



Group A suggested the Town seek a means of securing an easement or acquisition for a direct Friendship Trail link, making it an easier and safer option for residents / visitors / tourists who would like to use active transportation to visit the beach area, or for Crystal Beach residents to travel to Ridgeway for services not available in Crystal Beach.

Group A discussed some properties along Elmwood Avenue being very deep and potential for owners to sever and sell for consolidation into a larger development block that could develop with some medium density development, such as bungalow townhomes in a condominium arrangement and perhaps a small apartment on Rebstock

Group A suggested the Town consider a tram service running from parking lots further away the core area (Crystal Ridge Park as example given), that passes through the commercial district, and unload at the lay-by in front of Bay Beach. The ride would showcase the commercial corridor, potentially drawing pedestrian beach-goers back into peruse, shop and eat as part of their day at the Beach.

Group A identified the former Crystal Beach Public School site for intensification recognizing that the property has been sold and is already designated and zoned for more intense development. The Group were seeking to have the Town provide further permissions on the site to allow for increased height for an apartment building to achieve 7 - 9 storeys in height.

Group A felt it was still appropriate for commercial uses to be located at the intersection of Ridgeway Road and Rebstock Road, citing access to commercial for the northern Crystal Beach residents. While not presently providing convenience commercial, the potential through permissions should remain.

Group A expressed its preference that the designation and zoning for Core Mixed Use be maintained for the entire length of Erie Road between Bay Beach and Ridgeway Road. This as an effort to see the future potential of the properties fronting Derby develop, further develop or re-develop into shops, restaurants or general retail uses that would make for resident and visitor interest and convenience, giving an option for the beach weather days as well as contributing to year-round commercial activity. As mixed use, Group A recognized that providing residential as part of this designation and zoning is important to maintain. Group A were also suggesting that properties on the south side of Erie develop in a similar fashion.

Group A identified several properties in the Core Area that should be considered for additional parking for commercial parking and residential intensification.

In addition to suggesting the Erie Road Core Mixed Use designation and zoning be maintained, Group A also felt maintaining the current limits of Mixed Use in and around Queen's Circle be maintained. While the Group had suggested / identified areas where building heights could go to 3 and 4 storeys, the resulting change suggested would allow for 4 storeys along Derby Road and southern edge of the Circle, as the present permissions already afford a third storey for Core Mixed Use.

In effort to address perceived parking and traffic congestion concerns, Group A suggested the Town consider a tram service running from parking lots further away the core area (Crystal Ridge Park as example given), that passes through the commercial district, and unload at the lay-by in front of Bay Beach. The ride would showcase the commercial corridor, potentially drawing pedestrian beach-goers back into peruse, shop and eat as part of their day at the Beach.

ERIE ROAD AS A CONTINUOUS MIXED USE COMMERCIAL STRIP FROM BEACH TO DERBY & RIDGEWAY ROADS

Group A originally identified the lands on the south side of Derby as having potential for similar designation/zoning as on north side, but recognized the site is used for beach parking through agreement with the Town and that parking is something needed close to the beach.

Two areas Group A felt should be considered for intensification included the block north of Terrace Lane and the lands on Ryan Avenue, east of the new Southcoast Village (Marz). The lands along Terrace Lane were seen to provide unique waterview front views with the building being built into the slope to lessen the impact of multi-storey on the surrounding lands. The Group felt the lands on Ryan Avenue offered additional opportunity of increased density in multi-unit development, whether low-rise or townhome block, the lands appeared to offer potential for residential intensification.

In addition to what is illustrated on this Plan, Group A discussed a range of topics including:

- A desire for winter activities to keep people outside and tourists coming in. A suggestion of skating rink or trails in Queen's Circle was an example given.
- A desire for a Grocery Store in Crystal Beach.
- Unsafe cycling conditions, particularly on Erie Road. Consider eliminating parking on Erie Road.
- Recover a walkway through to Ridgeway Road where Munster Lane is and develop the walkways leading to Queen's Circle with history plaques/signage, telling Crystal Beach's story.
- Shut down Derby Road in the summer and turn it into a pedestrian mall.
- Give full regard for accessibility and walkability.

CONCEPT ILLUSTRATION - FOR DISCUSSION ONLY

CRYSTAL BEACH SECONDARY PLANNING - COMMUNITY FOCUS GROUP

COMMUNITY FOCUS GROUP & TOWN STAFF ROUNDTABLE GROUP A



This Plan was prepared following a meeting (February 7th, 2019) with members of the Crystal Beach Secondary Plan Community Focus Group to discuss land use, establish a defined Commercial Mixed Use Core Area and identify areas of the Plan where increased density could be considered in effort to support choice in housing form to better provide for "age-in-place" opportunities and further efforts to support commercial activity in a year-round "walkable" community environment. Suggestions on parking and alternate transportation were also a topic for discussion/illustration. This Plan was transcribed from sketch plans for illustration or CRG suggestion, discussion and public display. This is a concept, NOT a final Plan.

PLAN PREPARED : APRIL 2019