



- In addition to what is illustrated on this Plan, Group B discussed a range of topics including:
- Finding additional parking in the commercial zone for parking close to the shops. A suggestion that use of vacant lots to provide additional parking should be a consideration if we are looking for year round activity.
  - Group A appeared to support paid parking not only in the commercial area, but outside as well. This would be in effort to keep the parking close to the destinations without pushing it out into the residential areas. A fair rate is important.
  - There was a desire to see the full frontage of Erie and Derby lined with storefronts and commercial businesses as opposed to having spotted residential between businesses. This should be a goal the entire distance between the beach and Ridgeway Road.
  - 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.
  - With respect to built form Group A were suggesting Erie be permitted up to 3 storeys and Derby be permitted 4 storeys.
  - Much like Group A, there was acceptance of using Derby Road as a daily pedestrian mall in the summer months for businesses to spill out onto the street, and provide some pop-up commercial that might be more seasonal in nature while keeping the "bricks & mortar" for the year-round businesses.
  - There was a desire to also make Erie more accommodating for pedestrian or Active Transportation use. Broader sidewalks and bike lanes were raised as options for serious consideration.
  - Group A also discussed and supported the notion that Drive-thru's not be permitted in the Core Area.

Group B sought out some sites that were capable of higher density for lowrise condo or rental apartment tenures, but also some condominium town home or ground based type of dwellings suitable for persons seeking to be close to the beach but far enough away from the daily seasonal beach activities for a quieter living experience.

Group B suggested the place of worship could perhaps intensify use of the building/site, offering community use on the main floor and build apartments above to assist in affordable housing initiatives.

Group B spent time looking over the aerial photography and having discussions over locations in their community with the potential to accommodate additional density. A number of the sites identified were the results of member suggestions and debate amongst themselves over the appropriateness given immediate context. For the most part, the sites that were identified were sites that could develop at higher density than existing given there large lot area. Examples would be Townhomes or low-rise apartments on select sites.

Group B had discussions over the amount of vacant or seasonal commercial that exists in the core area. There was recognition that through the winter months it adds to the bareness of the streetscape and that perhaps concentrating the commercial will provide for more year-round operations. While there is no certainty in the results of such an approach, the limiting of the commercial could place higher demand on the available floor space and see more purveyors and shop owners active for 365 days.

ERIE ROAD AS A CONTINUOUS MIXED USE COMMERCIAL STRIP FROM BEACH TO DERBY & RIDGEWAY ROADS  
NEVER REDUCING OR LIMITING THE CASE MIXED USE TO ONLY THOSE PROPERTIES THAT FRONT THOSE ROADS

Group B suggested development potential on the vacant land along the south side of Erie Road. Staff had advised/reminded the group that this location was under lease with the private ownership to be used for parking.

# CONCEPT ILLUSTRATION - FOR DISCUSSION ONLY

## CRYSTAL BEACH SECONDARY PLANNING - COMMUNITY FOCUS GROUP

### COMMUNITY FOCUS GROUP & TOWN STAFF ROUNDTABLE GROUP B



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 of CRG suggestion, discussion and public display. This is a concept, NOT a final Plan.

PLAN PREPARED : APRIL 2019