



PORT COLBORNE

Subject: Marina District Revitalization Plan

To: Council

From: Chief Administrative Office

Report Number: 2022-59

Meeting Date: March 22, 2022

Recommendation:

That Chief Administrative Office Report 2022-59 be received for information.

Purpose:

The purpose of this report is to accompany and provide context for the Marina District Revitalization Plan presentation by NPG Planning Solutions.

Background:

The vision in the City's 2020-2023 Strategic Plan is "a vibrant waterfront community embracing growth for future generations." To this end, there is a strategic focus along with significant public and private sector investment in Port Colborne's waterfront. Therefore, it is important that there is a vision for the waterfront and marina district based on a public conversation around ideas for future redevelopment and revitalization.

Discussion:

The City has a number of projects and initiatives planned around the waterfront: upgrades at H.H. Knoll Lakeview Park and Sugarloaf Marina; investments in broadband to improve public Wi-Fi; improved connections and pathways between the waterfront and the downtown; West Street renewal; and the new waterfront centre project opening in 2024 that will be cultural and recreational hub for the community and welcoming area for cruise ships. A planning framework along with design principles should be created to help guide, coordinate, and integrate redevelopment at Port Colborne's waterfront.

The redevelopment of Port Colborne's waterfront and marina district, which will generate increased economic development and tourism activity, aligns with federal and provincial program objectives. Both the federal and provincial levels of government have provided grants to support economic development and tourism infrastructure investments at the City's waterfront.

Staff recognize the importance of having a detailed concept plan prepared that incorporates current and planned upgrades but also proposes other ideas to generate public interest in what Port Colborne's marina district and waterfront could look like. The continued integration of recreational, commercial, industrial, and residential uses in this area is vital.

The new waterfront centre that will be constructed at the foot of West Street and King Street will anchor the redevelopment and attract more public and private sector investment. It is therefore critical that the waterfront centre be constructed within a broader revitalization strategy for the entire area. The vision will also assist the architecture and engineering firm with their detailed design and drawings for the new waterfront centre.

To facilitate a vision for Port Colborne's waterfront and a discussion about renewal and revitalization for future redevelopment, staff retained NPG Planning Solutions to prepare a detailed concept plan for the City's waterfront. NPG's Senior Planning Consultant Mary-Lou Tanner will be presenting the plan at the March 22nd, Council meeting.

The plan illustrates the best potential uses for the City's waterfront assets, integrating housing supply and green infrastructure while connecting downtown and the waterfront. It highlights opportunities for active place-making in an engaging and interactive design.

Internal Consultations:

Staff from Corporate Services, Economic Development and Tourism Services, Planning, and Public Works have provided input to the consultant in the development of the concept plan.

Financial Implications:

There are no financial implications associated with this report. The concept plan is for discussion purposes at this stage. This plan was primarily funded through the Canada Community Revitalization Fund (CCRF) to assist with the waterfront centre. This plan is an eligible expense as it relates to pre-development work and studies necessary for the waterfront centre project.

Public Engagement:

Staff intend to include the Marina District Revitalization Plan on the City's website and create a public engagement plan to obtain input. An engagement project will be set up on the City's Bang the Table virtual public engagement platform and staff will also create in-person public meetings.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Attracting Business Investment and Tourists to Port Colborne
 - City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Successful redevelopment of the City's waterfront and marina district will require a planning framework with design principles that embrace current and future revitalization projects. NPG Planning Solutions were retained to develop a high-level concept plan to facilitate discussion and have provided a design which illustrates planned and potential uses for the City's waterfront assets. This plan will form the basis for public engagement in both online and in-person forums to encourage input and ideas on future waterfront planning.

Appendices:

- a. Marina District Revitalization Plan
- b. Marina District Revitalization Plan presentation by NPG Planning Solutions

Respectfully submitted,

Gary Long
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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.