the implementation timeline associated with this sequential project delivery process. This choice would prolong the existing safety and security issues associated with this location for the Barrie Navy League.
- Risk that the South Shore Park location might not be available should another proposal replace it in the interim.
- Impact any future Marina expansion planning.
- Prevent the original site from being reconstructed at the same time as the Spirit Catcher Park (Master Plan currently scheduled in the Capital Plan Forecast for 2027).

Alternative #2

Infrastructure and Community Investment Committee could recommend that staff in the Corporate Facilities Department undertake a Feasibility Study for the creation of a Water Sports Centre in South Shore Park, as per the recommendations of the 2015 Waterfront + Marina Strategic Plan.

Although this alternative is available, it would increase the project scope significantly and extend the implementation timeline due to increased costs.

FINANCIAL

28. The costs to project manage and complete a Feasibility Study and its supporting scope in 2024 will be \$200,000.
29. The budget for the Feasibility Phase will be funded by the Tax Capital Reserve. The Tax Capital Reserve is currently overcommitted, and as part of the 2024 Capital Plan there will need to be projects deferred to accommodate this expenditure.

LINKAGE TO 2022-2026 STRATEGIC PLAN

30. The recommendation(s) included in this Report support the following goals identified in the 2022-2026 Strategic Plan:

Thriving Community

31. The relocation of the Barrie Sea Cadets to the south shore aligns with Thriving Communities in the following ways:

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- a) The Barrie Sea Cadets is an organization which supports equity and diversity by being free to join for all youth who meet the criteria of being a Canadian citizen or landed immigrant. It supports community wellness by offering youth constructive skills and activities and mental health support through social engagement.
 - b) The relocation of the Barrie Sea Cadets would expand and maximize access to parks and recreation opportunities by developing 11 Simcoe Street to increase public access to the water.
 - c) Redevelopment of the Simcoe Street site would create opportunities to foster growth in arts and culture.
 - d) The redevelopment of the Simcoe Street Site for public use would further visually enhance the site as a downtown destination and gateway, which supports a vibrant downtown.

Attached:

APPENDIX "A" - Youth Sport Groups Engagement Summaries

APPENDIX "B" - Sea Cadet Facility Candidate Sites

APPENDIX "C" - Lake Simcoe Region Conservation Authority (LSRCA) Preliminary Comments

APPENDIX "A"

Youth Sport Groups Engagement Summaries

Staff were directed through motion 23-G-152 to explore opportunities for engagement with community youth groups, specifically the Barrie Minor Lacrosse Association, Barrie District Girls Softball Association, Barrie Minor Baseball, the Barrie Rugby Club, the Barrie Soccer Club and Huronia Stallions Football regarding the future development of Barrie's Waterfront. Staff held three separate engagement sessions to collect transcribed and written comments on behalf of all the above organizations.

Key Themes

- **More facilities Requested**

Barrie Minor Lacrosse Association, Barrie District Girls Softball Association, Barrie Minor Baseball, Barrie Rugby Club and Barrie Soccer Club identified a need for more field facilities. Each team would like to practice, play locally and host tournaments locally in Barrie. Some also requested more supporting amenities to enhance their sport. Desired amenities include elements such as security fencing, grandstands, and lighting to extend hours and the season length. Rugby and Soccer see an opportunity to create artificial turf multi-purpose fields with lines for each of the field sports.

Some organizations also noted that Barrie does not have enough hotel rooms to run big tournaments and people have to stay outside of Barrie.

- **Sport Complexes Are Preferred**

Pros: Most sport organizations prefer the convenience of a single location with multiple sport fields, lots of parking and washrooms, such as the Barrie Sports Complex. It works well for parents with multiple kids to play at one location with varying age groups. It also supports both local tournament play and the ability to host larger tournaments. The parking and access are convenient at the Barrie Community Sports Complex and able to receive large buses for travelling teams. Barrie District Girls Softball Association noted that another facility like the Sports Complex with two other pinwheels is needed but it needs to be easy to access from a parking lot. Barrie Minor Baseball noted that they would like to have a fully accessible complex with parking and accessible pathways for Challenger Baseball (for wheelchair and inclusion users, support families and volunteers).

Cons: Destinations outside of the City limits prevent independent travel by teenagers, who can arrive at in-city destinations by public transportation or active transportation.

- **Another Dome Is Requested**

Rugby would like to have another dome in Barrie for the winter season, since it is very hard to teach a kid to tackle on a basketball court. The Barrie Soccer Club also identified a need for more dome time to avoid the commute to Bradford Dome that they currently must use.

- **Artificial Turf Versus Natural Grass Fields**

Natural: The Huronia Stallions Football noted that they valued the natural environment of the Sports Complex rather than the artificial stadiums found in urban areas such as Toronto. The Trees at the Sports Complex provide shade and oxygen, and the sod field surface is preferred, as artificial turf was considered too hot to play in the summer.

Artificial: Barrie Minor Lacrosse identified that they are not able to provide any field programs in Barrie due to the lack of artificial turf facilities, which is required for play in the rain and snow, and they would support any development opportunity that provides artificial turf. Rugby noted they were fine with multi-purpose artificial turf fields, which would help address the shoulder season. The Barrie Soccer Club would also like more artificial turf fields and would be fine with multi-purpose fields. Barrie Minor Lacrosse appreciates any opportunity for artificial turf fields.

- **Waterfront Comments**

Pros: Barrie Minor Baseball sees an exciting possibility to have a venue by the waterfront and would support the Barrie Baycats if it became their main home. Barrie Minor Baseball notes that they would not expect to use a waterfront facility on a regular basis, as it might be cost prohibitive and other organizations would receive priority but providing another diamond would free up space at the Stadium for Barrie Minor Ball to host larger tournaments.

Barrie Soccer Club sees the waterfront as an ideal centralized location that would help sell the waterfront and showcase their sport but favours a multi-sport type of area. They would like to have a major central location with stands and a box upstairs so people can view the game from an elevation, and everyone will know where the game is being played, like in Sault Saint Marie. They originally hoped that the former Barrie Racetrack would be converted to a sports complex, with the stands and amenities already created, and everyone driving by on Highway 400 seeing rugby or soccer being played.

Barrie Minor Lacrosse supports any opportunity for artificial turf anywhere.

Cons:

Barrie Minor Baseball noted it was not realistic to expect that the City will put up three baseball diamonds on the waterfront for the families playing house league that want to go at the same time and same day every week. They also noted that "it is neat to have community spaces by the water and beautiful to be able to do down and play beach volleyball right by the water."

Barrie District Girls Softball Association does not think the new proposal has the extra diamonds they need. The volleyball courts, basketball court/ice rink, the boardwalk and upgrades to the waterfront done to attract people is fantastic and not a spot the City wants to spend money to put five or six baseball diamonds in.

Huronian Stallions Football indicated that they were not in favour of building up the waterfront and blocking access to the public and favoured a natural and beautiful waterfront.

Rugby noted they would like to hold some demonstration beach rugby but require a level, wide safe sandy area which is not currently available. They could also use a grass area, but it would have to be free of holes and hazardous items like needles which sometimes happens at the waterfront.

APPENDIX "B"

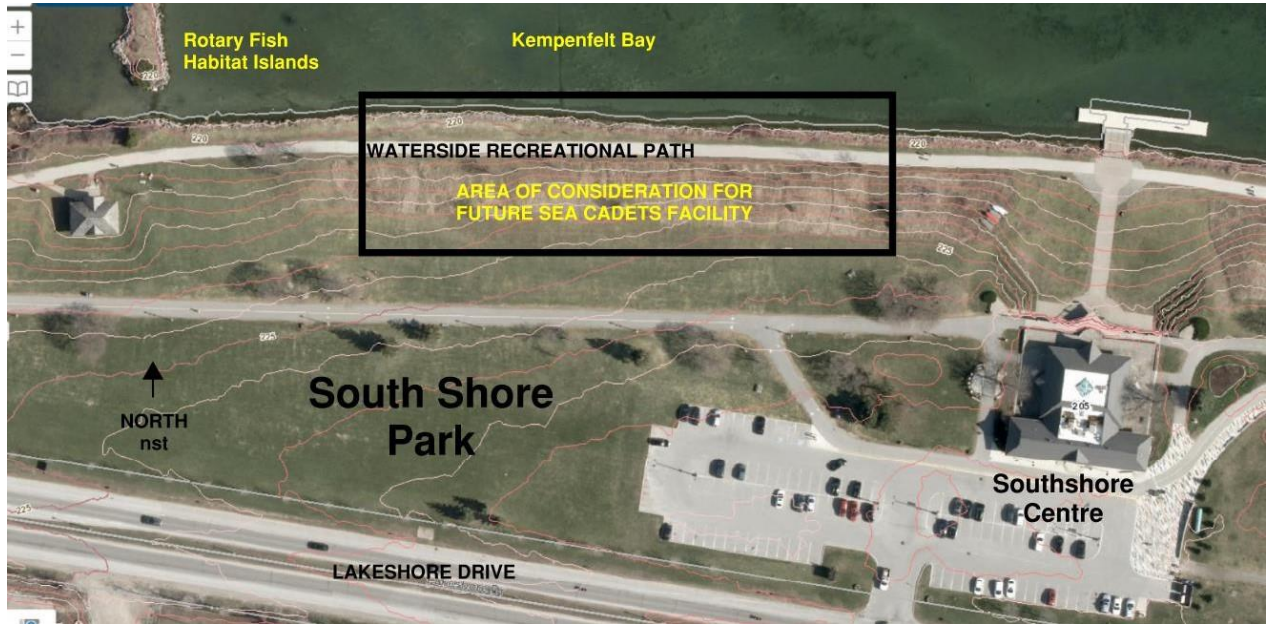
Sea Cadet Facility Candidate Sites

Option 1: Allandale Station Park



| Allandale Station Park | | |
|-------------------------|---|---|
| Item | Opportunities | Constraints |
| Slopes | | Undisturbed steep slopes on hillside represent high cost to excavate and stabilize, and higher construction costs. |
| Spatial Layout | | Top of slope is bounded by recreational pathway, additional cost to relocate pathway and pathway lighting, tree removals |
| Parking | Existing parking at Southshore Centre | Parking is far away, increased cost to develop new parking, removes greenspace |
| Washrooms | Potential to include washrooms | Increased facility costs and extension of servicing |
| Vehicular Access | Through Military Heritage Park on pathway | No direct access to proposed new facility. Only Parks Operations and special event permitted vehicles allowed in parkland. |
| Boat Storage | | Interior storage only, requires larger building footprint, increased facility costs |
| Water Context | Farther from Tiffin Boat Launch | |
| Kitchen | Potential to include kitchen | Increased facility costs, pending kitchen type (Facility use standard versus convenience kitchen). Increased facility costs to extend servicing. |
| Meeting Space | Potential to use Southshore Centre | Southshore Centre farther away when changing to meeting use. Increased facility costs to increase building space. |
| Environmental | | Disturbance of unstable slope next to water body, requires removal of established vegetation in LSRCA regulated area for both building installation and recreational pathway relocation. Requires LSRCA approval. Preliminary consultation indicates high risk for LSRCA approvals. |
| Events | Avoids conflicts with existing major events in South Shore Park | Lack of feasibility. |

Option 2: South Shore Park

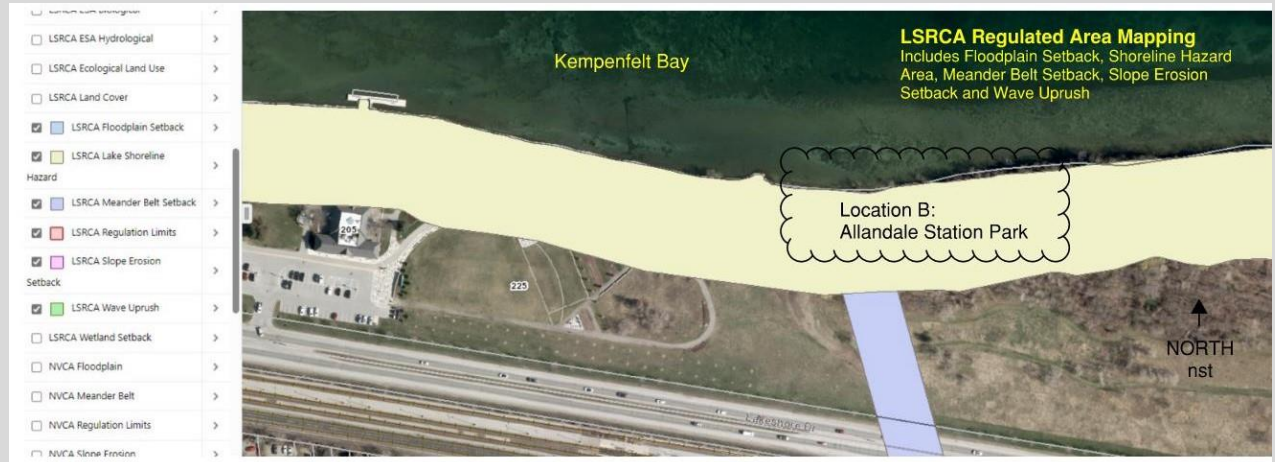


| South Shore Park | | |
|-------------------------|--|--|
| Item | Opportunities | Constraints |
| Slopes | Existing flat area against water | Some steep slopes on hillside |
| Spatial Layout | Some flexibility along shoreline to determine best fit location | Abutting hillside, bounded by recreational pathways |
| Parking | Existing parking at Southshore Centre, opportunity for expansion | No parking on lower level next to facility |
| Washrooms | Potential to include washrooms in new facility | Increased facility costs |
| Vehicular Access | Existing on waterside pathway | Only Parks Operations and special event permitted vehicles allowed on parkland |
| Boat Storage | Consider inside boat storage to maintain premium aesthetic | Requires larger building footprint |
| Water Context | Fish Habitat Islands create buffer to Tiffin Boat Launch against motorized boats, adjacent to other non-motorized water sports uses with long history of use | Proximity to motorized boats accessing the Tiffin Boat Launch. Requires consultation with existing user groups to determine water use conflicts and mitigation strategies. |
| Kitchen | Potential to include kitchen | Increased facility costs, pending kitchen type (facility standard versus convenience kitchen) |
| Meeting Space | Potential to use Southshore Centre | Increased facility costs if increased boathouse facility space needed for meetings. |
| Environmental | Existing disturbed area, with no significant forest. Opportunity to introduce native vegetation. | Area requires prior approvals by LSRCA and permit. |
| Events | May represent an opportunity to extend electrical and water servicing into South Shore Park in partnership with service clubs. | South Shore Park is a priority large open space area for Events away from Centennial Park use. May need to restrict access to the site on major event days, such as Kempenfest. May also conflict with parking access during Southshore Centre event bookings or require additional cost of extension to existing parking lot. |

APPENDIX "C"

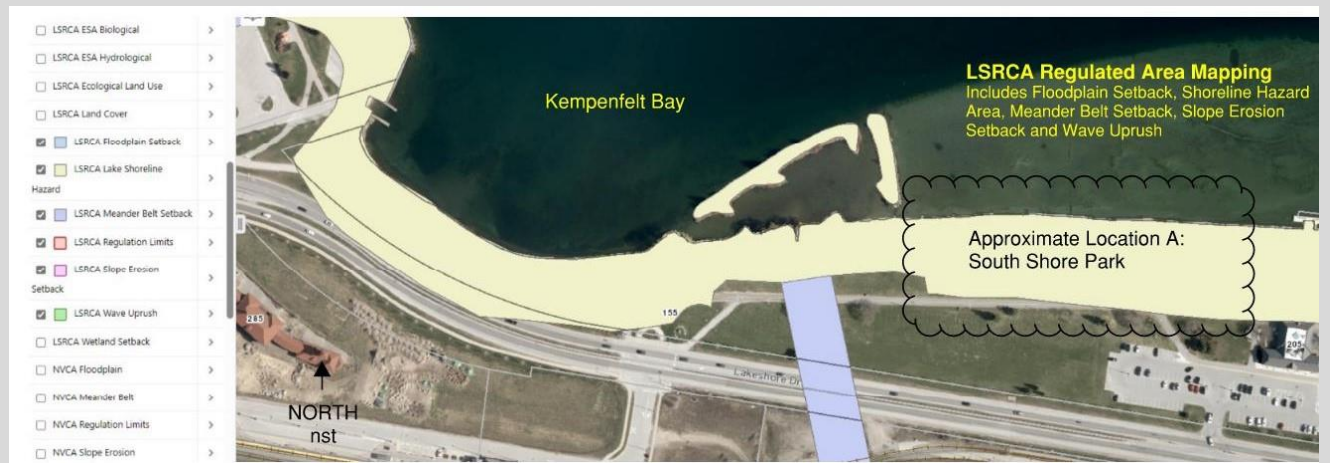
Lake Simcoe Region Conservation Authority (LSRCA) Preliminary Comments

Location Option 1: Allandale Station Park



The location east of the Southshore Centre would require excavation and significant alteration of a steep slope that is currently stabilized with native vegetation. This would not likely meet the intent of the Lake Simcoe Protection Plan or LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).

Location Option 2: Southshore Park



| | |
|--|---|
| LSRCA General Requirements | Comments For Location 2: West Side of Southshore Centre |
| Preferred Location | The location (between Rotary Habitat Islands and Southshore Centre) would be less impactful on the Lake Simcoe shoreline than the Allandale Station Park option, as well as the associated natural hazards such as lake-based flooding, and shoreline erosion. |
| Development Policy 6.33 of the Lake Simcoe Protection Plan (LSPP) 6.33-DP | <ul style="list-style-type: none"> a. Increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas. b. Include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors. c. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and d. Establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible. |

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|---|--|
| Concrete Boat Ramp | Concrete boat ramps are not permitted along the shoreline since it does not meet the intent of the LSPP and LSRCA Regulation Guidelines. A new concrete boat ramp may be permitted if the existing Sea Cadet boat ramp area is naturalized after the re-location. |
| Boathouse | Boathouses are only permitted within 15 m of the Lake Simcoe shoreline, so the boat storage part of the building should be located closer to the shoreline. Chapter 6.4 of LSRCA's Regulation Implementation Guidelines includes all boathouse requirements, including: <ul style="list-style-type: none"> a. The structure is not to be serviced by natural gas, propane, oil, other similar types of fuel or potable water and sanitary. b. The structure should be located in an area previously disturbed or developed. If applying for an undisturbed area, the development will need to be supported through the submission of Natural Heritage Evaluation to the satisfaction of the Authority. c. The structure should not impede the natural flow of water along the shoreline. Coastal Engineering Reports will be required if there is potential for an impact to the flow of water and/or natural hazards. d. Sheet pile shoring is utilized for structures within the bank of the shoreline, to minimize the disturbance of the shoreline and reduce the risk of erosion. |
| Excavation & Dredging | The boathouse and boat launch shall not be permitted to include excavated and/or dredged wet boat slips. |
| Natural Shoreline Contour Preservation | The natural contour of the shoreline needs to be maintained as part of the boathouse and boat launch works. |
| Floating Docks | Floating docks do not generally require a permit from the LSRCA. A permit will be required if the floating dock requires some sort of base or pad for the docks to anchor. |
| Other Regulatory Agencies | <ul style="list-style-type: none"> a) Boathouses are subject to the Building Code and as such require a Building Permit from the local municipality and may be subject to other municipal requirements and bylaws. b) Any proposed development on or partially on Crown Land may require approval from the Ontario Ministry of Natural Resources and Forestry. c) Any proposed development within or on the bed of Lake Simcoe may require a permit or authorization from Fisheries and Oceans Canada. |
| LSRCA Permit Submission Requirements | |
| Floodproofing | Wet floodproofing, meaning all electrical/mechanical components are positioned a minimum 0.3 m above the flood elevation. |
| Site Grading and Drainage | Site Grading and Drainage Plan prepared by a qualified professional. |
| Erosion and Sediment Control | Erosion and Sediment Control Plan prepared by a qualified professional. |
| Construction Site Circulation | Construction Access Plan. |
| Building Plans | Building Plans (foundation details). The structure should be firmly anchored in place to ensure that it is not affected by changing water levels. |
| Kitchens | Any kitchen or food prep facilities in the building must be located outside the erosion and flooding hazard (min 15 m from shoreline). Kitchen facilities should be located closer to the Southshore parking lot. |
| Stormwater Management Plan | If the proposed boathouse and expanded parking lot require Site Plan Approval through the City than further SWM requirements may be requested |
| Vegetation Restoration Plan | Restoration Planting Plan using native vegetation for all disturbed areas and to enhance the ecological function of the shoreline. |
| Legal | The applicant/landowner will need to register a Restrictive Covenant under the Conservation Land Act acknowledging that the structure could be damaged by flooding and/or ice and floating debris and agrees to hold the Authority safe hold harmless and to remove or repair the structure should it be significantly damaged or destroyed. |