



Bracebridge Downtown Master Plan

September 2021



BRACEBRIDGE
The Heart of Muskoka

BrookMcIlroy/

Territorial Acknowledgement

This study acknowledges that the Bracebridge Downtown Master Plan covers areas on Williams Treaty territory and that the land on which the Bracebridge community exists is the traditional territory of the Anishinaabe – the Ojibway and Chippewa peoples. The Muskoka Region derives its name from Misko Aki or “Red Earth” – the late Chief William Yellowhead (1760-1865) – who was an Anishinaabe leader in his traditional territory and founder of Rama First Nation (Mnjikaning).

0.1 Preface

The Town of Bracebridge Downtown Area is a historic and vibrant part of the Muskoka region valued by its residents, non-permanent/seasonal residents, and those who visit throughout the year. The Bracebridge Downtown Master Plan Study was commissioned by the Town of Bracebridge in Spring 2020, and was carried out over a 12-month process.

The Downtown Master Plan has been developed through a community-building exercise where the public shared information and ideas, identified a common perception of their Downtown today, and created a vision for its future. The Master Plan Study findings are based on a robust public consultation process, which made over 700 points of contact with members of the community. Throughout the Study, feedback from the community guided the development of Master Plan concepts and final recommendations.

The consultant team with Town Staff and the public, developed concept plans and ideas for Downtown Bracebridge as a whole, and for individual sites at major locations. The Downtown Master Plan outlines specific uses for eight (8) key locations to highlight opportunities for these sites. The Plan recommends future uses, design characteristics and how the proposed initiatives address opportunities to strengthen the Downtown's ability to support a high quality of life and economic prosperity.

The Master Plan Elements re-envision the following eight opportunity sites:

- Manitoba Street Reconstruction
- Lands Above the Falls (10 Entrance Drive)
- Woodchester Improvements
- Bracebridge Bay Park Improvements
- Carnegie Library Repurpose
- Post Office Site Reuse
- Memorial Park Improvements
- Memorial Arena Site Residential Development and Youth Park

The Town's 10-year Community Based Strategic Plan (2018) and Community Improvement Plan (2013) demonstrate the community's investment in promoting innovation, sustainability and vitality for its existing natural environment and culture, as well as the preservation of its distinct heritage. The Downtown Master Plan builds on the 2018 and 2013 plans with a comprehensive, sustainable, and innovative plan so the Town and its residents can move forward with a clear vision.

The Master Plan also provides general design guidelines for future development including: destination and tourism; all-season design; Indigenous placemaking; universal and inclusive design; safety and security; lighting; public art; site signage and wayfinding; sidewalks and walkways; parking, access and circulation; grading; servicing, storage and loading; mid-rise buildings and townhouses built form; landscape design; and microclimate.

The Muskoka River waterfront is strongly emphasized in the Downtown Master Plan as one of Bracebridge's most important community assets. The Plan's recommendations and guidelines aim to solidify the Town's relationship with the water's edge by fully integrating the riverfront into the Downtown's fabric and lifestyle.

Guiding Principles

1 Increase access to the waterfront

- Celebrate Bracebridge's connection to the waterfront, its history and Indigenous culture
- Create active uses that draw people to the downtown waterfront through all-seasons

2 Integrate aspects of sustainability, culture and community into the downtown fabric

- Focus design on environmentally sustainable buildings, parks and streetscapes
- Recommend improvements that result in a vibrant, pedestrian friendly downtown

3 Create a vision that represents the highest and best use of urban assets

- Encourage a lively streetscape and diversity in public realm
- Establish a clear vision for development sites
- Create a connected downtown circulation network

4 Strengthen Bracebridge's potential for providing sustainable economic development and continued prosperity for its residents

- Introduce new year-round destinations
- Strengthen the downtown's role as a regional destination

5 Follow an economically feasible approach to implement the Vision

- Identify downtown initiatives that balance both public and private sector investments and opportunities
- Provide sufficient budgeting information to facilitate the implementation process



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1.1 Reimagining Downtown Bracebridge

Downtown Bracebridge is the urban nexus for the municipality's mostly rural geography. Its extensive and publicly accessible waterfront along the Muskoka River is near the vibrant downtown core, which is a unique and valuable feature to both residents and visitors. The downtown and riverfront are key drivers of Bracebridge's high quality of life for people of all ages, backgrounds, abilities and aspirations. This Master Plan reimagines Downtown Bracebridge by aiming to optimize its core features with an enlivened main street and interconnected waterfront.

Main streets define downtowns as iconic symbols of urban livelihood and neighbourhood identity. They offer insight into their community's past, present and future. They activate downtowns with economic diversity, attractions, talent and creativity. As their heart and soul, main streets create a concentration of commercial, cultural and civic activities that are vital to a town's function, resilience and success. Downtowns and their main streets are the one neighbourhood shared by everyone in the region. They should be cared for and maintained in ways that promote the region and stimulate their use and enjoyment.

Downtown waterfront developments can face many challenges, such as complex building conditions, high water tables, inaccessibility, shoreline constraints, and natural area protection. These challenges are offset by the opportunities an active downtown and beautiful waterfront provide to the community as places of encounter, activity and inspiration. Recreation and play are natural interactions with waterfronts that support health and wellbeing. Vibrant downtown waterfronts give a sense of a community's unique heritage and identity and are an important ingredient for a high quality of life.

Bracebridge's downtown and riverfront are focal points for the Town's continued vitality. They are historic pieces of the Muskoka region valued by its residents, non-permanent or seasonal residents, and those who visit throughout the year.

The Downtown Master Plan should be read in conjunction with the following:

1. Bracebridge Official Plan
2. Community Improvement Plan
3. Active Transportation Plan
4. Community Based Strategic Plan
5. Recreation, Parks and Trails Master Plan
6. Multi-Year Accessibility Plan

These key policies and plans establish Bracebridge's context within the Muskoka region. The Downtown Master Plan builds on the Town's strengths by making site-specific recommendations, while filling in the gaps of the wider, more comprehensive strategic outlook to servicing its residents and visitors now and into the future. In building on the successes of the previous planning studies and policies, the Bracebridge Downtown Master Plan will guide the future planning and development along the riverfront and in the downtown business area.

1.2 The What/Why/How of Master Planning

The Downtown Master Plan is a strategic and aspirational document that will support the Town of Bracebridge's future initiatives to create economic prosperity and a high quality of life for its residents and visitors. The Plan is a dynamic, long-term tool that provides proposals for enhancing the physical and functional characteristics of the downtown to address social, economic and environmental objectives.

Master planning is an important process for municipalities. When faced with demographic change, unique development opportunities, a pressing environmental condition, or to inspire and build momentum in new social opportunities and economic investment, master plans are made to achieve certainty, make informed choices, and meet community needs and interests. The Town of Bracebridge recognized that its downtown would benefit from consistency in decision making, an organized and wise use of public resources, and a firm vision of intended future growth. The Master Plan sets out to achieve those objectives.

The following approach was taken to develop the Bracebridge Downtown Master Plan:

1. **Raise the awareness** of Bracebridge's waterfront with a focus on accessibility, connectivity and activity.
2. **Strengthen the respective roles of Downtown areas** to support a sustainable economy and high quality of life.
3. **Establish a publicly accessible waterfront destination** that extends the downtown to the Muskoka River and Bracebridge Falls.
4. **Links existing publicly owned waterfront lands to additional riverfront lands** acquired by the Town
5. **Provide guidance** for future downtown development and redevelopment through an implementable set of performance standards.
6. **Improve the character of the main street as a vibrant destination, with a focus on pedestrian amenities and landscaping.**
7. **Expand the trail network** to integrate new opportunities on the riverfront.
8. **Create an innovative plan** founded on community consultation, design excellence and best practices in downtown and waterfront design.

1.3 The Study

The Project Team applied the master planning approach through a series of three project phases to develop Bracebridge's Downtown Master Plan. The three phases were:

- **Phase 1: Background Review and Visioning**
- **Phase 2: Vision and Concept Plans**
- **Phase 3: Preferred Plan and Final Report**

All three phases took place between Spring of 2020 and Summer of 2021.

The timeline and methodology experienced some changes due to the COVID-19 global pandemic; however, the circumstances brought about creative adjustments to Phase 2 to ensure an equitable and wide-reaching public engagement strategy could take place. This was done through online surveys, virtual information sessions and conference calls. Though different from a typical master planning process, this Downtown Master Plan proceeded through the three phases with a high-level of participation. Voices from the community were important to this process and to the concluding recommendations captured in this Plan.



Bracebridge Falls

1.3.1 Phase 1: Where Bracebridge Is At & Where It Wants To Go

The background review and visioning phase was foundational to assessing where Bracebridge is at currently, and where it wants to go in the future. In Phase 1, a review of relevant Town of Bracebridge documents, policies and plans, development applications and existing land uses was completed. Initial consultation was facilitated with public, stakeholder and Indigenous groups at this stage. This process painted a picture of existing conditions, opportunities and constraints present at specific opportunity sites and a vision for Downtown Bracebridge as a whole.

Due to the circumstances posed by COVID-19 public health concerns, the consultation program was predominantly designed for online access and interaction. Detailed descriptions of consultation activities can be found in Section 1.4 of this document.

1.3.2 Phase 2: Conceptual Plan Development

The purpose of Phase 2 was to develop a variety of conceptual plans for each opportunity site specifically, and Downtown Bracebridge as a whole. The Plan's Vision and Guiding Principles were formed based on feedback from the Working Committee, Town Staff, stakeholders, youth, the public and Indigenous input. The Vision and Guiding Principles help shape the development of concepts and recommendations for improving the Downtown and riverfront.

After several options were presented through conceptual drawings and mapping, they were refined through additional feedback from Town Staff and further community engagement. In Phase 2, there was frequent communication between the Project Team, Town Staff and interest groups to ensure the concepts were continually reviewed, altered and improved upon before determining the final preferred Master Plan.

1.3.3 Phase 3: Preferred Plan & Final Report

In Phase 3, the preferred Master Plan and high-level Design Guidelines were finalized. In this phase, a detailed Implementation Plan identifying Cost Estimates, High Priority Projects, Phasing, and Design Guidelines were prepared.

With the preferred plan identified, conceptual drawings and mapping were further refined. With implementation being a major priority to the master planning process, Phase 3 focused on high priority development projects at eight critical sites. Recommendations for implementation phasing and design guidelines were developed in this phase.

The proposed Master Plan and key implementation recommendations were presented to stakeholders and Town Staff for final input. Finally, the Bracebridge Downtown Master Plan was summarized in this report for approval by Town Council.



Pop-up consultation event at Bird Mills Mews

1.4 Community Engagement Overview

The Town of Bracebridge Downtown Master Plan Study involved a series of engagement opportunities that aimed to reach a variety of Bracebridge’s community members. Gaining insight, local knowledge, suggestions and feedback on potential improvements to the Downtown was important to making sure the Master Plan ultimately reflects the needs and interests of those who live, work, shop, recreate and visit in the Town of Bracebridge.

By offering a diverse range of engagement platforms and events, the Consulting Team connected with a diverse set of people – from youth to seniors, residents to seasonal visitors and cottage owners, business owners and those involved in Downtown programs, advisory committees, or public facilities.

Although the evolving situation around COVID-19 public health concerns posed challenges to the community engagement efforts, they nonetheless achieved high levels of involvement and valuable feedback from community members, stakeholders and Indigenous contributors.

The public engagement strategy involved online, in-person, one-on-one, working group and town hall outreach formats:

- The Downtown Master Plan Study was updated on the Town of Bracebridge’s Engage Bracebridge webpage throughout the Study’s timeline.

- Working Group Meetings were held with a Town-appointed group consisting of Town staff, Councillors, business owners and Business Improvement Area (BIA) members.
- Two online public surveys were launched on the Engage Bracebridge website.
- The Consulting Team met one-on-one with relevant Downtown stakeholders.
- Youth Workshops were facilitated by the Consulting Team on Zoom with local high school students.
- A virtual Public Meeting was hosted by the Consulting Team on Zoom to seek feedback in the later stages of the Master Plan development.
- A discussion with the Community Consultation Worker for Rama First Nation, and with the Muskoka Area Indigenous Leadership Table (MAILT).

Community engagement took place over Phase 1 and Phase 2 of the Master Plan Study – to ensure outreach occurred early-on and at key points in the decision-making and developmental stages of the Master Plan process.

The Bracebridge community provided insightful feedback that helped shape this final Master Plan. Please refer to Appendix A for detailed summaries of the Indigenous engagement, public surveys, youth group session and stakeholder meetings.

Key Findings

Through discussions with various groups, stakeholders and individuals, the feedback received centred around the following key messages:

- Establish a Downtown vision that celebrates Bracebridge’s rich history and Indigenous culture
- Create a waterfront park at the Lands Above the Falls (10 Entrance Drive) that provides a series of activities that will draw residents and visitors to the site on a year-round basis
- Implement streetscape improvements for Manitoba Street
- Prioritize pedestrian zones, urban tree canopy, seating, public art and accessibility on Manitoba Street
- Create a walkable environment with more connections between Downtown, the Muskoka River and surrounding neighbourhoods
- Optimize the existing Downtown public parkland and open spaces along the river
- Incorporate new recreational and all-season activity within public parks and open spaces in the Downtown
- Identify opportunities for new Downtown residential uses to address Bracebridge’s affordable housing shortage
- Create and support a variety of youth recreation spaces
- Strengthen Bracebridge’s identity as a destination town that supports tourism and local businesses
- Support a healthy, active Downtown that is connected to the community and its natural surroundings.

Project Website

The Master Plan Study information was hosted on a project website, which was a dedicated page on the Engage Bracebridge platform. The website listed the Project Team's contact information, a public forum for project discussions, and maps of Downtown Bracebridge and conceptual drawings. The two public surveys were accessible through this webpage as well. Updated information about the project was frequently posted throughout the Master Plan Study process to provide webpage visitors with new or evolving concepts that were presented at community engagement sessions.

Working Group Meetings

The Downtown Master Plan benefited from the contributions of a Town-appointed Working Group, which consisted of Business Improvement Area (BIA) members, Councillors, Town Staff and local business owners. The initial meetings were held prior to public information sessions (both surveys and the public meeting) to obtain preliminary comments and identify Master Plan priorities and deliverables. The Working Group provided critical feedback to the Master Plan concepts, which were presented at key milestones in the Study. A list of the Working Group members has been provided in Appendix A.

Public Survey

Two surveys were launched to better understand the community's vision for Bracebridge's Downtown and waterfront area. Both surveys were posted on the Engage Bracebridge Downtown Master Plan website. The first survey was conducted from June 1st to July 30th, 2020 and had a total of 209 respondents. The second survey was conducted from January 15th to January 31st, 2021 and had a total of 191 respondents. A detailed summary of the findings can be found in Appendix A.

Stakeholder Interviews

The Consulting Team met one-on-one with Town of Bracebridge Councillors, the Mayor, the Deputy Mayor and Staff members, as well as with local downtown business owners, to discuss Downtown Bracebridge's opportunities, strengths, and challenges. Outdoor, socially-distanced meetings were held in the month of June. Meetings were approximately 20-30 minutes in length and covered the overall Master Plan framework, design recommendations, and a more detailed look at concepts designed for specific opportunity sites and buildings.

Local Youth Virtual Workshop

The consultation team hosted a virtual workshop with local high school students on December 10, 2020. The conceptual plans were provided to teachers prior to the workshop to identify specific sites for the students to focus on. They chose to share feedback for Bracebridge Bay Park, Memorial Park, Lands Above the Falls (10 Entrance Drive) and the Youth Park with the Consulting Team. The students provided valuable feedback that has been woven into the preferred plans and recommendations in this Downtown Master Plan.

Public Meeting

Given the timing of the Master Plan process, the ability to host traditional town-hall style public meetings was limited by the COVID-19 pandemic. The consulting team was unable to visit with the community in-person, however, a virtual meeting was held on January 7th, 2021, via Zoom. A total of 60 community members participated in the live session, while over 400 people viewed the session's recording on YouTube afterward.

Indigenous Engagement

The Master Plan process laid the foundation for future dialogue with Indigenous communities in the Muskoka Area to advance specific redevelopment plans and actions from the Bracebridge Downtown Master Plan. The Project Team met with the Community Consultation Worker, Communications, from Rama First Nation, to introduce the project and develop ideas for engaging the First Nation in placemaking initiatives moving forward. The Project Team connected with Tina Kilbourne, who is a member of the Muskoka Area Indigenous Leadership Table (MAILT). MAILT is a working group that includes senior leaders and elected officials from 13 governing bodies, including the Chippewas of Mnjikaning (Rama) First Nation, Wasauksing First Nation, Wahta Mohawks First Nation, Beausoleil Island First Nation, Huron-Wendat Nation, Moose Deer Point First Nation, Georgina Island First Nation and the Moon River Métis Council, as well as representatives from the District and all Area Municipalities in Muskoka. Tina held a focus group with MAILT separate from the Downtown Master Plan process to introduce elements of the project. She connected members of MAILT with the Project Team to establish a working relationship between the communities moving forward.



Falls Under Entrance Dr

What We Heard

Key messages and feedback stood out from the various community outreach events during the Downtown Master Plan Study. These are a few points the Consulting Team heard from participants:

"Would not want to lose the vintage charm"

"Ice pad / splash pad is a great feature and should definitely be included."

"Unique shops is what makes the main street an attraction, especially for us full-time residents!"

"Elements to enhance the existing war memorial"

"The topography and forest cover in this area are already spectacular... enhancing this experience through a great trail system would be excellent"

"There should be a designated spot for people to swim at the falls that is safe. I also think there should be a spot where people can go and sit and relax or have a nice sinner by the water"

"Destination, history, culture, arts community, environmental beacon, etc"

"Consider less parking along Manitoba St"

"An open space to have a quiet sit or walk"

"Draw water traffic up the river and have lots of day dock spaces. Then people can walk the downtown core and stimulate the local economy"

"Cycling is a current and topical issue"

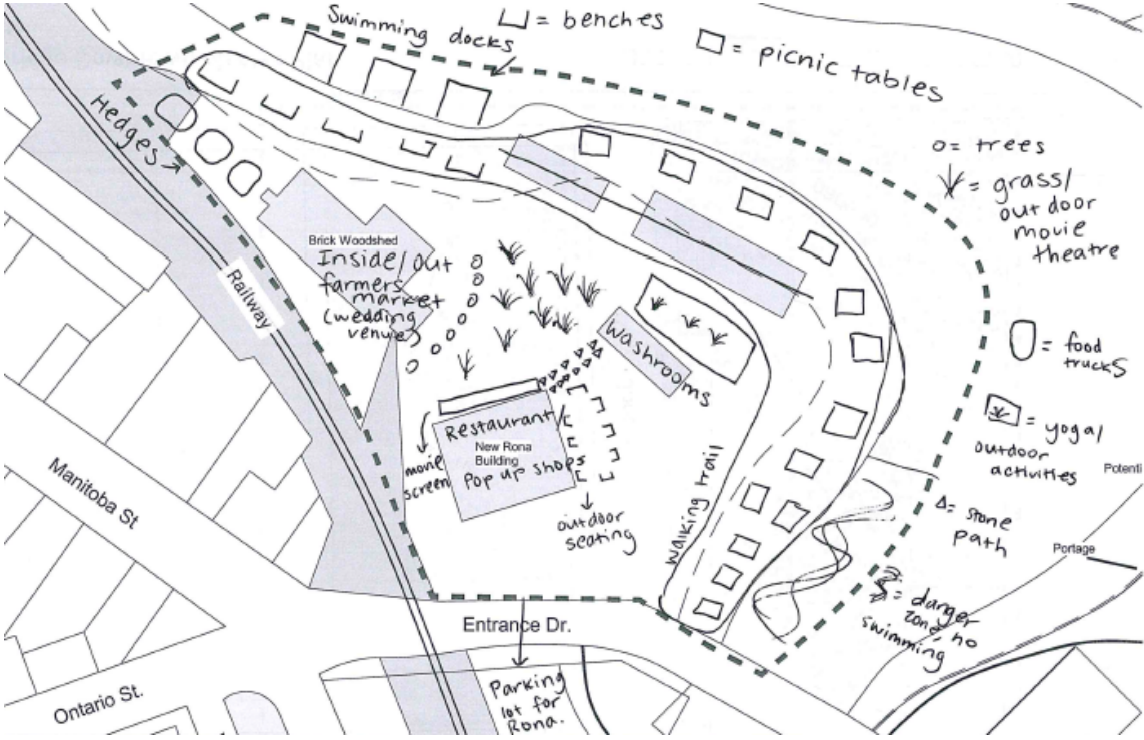
"Is there an opportunity for a waterfront eating establishment?"

"Year-round outdoor fire pits and seating"

"Pedestrian focus!"

"Love the farmers market indoor and outdoor concept at RONA; maybe a splash pad closer to the water rather than Memorial Park"

"The existing industrial buildings are very interesting and should be maintained it at all possible"



Contribution from Lauren - high school student

Section 2: Downtown Bracebridge Background & Analysis

2.1 Site Context

2.1.1 The Study Area

2.1.2 Attributes of Downtown Bracebridge

2.1.3 Downtown Analysis

2.2 Background Review: Existing Policies and Plans

2.1 Site Context

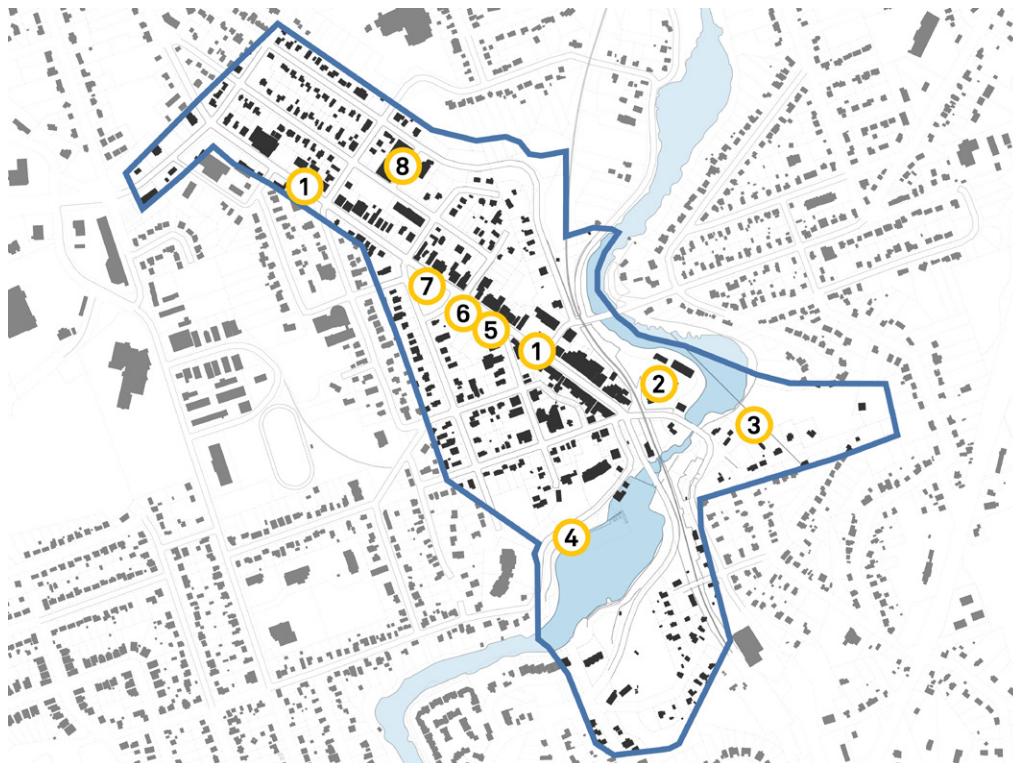
2.1.1 The Study Area

The Town of Bracebridge is a community centrally situated within the District of Muskoka. The Town has a population of over 16,000 and is located 2 hours north of Toronto along Highway 11. Bracebridge has historically been a community with both urban, rural and waterfront areas that cater to those who wish to live in a small community or in a rural environment with access to basic urban services.

The Town of Bracebridge Downtown Area is a historic and vibrant part of the Muskoka region valued by its residents, non-permanent/seasonal residents, and those who visit throughout the year. There is a strong desire to enhance Bracebridge's Downtown and its connection to the Muskoka River waterfront. Within the Downtown, there are currently no commercial businesses with a pedestrian draw operating on the water's edge. The Downtown Master Plan Study served as a community-building exercise for the public to share their vision for a town core connected to the riverfront along with other opportunities for key opportunity sites throughout the Downtown.

The Downtown Master Plan identifies specific visions for key properties:

1. Manitoba Street
2. Lands Above the Falls (10 Entrance Drive)
3. Woodchester
4. Bracebridge Bay Park
5. Carnegie Library
6. Post Office
7. Memorial Park, and
8. Memorial Arena and Youth Park



Downtown Master Plan Opportunity Sites



2.1.2 Attributes of Downtown Bracebridge

Downtown Bracebridge has many features that position it as a desirable place to live, work and play. Many of its defining attributes are key areas of focus to the Downtown Master Plan Study based on their existing character, use or configuration. A beautiful and high-quality waterfront, community recreation and activities, arts and culture, local businesses and a strong connection to the surrounding natural environment bring energy and vitality into the Town's urban centre.

Main Street

The Downtown Main Street is a mixed-use district along Manitoba Street. Its focus is commercial businesses, tourism attractions and service provision. Improved pedestrian circulation and urban design in this area will encourage more people to live, visit, shop and explore Downtown Bracebridge, attracted by access to amenities, recreation, retail and employment.

Heritage Sites and Buildings

Downtown Bracebridge is host to many heritage sites and buildings that showcase the Town's distinct history. The Master Plan ensures that the existing heritage character will be retained, while introducing a vibrant mix of community, residential and retail uses. Specific sites in the downtown core can be redeveloped or repurposed to accommodate housing needs and a variety of year-round activities for all ages, interests and abilities.

Recreation, Parks and Open Spaces

Bracebridge is fortunate to have several large, well-used recreation areas and cherished public open spaces and parklands in and around the Town. Public access to water is available from waterfront parks and from several other Town-owned properties located along the Muskoka River, Lake Muskoka and on other inland lakes. Public access to water is a defining part of the recreational experience in Bracebridge, providing unique settings and opportunities for swimming, fishing, boating and other activities. Downtown Bracebridge is anchored by the Muskoka River, highlighting the vital connection to the water's edge.

The Master Plan emphasizes improved safety and accessibility, for more to enjoy the benefits of sport, leisure, play, and connecting to the water's edge that the opportunity sites offer.

2.1.3 Downtown Analysis

Topography

Downtown Bracebridge is fairly level along Manitoba Street from Monck Road until Mary Street, where the street slopes down towards the Muskoka River. The Taylor Road and Manitoba Street intersection poses a challenge topographically with various slopes and steep embankments. Woodchester is positioned on the opposite side of the Muskoka River as the Downtown, perched on a vantage point overlooking the Town. There is a steep incline and trail to access Woodchester from Entrance Drive, but no paved pathways for pedestrians to access the site.

The varying terrain that characterizes the Downtown plays an important role in the development of the preferred plans. Design concepts consider drainage and runoff, accessibility, erosion, and the Muskoka River floodplain.

Indigenous Spaces

There are many opportunities for Indigenous Placemaking and Placekeeping in Downtown Bracebridge. Creating gathering places and cultural interpretive elements at specific locations will celebrate the rich cultural identity of Bracebridge. As part of the Master Plan, four sites have been identified through consultation with members of Rama First Nation for future Indigenous Placemaking: Birds Mills Mews, Lands Above the Falls (10 Entrance Drive), Memorial Park and Woodchester. In the implementation of placemaking and placekeeping options, further engagement with the MAILT and Rama First Nation is needed.

Manitoba Street Frontages

Downtown boasts many retail, hospitality, and institutional properties at the ground level. In addition, many of these buildings include offices or residential spaces above. Land uses along Manitoba Street have been considered in relation to the redevelopment of the streetscape to accommodate pedestrian and patio zones, vegetation and seating.

Parking

According to Town documents, there are over 800 public parking spaces within Town-owned parking lots in the Study Area boundary. These include stalls in parking lots, as well as on-street parking available on Manitoba Street and surrounding side streets.

Pathways

The town is well connected via sidewalks on both major and minor streets in the Downtown. There are a few trails along the water, however additional trail networks can be established to support the Parks, Trails and Recreation Master Plan.

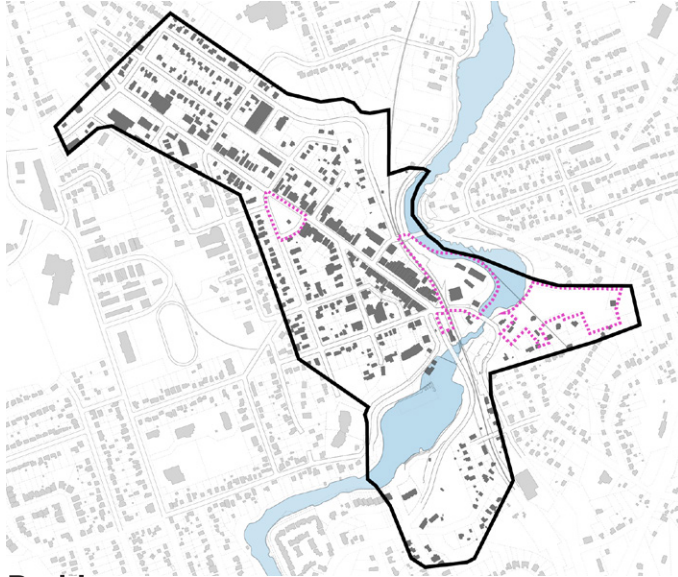
Road Hierarchy

Both Taylor Road and Manitoba Street see significant vehicular traffic from both cars and larger commercial trucks. Manitoba Street is the spine of the downtown providing a high-quality main street environment frequented by pedestrians who shop and dine there.

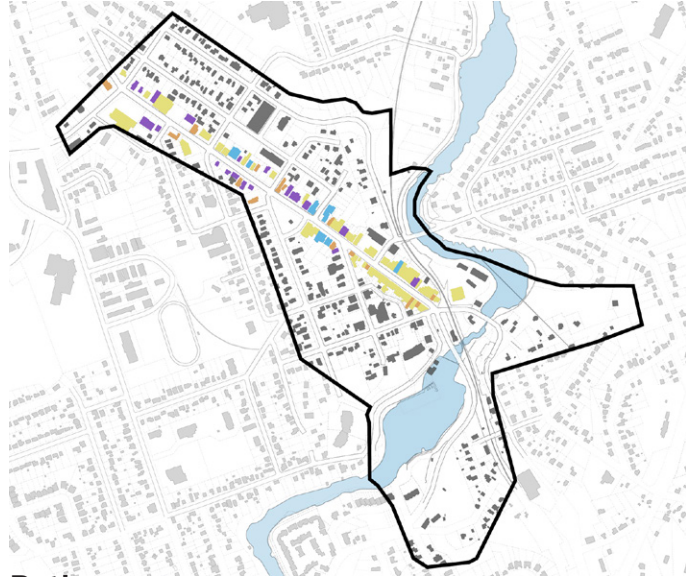
Walking Radius

Downtown Bracebridge is incredibly walkable. Many parks, shops, parking lots and waterfront spaces are within a 5-minute walk (or 400-meter distance) of each other. Enhancing the pedestrian experience is key to promote walkability within the downtown.

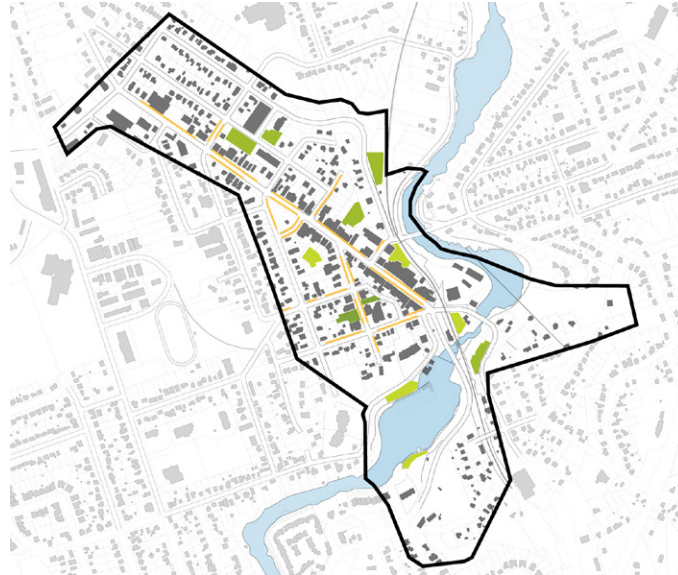
Potential Indigenous Placemaking



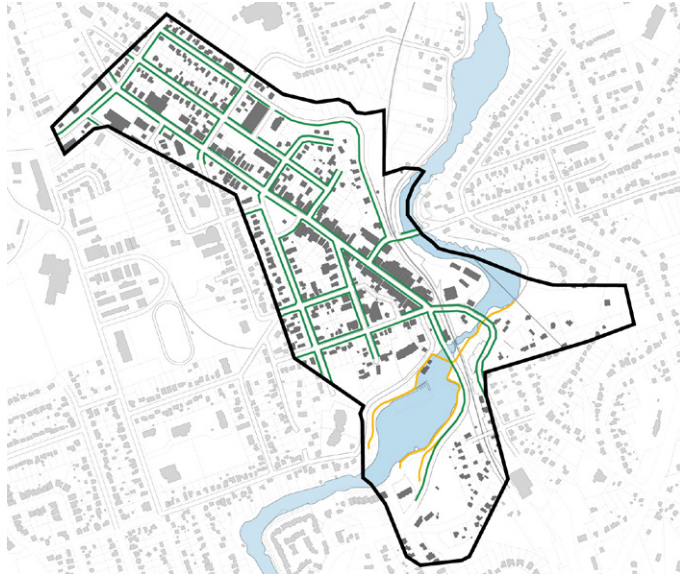
Manitoba Street Frontages



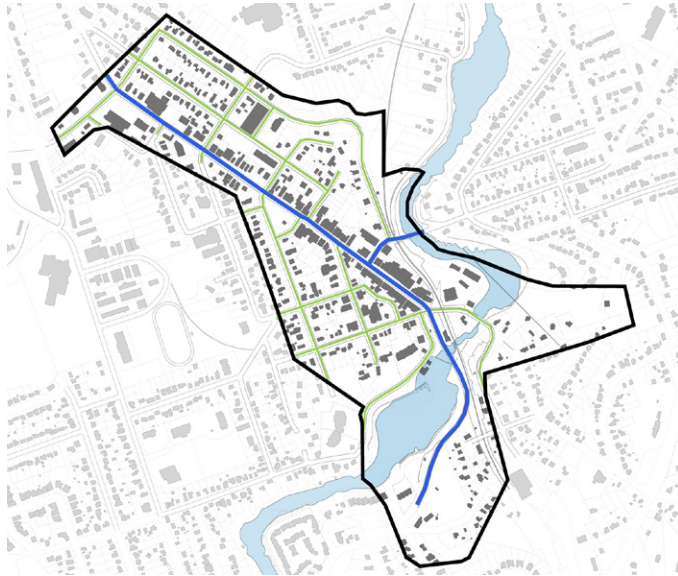
Parking



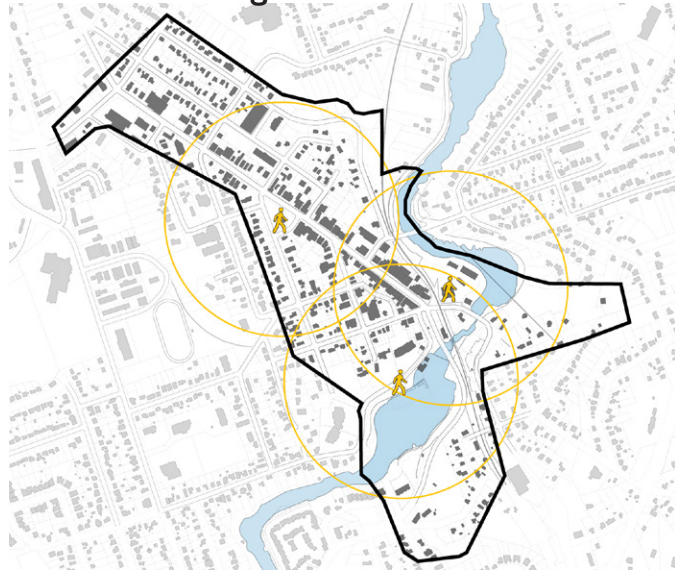
Pathways



Road Hierarchy



5 Minute Walking Radius



2.2 Background Review: Existing Policies and Plans

The development process for the Downtown Master Plan involved the review of relevant existing documents, policies and studies published or enacted by the Town of Bracebridge. The purpose of this analysis was to ensure the Downtown Master Plan remains consistent with established policies and plans, but also to understand the direction for Bracebridge's future. This allows the Master Plan recommendations to fall within a realistic and practical framework to make sound decisions and positive changes.

Details about permitted land uses, building types and building heights are outlined in the Town of Bracebridge Official Plan and Zoning By-Law. Strategies for improving the Town's pedestrian and cycling facilities are given a framework through the Bracebridge Plan for Walking and Cycling. Goals and priorities for investing in community assets are described in the Community Improvement Plan and Community-Based Strategic Plan. The Multi-Year Accessibility Plan drives the Town's initiative to ensure accessibility is built into the Town's fabric. The Recreation, Parks and Trails Master Plan emphasizes and builds on Bracebridge's strengths in providing exceptional opportunities for play, exploration, and healthy active living through indoor and outdoor recreation.

These key policy documents are foundational to the Town of Bracebridge's development. Each play a role in making sure development corresponds with community values and needs, and in maintaining a sense of place, livability, and wellbeing for the Town of Bracebridge. In addition to policy documents, existing development applications, downtown improvement strategies, master plans, municipal standards, and population data all helped guide the Downtown Master Plan. The documents summarized below, in addition to extensive consultation with the public, have contributed to the development of the Downtown Master Plan.



Carnegie Library

2013 Bracebridge Official Plan

The Bracebridge Official Plan is an important framework for the development of the Town. Within the plan, the Town has highlighted key features within the community that are to be preserved, enhanced or sustained.

The Official Plan was developed with input from the community in 2013, and outlines the Town's policies on how the land should be used. The vision is to enrich the social, cultural, economic and natural environment by:

- Increasing the amount of land set aside for preservation and encouraging the 'greening' of residential, commercial and industrial development.
- Striking partnerships with community and regional groups that are also striving to improve community services.
- Becoming South Muskoka's centre of health through enhanced recreation, childcare, nutrition, active transportation infrastructure and health care services.
- Becoming Muskoka's centre of learning through enhanced library service, larger university and college presence and collaboration between secondary schools and the community.
- Protecting the Urban Centre's small-town character by preserving its heritage structures, establishing urban forests and having a strong mix of retail and service businesses in the downtown.
- Improving the ratio of permanent population to seasonal population over the next decade through an aggressive job creation initiative and the provision of services and amenities that are attractive to full-time residents.
- Increasing the non-residential tax base through business expansion and attraction.
- Having a municipal corporation that demonstrates fiscal responsibility and accountability through long-term land use and capital expenditure plans as well as progressive administrative policies and procedures that provide an ongoing framework for community direction and Town and investor planning.

2013 Community Improvement Plan

The Bracebridge town-wide Community Improvement Plan provides a strategic and flexible framework for community improvement throughout the Town. This plan was approved in 2012 in accordance with Section 28 of the Planning Act. This Plan identifies Municipal Leadership Initiatives and Financial Incentive Programs that may be implemented in key commercial, industrial, business, mixed-use, and tourist areas of Bracebridge. Under the Community Improvement Plan, Council approved several financial incentives, including this Downtown Master Plan.

2014 Bracebridge Plan for Walking and Cycling

The Bracebridge Plan for Walking and Cycling was developed in 2014 to provide an action-oriented strategy to support the expansion of Active Transportation in the community. This plan supports the long-range policy of the Official Plan to improve the wellbeing of Bracebridge residents and the overall livability of the Town through a series of strategic transportation-oriented improvements. This plan describes a clear course of action for implementation, setting out an achievable 5-year timeline for undertaking specific projects that support active transportation. Some of the action items that relate to the Downtown Master Plan include:

- “Walk your Town” Signage Program
- Bike share network
- Parking improvements
- Cycling enhancements
- Sidewalk and Crosswalk enhancements

2018 Community Based Strategic Plan

The Town's 10-year Community Based Strategic Plan (2018) demonstrates how invested the community is in promoting innovation, sustainability and vitality for its existing natural environment and culture, as well as the preservation of its distinct heritage.

The Plan outlines overarching strategic themes and goals for the Town of Bracebridge. Some key goals from the Strategic Plan are reflected in the Downtown Master Plan, including:

- Work to diversify the local economy to create an open for business all year round environment
- Ensure that environmental protection is a priority in the Town's operations and plans
- Promote the natural environment as a year-round destination for tourists and visitors
- Recognize the importance of Town decisions in attracting and retaining talent
- Ensure that the Town's planning practices, policies and processes encourage responsible growth and development that aligns with the community's identity and heritage
- Promote a vibrant community that celebrates the critical role of arts, culture and heritage in promoting quality of life
- Encourage civic engagement as a means to foster a strong and transparent relationship between the Town and community

2018 Recreation, Parks and Trails Master Plan

The Recreation, Parks and Trails Master Plan is a comprehensive, multi-year framework that provides a vision and guiding principles for the future of recreation, parks and trails systems and services to the Town of Bracebridge. The document is used to guide future decision making and municipal investment in recreation, parks, and trail services, programs and facilities over the course of the next 15 years.

There are many recommendations within the plan that relate to public water access, through the existing trail and parks system. Some key strategies noted in the Recreation, Parks and Trails Master Plan include:

- Acquisition/retention/protection of waterfront lands for public access to water
- Parkland to facilitate the expansion of existing waterfront parks and community parks
- Consider potential future trail connections through Town acquired "Timber Mart" property, connect to Trans Canada trail and waterfront.
- Seek to ensure linkages along the full length of the waterfront.
- There are significant tourism and economic development opportunities also related to the water access.

2019-2024 Multi-Year Accessibility Plan

The Town of Bracebridge Multi-Year Accessibility Plan 2019-2024 outlines the initiatives the municipality plans to undertake to ensure compliance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). Additionally, the plan outlines how the municipality will address the needs of its growing and diverse community as it works toward a fully accessible and inclusive community. Many of the Public Spaces Goals outlined in the Plan are important to be considered in the development of the Downtown Master Plan. A few key goals include:

- Continue to incorporate accessibility and consultation into planning processes for municipal facilities and public spaces.
- Ensure accessibility issues and opportunities are considered in plans and policies including the Downtown Master Plan.
- Enhance mobility on public trails and sidewalks;
- Review planned works for Manitoba Street (District servicing upgrades) to identify and implement opportunities to enhance accessibility of the main street.
- Develop standards for on-street accessible parking spaces.
- Continue to work in partnership with other organizations including the BIA to enhance the accessibility of Manitoba Street businesses.
- Continue to upgrade sidewalk ramps at intersections.



Manitoba Street- Bracebridge's heritage 'main street'

Section 3: The Plan

3.1 The Opportunity

3.2 Master Plan Elements

3.2.1 Manitoba Street Reconstruction

3.2.2 Lands Above the Falls (10 Entrance Drive)

3.2.3 Woodchester Improvements

3.2.4 Bracebridge Bay Park Improvements

3.2.5 Carnegie Library Repurpose

3.2.6 Post Office Site Reuse

3.2.7 Memorial Park Improvements

3.2.8 Memorial Arena Site Residential Development and Youth Park



Manitoba St and Taylor Rd

3.1 The Opportunity

The Bracebridge Downtown Master Plan sets the stage for an exciting period of revitalization for the Town of Bracebridge. It responds to opportunities to re-position key downtown assets including new and existing waterfront parklands, a pedestrian friendly main street and infill residential and commercial developments to support a growing population while retaining existing residents, young people and families. The character of downtown improvements must prioritize the needs and quality of life for Bracebridge residents.

Downtown Bracebridge is fortunate to be situated at the heart of a region that has enormous wealth and spending power. Improvements to the Downtown – including strategic public-sector investments – can be strategically leveraged to strengthen Bracebridge’s ability to serve as a regional destination. This in turn will support the Town’s need for economic sustainability, resident retention and enhanced private sector investments.

The Downtown Master Plan concepts and recommendations follow these guiding principles:

1. Increase access to the waterfront

- Celebrate Bracebridge's connection to the waterfront, its history and Indigenous culture
- Create active uses that draw people to the downtown waterfront through all-seasons

2. Integrate aspects of sustainability, culture and community into the downtown fabric

- Focus design on environmentally sustainable buildings, parks and streetscapes
- Recommend improvements that result in a vibrant, pedestrian friendly downtown

3. Create a vision that represents the highest and best use of urban assets.

- Encourage a lively streetscape and diversity in public realm
- Establish a clear vision for development sites
- Create a connected downtown circulation network

4. Strengthen Bracebridge's potential for providing sustainable economic development and continued prosperity for its residents

- Introduce new year-round destinations
- Strengthen the downtown's role as a regional destination

5. Follow an economically feasible approach to implement the Vision

- Identify downtown initiatives that balance both public and private sector investments and opportunities
- Provide sufficient budgeting information to facilitate the implementation process

3.2 Master Plan Elements

This section provides detailed descriptions of core elements and an overview of the Downtown Master Plan's recommendations at eight key opportunity sites. Community engagement played an important role in the visioning process. Each of the opportunity sites presented a variety of options, which were given extensive consideration through the Master Plan Study. This Downtown Master Plan showcases the preferred concepts for urban design and landscape improvements, as well as recommendations for programming or best-use at these site locations in order to maximize their potential and enjoyment.

The eight Master Plan Elements are:

- Manitoba Street Reconstruction
- Lands Above the Falls (10 Entrance Drive)
- Woodchester Improvements
- Bracebridge Bay Park Improvements
- Carnegie Library Repurpose
- Post Office Site Reuse
- Memorial Park Improvements
- Memorial Arena Site Residential Development and Youth Park



View across the Muskoka River to the future Waterfront Park

3.2.1 Manitoba Street Reconstruction

Manitoba Street is the social and economic backbone of Downtown Bracebridge. It supports retail, service, office and residential uses within a charming, historic setting. As Bracebridge's 'main street' it combines the Town's cultural heritage, visitor attractions, local businesses, and institutions in a walkable setting. This vibrant, beautiful, and historic main street is a regional destination that through enhancements has the ability to strengthen local businesses and attract more residents and visitors.

The Master Plan provides recommendations that will ensure Manitoba Street functions efficiently as a multi-modal transportation corridor while increasing pedestrian and bicycle use and safety. Recommended improvements will also position the street to support a wider variety of uses including extended outdoor patios, retail and special events. At the core of these improvements is a pedestrian-friendly and pedestrian-focused environment that encourages people to stroll, linger, people-watch, socialize and shop locally. The characteristics that support this environment are simple, effective and affordable, including: shade and beautification through street trees, wide sidewalks with frequent outdoor seating areas, attractive lighting, landscaping, paving, signage and materials, traffic calming and safe crossings.

The District of Muskoka is scheduled to reconstruct Manitoba Street in 2025. The Master Plan Team and Town Staff have engaged with District staff throughout the Master Plan process and the following recommendations have been formulated with their input.

The Downtown Master Plan aims to elevate Manitoba Street's potential by focusing on:

- Public realm and streetscape upgrades;
- Pedestrian and cyclist networks and safety; and
- Traffic circulation and parking availability.

The proposed recommendations will energize Manitoba Street and better integrate the downtown with the Muskoka River waterfront. Elements such as flex parking spaces, upgraded site furnishings, widened sidewalks, consistent signage, bicycle parking, planters and lighting will enhance the pedestrian experience and contribute to an inviting atmosphere that is distinctly Bracebridge's.

Prior to implementing any changes for Manitoba Street's traffic circulation and parking allocation, an additional traffic study would be undertaken. This would involve direction from traffic engineers and allow for coordination between Town of Bracebridge and Muskoka District's projections and requirements.

The following pages provide detailed descriptions and graphics of Manitoba Street's revitalization.

For the purpose of this Master Plan, Manitoba Street has been divided conceptually into two different segments:

1. South of Taylor Road
2. North of Taylor Road



Manitoba St at Taylor Rd



Laneway off Manitoba St



Pedestrian Experience on Manitoba St south of Taylor Rd



Pedestrian Experience on Manitoba St north of Taylor Rd

Manitoba Street - South Segment

The Master Plan for the south segment of Manitoba Street features a base condition in addition to four potential scenarios for optimizing the streetscape and public realm in Downtown Bracebridge.

The “base condition” is the standard configuration for south Manitoba Street, consisting of widened sidewalks, on-street parking/flexible space and traffic lanes, which functionally perform similar to the existing condition. Design enhancements and adjustments in the dedicated widths of each zone provide an opportunity for the base condition to be transformed to accommodate a wider variety of pedestrian-oriented functions and special events and festivals during peak seasonal periods.

The base condition elements include:

- 2.5 metre wide concrete sidewalk.
- 1.5 metre wide amenity zones for intermittent permanent concrete raised planters with small street trees, low maintenance vegetation and open areas for street furnishings (benches, lighting, trash bins, etc.). The edge of the planters may include a wood top to provide additional seating opportunities, and electrical outlets to support seasonal lighting displays or power for events and festivals.
- 2.5 metre on-street parking zone designed as a convertible ‘flex space’ demarcated with concrete paving. This zone can be easily converted to pedestrian, patio and outdoor retail uses as a temporary condition.
- Mountable curbs between the on-street parking/ ‘flex zone’ and sidewalks to ensure a safe, accessible transition between pedestrians zones
- Movable bollards that can be placed either between the sidewalk and on-street parking zone or between the traffic lanes and on-street parking depending on the ‘flex-zone’ use.
- 7 metre wide asphalt roadway, with two 3.5 metre lanes, slightly narrowed from its current width in order to provide wider sidewalks and aid with traffic calming.
- ‘Sharrow’ lane markings and signage indicating that vehicle lanes are shared with bicycles.



South Segment of Manitoba St from Taylor Rd to Entrance Drive



tree canopy



low maintenance planting adjacent to sidewalk



streetscape retail expansion



'flex' area



patio space



closure for events

With expanded sidewalks, the pedestrian and retail zones along south Manitoba Street will be able to accommodate more people and uses. A successful main street guarantees safe conditions for pedestrians. By decreasing dedicated space for motorized vehicles on Manitoba Street, vehicle speeds will also decrease, creating a more pleasant and pedestrian-focused environment in the Downtown.

Four different design scenarios were developed for south Manitoba Street. These scenarios provide flexibility that allow the streetscape to support temporary conditions including community events and/or street closures. The scenarios are designed to increase street function and compatibility to accommodate community needs, encouraging seasonal, weekend or holiday activities and events that enliven Downtown Bracebridge throughout the year.

The redesign for south Manitoba Street allows for ultimate flexibility with four alternative scenarios to be deployed depending on the season and types of events. Through movable bollards and flexible pavement markings, adjusting the streetscape to these scenarios can be easily implemented. The four scenarios are:



Example of 'flex zones' with extended patio park



Example of pedestrian friendly streetscape improvements in Barrie, ON

1. Two-way traffic with on-street parking in flex zones on both sides (Base Condition):

- Flex zone used for on-street parking
- Used during Winter and Late Fall/Early Spring months

2. Two-way traffic with expanded patios/retailing in flex zone:

- Flex zone used for patios, outdoor retail or expanded pedestrian walkway
- Limited on-street parking maintained for accessible parking and loading
- Used primarily during weekends in Late Spring and Early Fall, and during the Summer months

3. One-way traffic northbound between Entrance Drive and Taylor Road to temporarily accommodate expanded patios/retailing in flex zone and one traffic lane used for on-street parking:

- On-street parking located in one traffic lane, other lane for traffic one-way northbound
- Flex zones used for patios, outdoor retailing or expanded pedestrian zone.
- Used in temporary circumstances, primarily during peak summer season for events and festivals

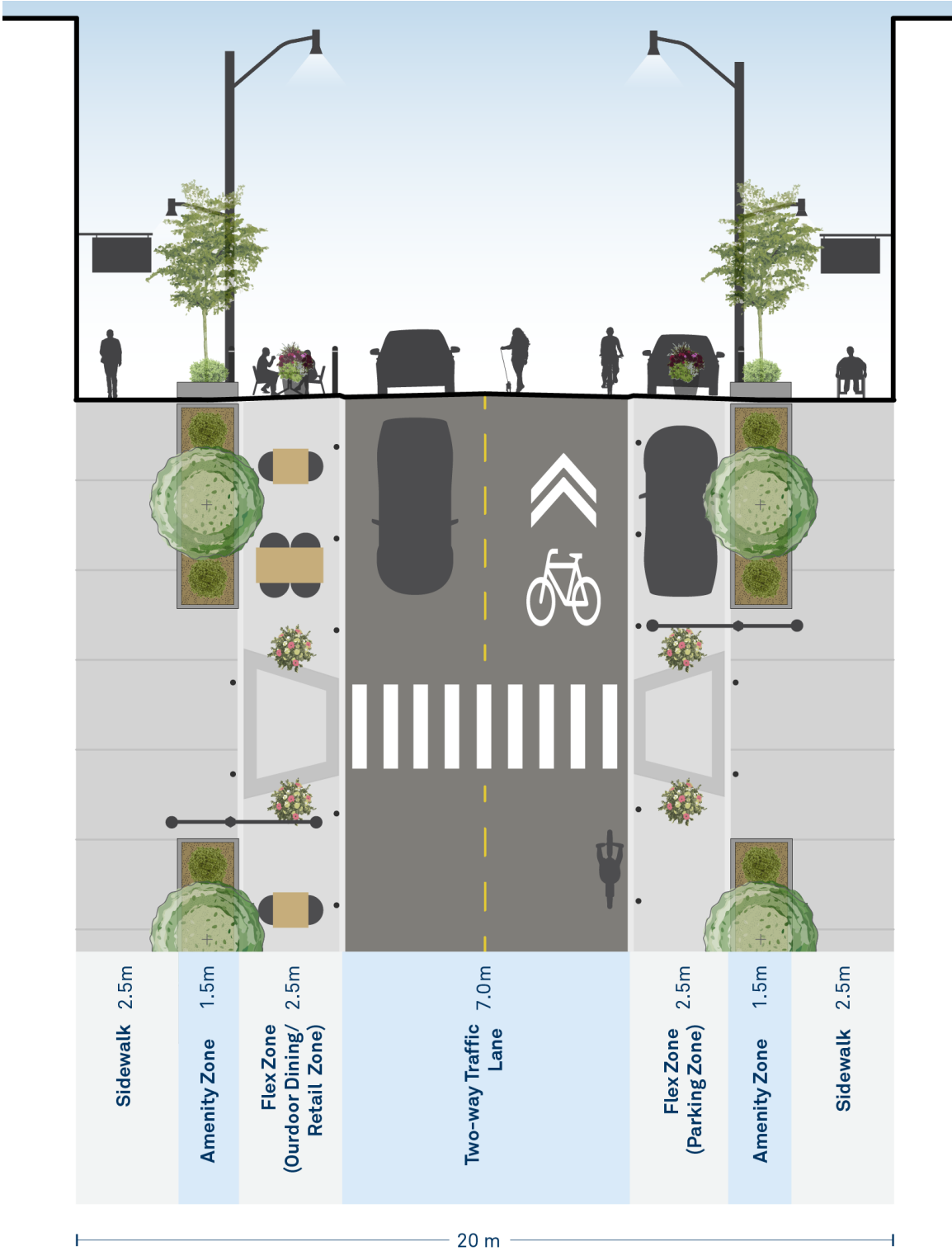
4. Full closure between Entrance Drive and Taylor Rd:

- Entire streetscape available for use
- Used for large Downtown events and street festivals
- North and South access points for emergency vehicles

Two-way Manitoba Street with Mid-Block Crossing and No On-Street Parking

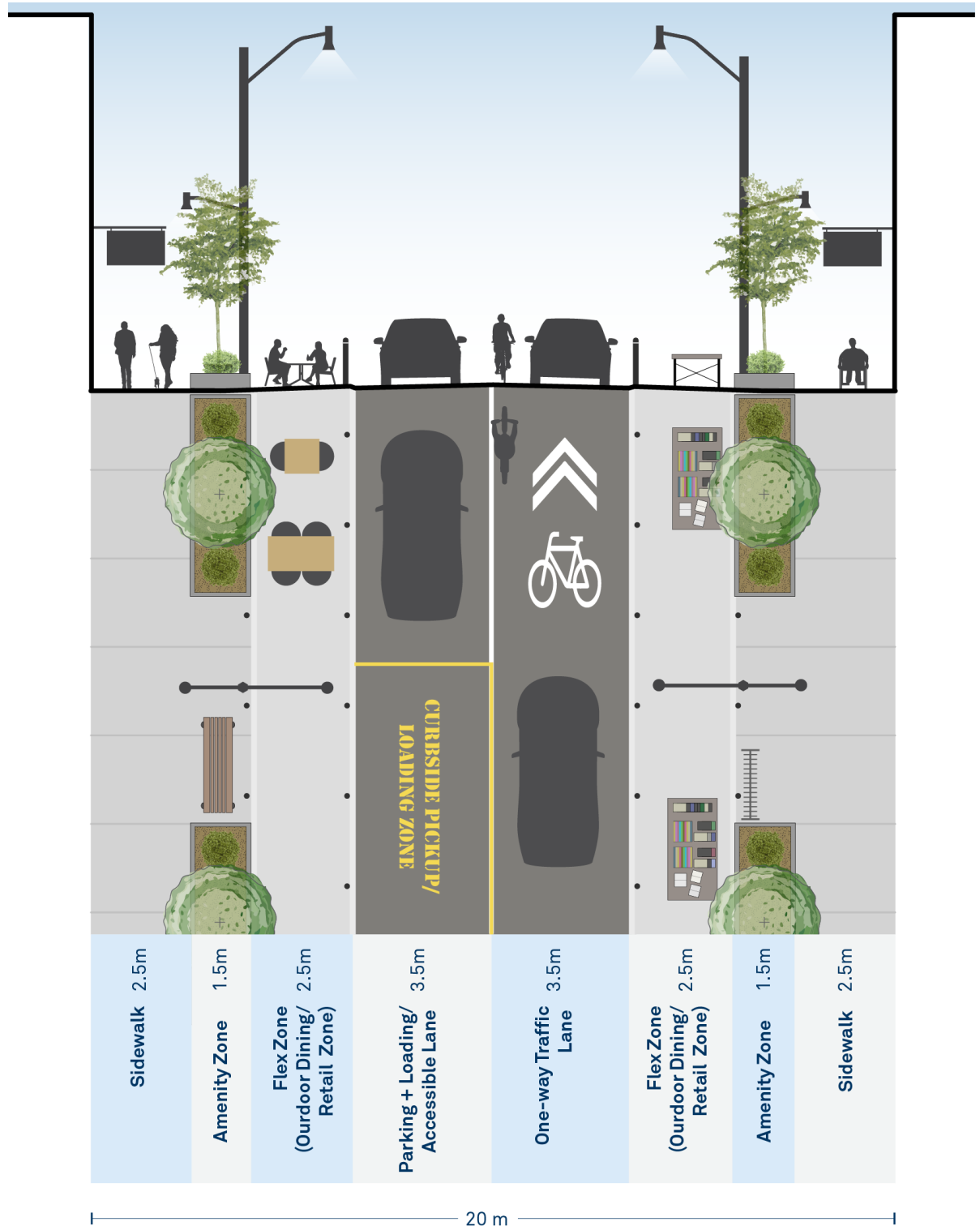
Manitoba South streetscape improvements illustrating wide concrete sidewalks, raised concrete planters with street trees in the 'amenity zone', the concrete 'flex zone' that can be used for on-street parking or expanded patio/pedestrian areas, and the 7-metre wide traffic zone shared by vehicles and bicycles.

The redesign of Manitoba Street includes safe mid-block crossings using 'bump-outs'.



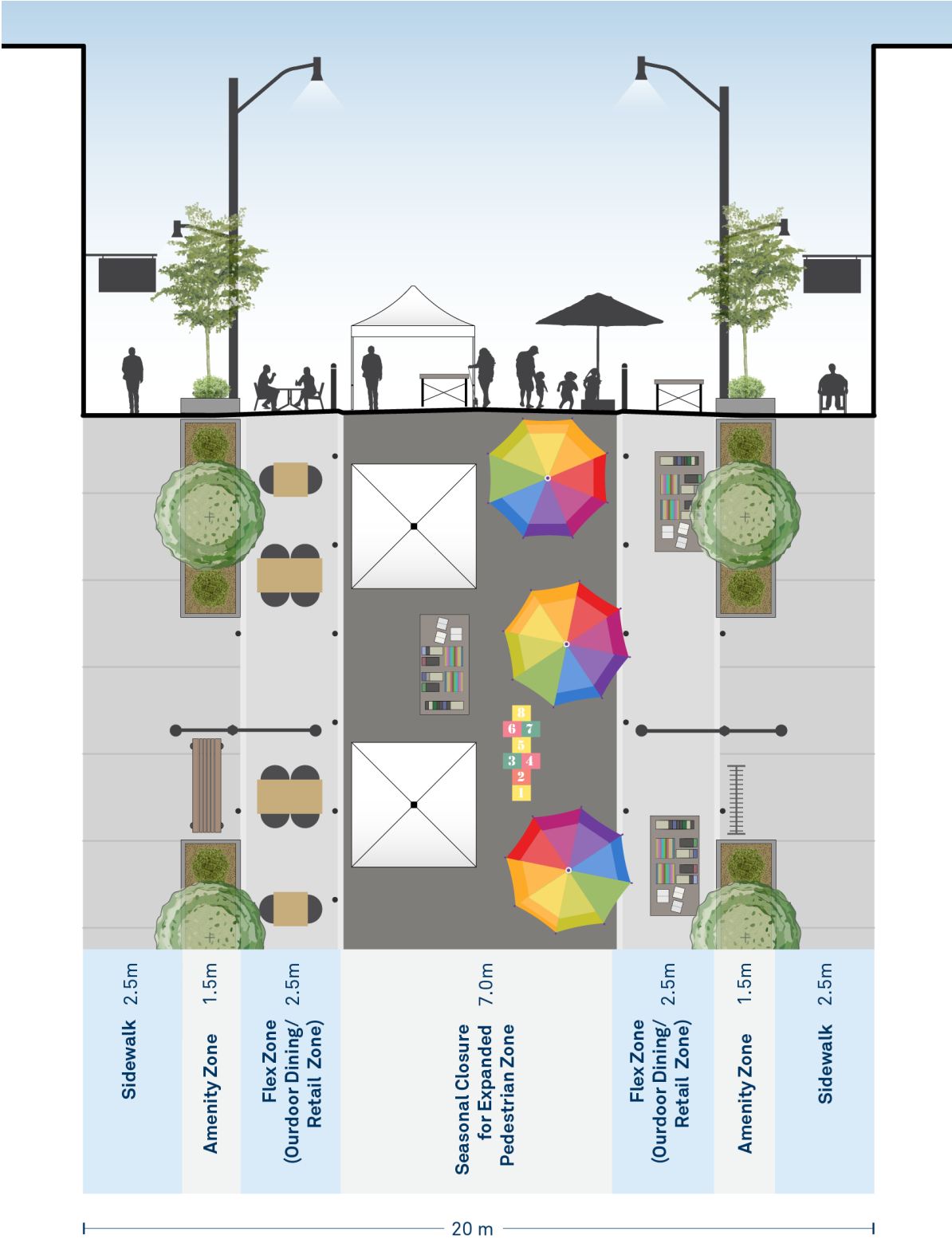
One-way Manitoba Street with one lane of parking

This 'one-way' special event scenario illustrates the potential for south Manitoba Street to temporarily expand the pedestrian and event zones while maintaining one row of on-street parking. The non-permanent detour would involve dividing the 7-metre wide road into one lane of traffic, and one lane for parking and loading/curbside pickup.



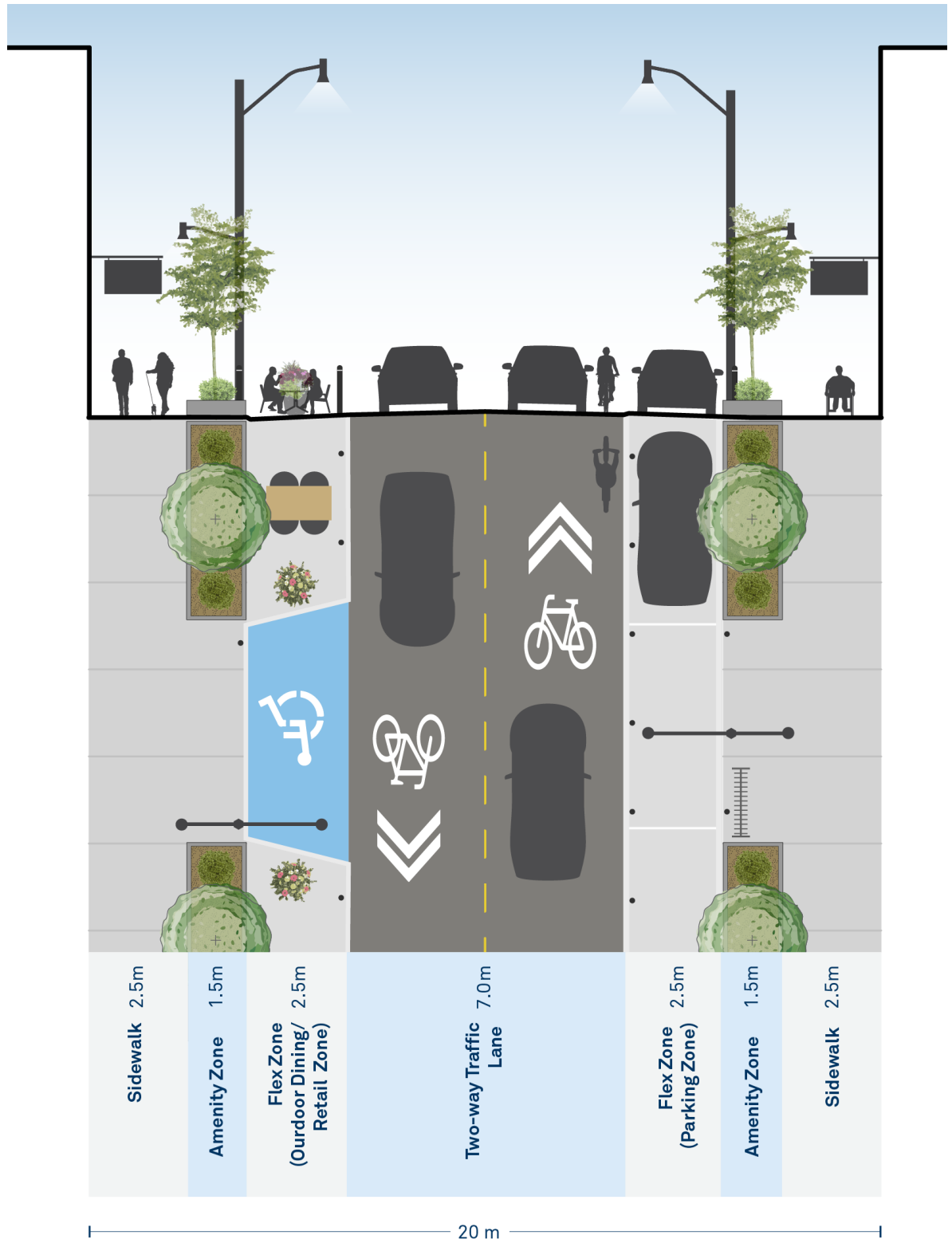
Event Closure of Manitoba Street (no vehicular access)

For special festivals and events, south Manitoba Street can be entirely transformed into a pedestrian zone with a full street closure.



Accessible parking stalls

Designated accessible on-street parking stalls would be a permanent fixture in the streetscape.



Special Event One-Way Scenario Traffic Route

If a one-way traffic scenario is implemented, southbound traffic (south of Dominion Street/ Taylor Road) will need to be temporarily rerouted accordingly. To avoid trucks rerouting onto residential streets, proper signage and notices must be located along the detour.

Traffic would continue to flow south to north from Ontario Street to Taylor Road along Manitoba Street, however traffic traveling south along Manitoba Street may be rerouted to Dominion Street. A larger context plan should be reviewed with the District of Muskoka to determine the most appropriate short-term detour solution so that large trucks may avoid the downtown core during these occasional event periods.



One-way Traffic Reroute Traffic Map 

Laneways

There are two laneways located off Manitoba Street, between Taylor Rd and Ontario St. These laneways, Chancery and Anderson Lane, are directly across from each other, and are home to multiple businesses and retail stores. Both laneways have gateway signage that are due for an upgrade.

As part of the Manitoba St streetscape improvements, upgraded signage for the laneways should be incorporated. Signage should mimic the historical character of the street. Improved signage will promote laneways access, and support local business within the laneway. In addition to proper signage, lighting should be installed along the lanes.



Example of laneway signage



Example of pedestrian laneway

Planters

Trees contribute to biodiversity and stormwater management, can shelter spaces from adverse microclimate conditions, and provide aesthetic improvements to Manitoba St while improving the health and wellbeing of residents. Trees should have sufficient soil volume to ensure healthy and mature tree growth, with a minimum of 20 cubic metres per tree in shared planting areas, or 30 cubic metres per tree for single planted areas. They should be planted within individual tree pits or continuous open soil trenches using structural soil cells (e.g. silva cells) to bridge between planting areas.

Planters will provide much needed greenery and tree canopy along Manitoba St. To promote healthy, sustainable trees, a selection of native, salt and drought tolerant plants with sufficient soil volume will be chosen. Vegetation will also provide visual interest year-round through the integration of a variety of plant species that flower, change colour or leave their leaves at different times of the year.



Example of structural soil cells

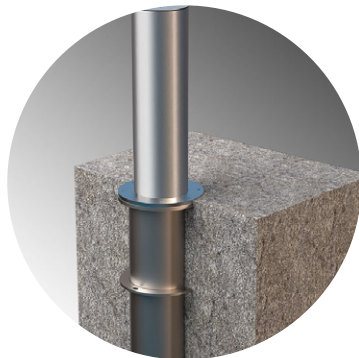
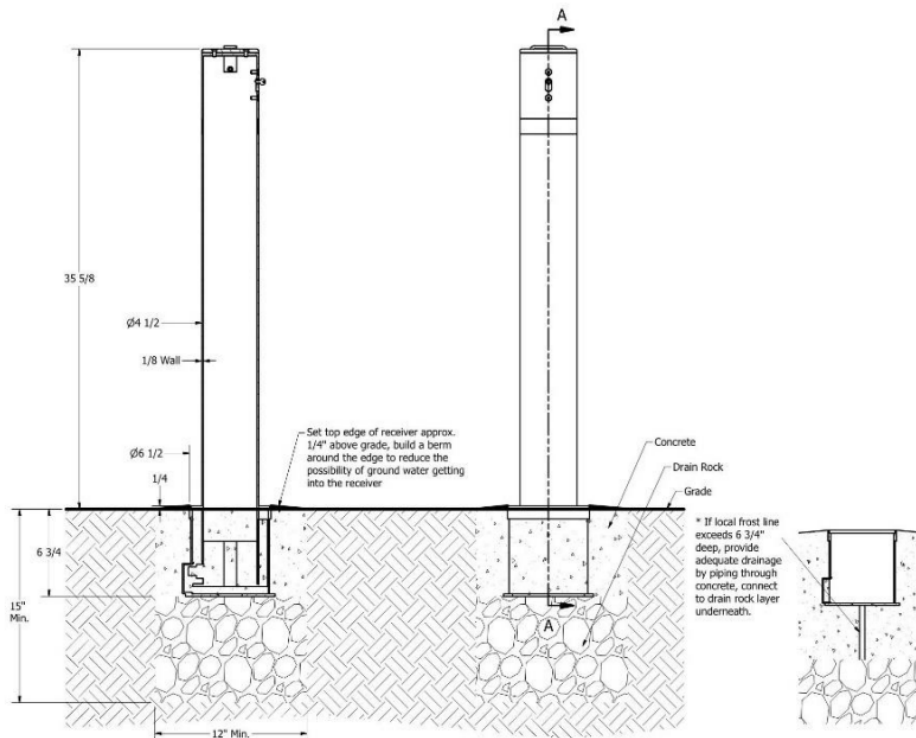


Example of raised planter

'Flex Zones'

In order to create safe and accessible 'flex zones', mountable curbs and movable bollards are proposed along South Manitoba St. At the Town's discretion, bollards can be relocated to increase the pedestrian clearway, and to allow extended patio and retail space. Bollards would be located between the 'flex zone' and the asphalt roadway. Alternatively, bollards can be located between the 'flex zone' and the sidewalk to utilize the space as additional parking stalls.

'Flex zones' would be paved with concrete to differentiate from the vehicular asphalt thoroughfare, while maintaining optimal accessibility for pedestrians. Concrete paving would be installed to a depth that would support vehicular traffic. The 'flex zone' could also support concrete street paint or stamped concrete.



Example of removable bollard



Example of removable bollard



Example of removable bollard





Conceptual Rendering of South Manitoba St

Manitoba Street - North Segment

Recommended improvements for the north segment of Manitoba Street include:

- Widen the pedestrian sidewalk from its current width to a minimum of 2.1 metres wide, and in some areas up to 4 metres wide.
- 1.5 metre wide amenity zones for intermittent permanent concrete raised planters with small street trees, low maintenance vegetation and open areas for street furnishings (benches, lighting, trash bins, etc.). The edge of the planters may include a wood top to provide additional seating opportunities, and electrical outlets to support seasonal lighting displays or power for events and festivals.
- Remove existing unit pavers in the sidewalk zone.
- Parking spaces to be flexible to allow for seasonal uses such as patios, where desirable
- Maintain traditional curbs between parking stalls and concrete sidewalks.
- Develop a unified streetscape using benches, trash bins, lighting, bike parking, signage and tree planting.

Segments of the sidewalks in the north section of Manitoba Street are narrow, making passage for pedestrians highly constrained. The effective width of the existing sidewalks is further reduced as a result of the curbside band of unit pavers which – due to improper foundation design – create an uneven walking surface. These segments are not safe for people in mobility devices and are far below accessibility standards. Removal of the current sidewalk unit pavers along the northern segment of Manitoba Street will help to achieve a more consistent and accessible streetscape. The undersized sidewalks will be widened substantially as there is sufficient room in the street right-of-way.

Widening the pedestrian sidewalks to a minimum of 2.1 metre up to 4 metre wide will greatly improve the pedestrian experience along Manitoba Street.

- More sidewalk space means an increased capacity for people to walk or wheel by local shops and restaurants safely with greater enjoyment.
- Where right of way widths permit, street trees should be provided in the boulevard using raised planters and sufficient soil volume.
- The planters to include a wood top, providing additional seating opportunities. Planters would also include electrical outlets to accommodate seasonal lighting and power for events and festivals.
- Where street trees in the boulevard are not possible, tree planting should be placed at the edge of the right of way, where feasible.



North Segment of Manitoba St from Monck Rd to Taylor Rd



planters adjacent to sidewalk



wide pedestrian zone



raised planter



pedestrian corridor



opportunity for patio space



improved public realm

The existing on-street parking zone on both sides of the street can be converted into extended retail or patio areas for businesses and restaurants that front onto Manitoba Street. This approach greatly enhances the functionality of the streetscape, optimizing public space when it is needed and appreciated most.

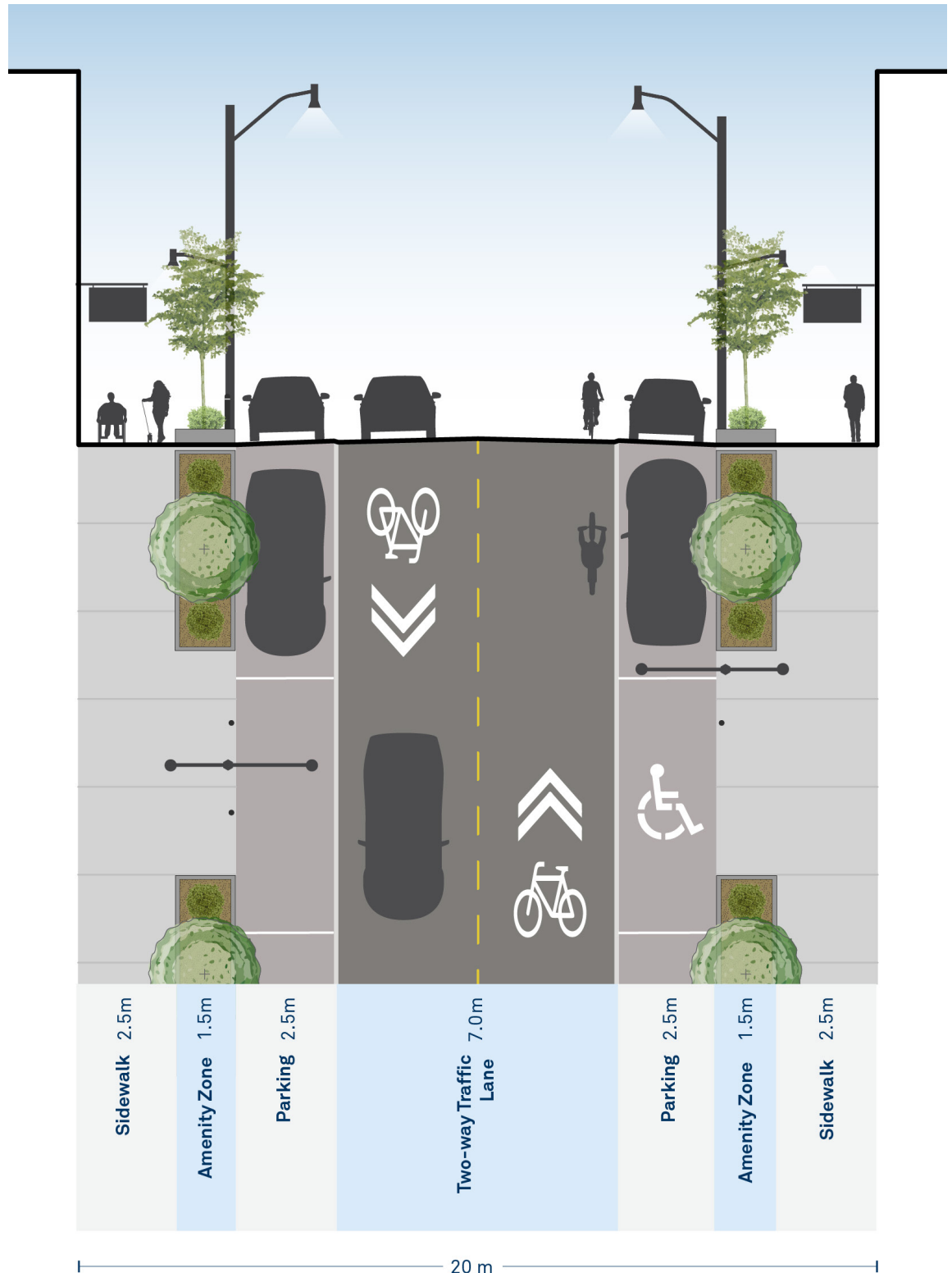
The existing stepped curbs between on-street parking and the sidewalk can be maintained in the north segment (mountable curbs are proposed in the south segment). The stepped curbs between the parking stalls and concrete sidewalks will safely differentiate between street and sidewalk. Where patios are built in the parking area, they will be raised to sidewalk height to maintain accessibility.

Throughout the community engagement process, the Town of Bracebridge community members shared their interest in developing a distinct Town identity and brand. Building a unified streetscape is a design approach using specific material palettes to form a consistent image that characterizes the Downtown core. It creates a distinguishable sense of place, which leaves a lasting impression on residents and visitors alike. The Master Plan recommends streetscape enhancements including benches, trash bins, lighting, bicycle parking, signage and plantings. The design of these elements should be cohesive – expressing Bracebridge’s uniqueness.

Section 5. Design Guidelines in this document provides concepts and examples for these elements.

North Segment of Manitoba St

Northern Manitoba Street streetscape improvements will carry the same branding and downtown identity as South Manitoba Street. Design elements to include concrete sidewalks, permanent raised planters with street trees in the 'amenity zone' with sufficient soil volume, on-street parking that can be utilized as expanded patio/pedestrian areas, and a 7-metre wide traffic zone shared by vehicles and bicycles.



Bump Outs

The Downtown Master Plan recommends the use of mid-block bump-outs along the Manitoba Street streetscape - primarily in the Downtown Area and with one bump-out in the Uptown Area. A bump-out is a widening of the pedestrian boulevard and a narrowing of the roadway in a strategic location. Bump-outs allocate additional space for pedestrians, creating a safe and accessible crossing point in areas of high traffic volume.

As Bracebridge's main street, Manitoba Street is used by large trucks to get across the downtown core. Bump-outs would extend out into the roadway from the curb – enhanced with crosswalk painting – to establish safe zones for pedestrian crossings. They provide pedestrians additional locations to cross the street, without needing to reach a signaled intersection. Mid-block bump-outs are effective in calming traffic and increasing the visibility of pedestrians, making street crossings more safe, accessible and enjoyable. The bump-out placements and location on Manitoba Street will undergo further review prior to implementation.

Public Art

Public art can come in many different mediums, types, forms, durations, and size. Examples of public art include monuments, markers, statues, murals, and sculptures. It can also be incorporated into the design of public realm elements including seating, paving, lighting, signage, and wayfinding.

Depending on the communities desires, public art has the flexibility to adapt to the circumstances and can be installed as a permanent structure, exhibits, temporary fixtures, festivals or through indoor installations. Public art can contribute to a sense of place and cultural richness by reflecting the Town of Bracebridge's distinct heritage, Indigenous history, contemporary identity, and natural environment. It should be diverse and interactive, encouraging introspection and engagement.

The Town of Bracebridge's Public Art Policy should be followed whenever public art is identified as a component of a town project or public works.

Gateways

A Downtown gateway defines designated entry points into the core area, typically located at key intersections. There are various features that help to identify gateway to alert pedestrians, cyclists and drivers that they are entering a core area of the town.

Gateway intersections should include unique or higher quality features that differentiate them from other intersections. Specific design elements may include different paving, public art features, wayfinding, beacons, specialized landscaping and vegetation, and the provision of building articulation and height.

The Master Plan highlights four key gateways of Downtown Bracebridge:

1. Entrance Drive and Lands Above the Falls
2. Bird Mills Mews
3. Taylor Road and Lands Above the Falls
4. Monck Road and Manitoba Street

Gateways are an essential aspect of wayfinding for Downtown Bracebridge. By designing unique gateways, visitors and tourists will be drawn into the heart of town, and mark a transition into a pedestrian-oriented downtown core, as well as reducing the pace of traffic and enhancements to the public realm.

Parking Configuration

There are currently over 500 off-street parking spaces within Downtown Bracebridge, located in 11 different municipal parking lots. In addition, there are approximately 300 on-street parking spaces within the Downtown boundary. With the upgraded streetscape improvements along Manitoba Street, it's critical to highlight how the various scenarios would affect the number of available parking stalls. In the table below, a parking stall tally has been identified.

The two-way option would reflect the same parking stall locations as the existing condition, however 4 stalls will be removed on either side to accommodate the bump-outs in both the North and South segments, and 4 stalls for loading/curbside pick up in the South segment. One-way option does not affect the parking configurations in the North segment.

	Existing	Two-way	Temporary Event
North Manitoba			
Taylor Rd to Monck Rd	112	108	N/A
South Manitoba			
Ontario Dr to Taylor Rd	42	38	19

3.2.2 Lands Above the Falls (10 Entrance Drive)

Key Initiatives

- Redevelop the Lands Above the Falls (10 Entrance Dr) as a waterfront park with a range of public outdoor and indoor destinations and programming.
- Include park features and programming for year-round use, including a splash pad that converts to a skating rink, waterside boardwalks, Indigenous Placemaking, trails, bicycle infrastructure and parking
- Repurpose the RONA building as the new home for the Visitor Centre and a destination waterfront restaurant with indoor and outdoor seating. The lower basement level can be used as storage for park and market equipment and furnishings.
- Provide a glazed canopy over a portion of the parking lot that can serve as a permanent shelter for outdoor markets
- Repurpose the north portion of the Brick Mill Building as a public park pavilion with washrooms, change areas to support the splash pad /skating rink. A separate mechanical pavilion will accommodate the ice plant and ice resurfacing machine garage.
- Design parkland landscaping to feature tree planting, native plantings, shoreline vegetation and restoration
- Provide a range of open space areas for four-season events, activities, and recreation.

The redevelopment of the Town-owned Lands Above the Falls (10 Entrance Drive) presents a unique opportunity for the Town of Bracebridge to transform the area into a waterfront park, creating a vital link between the Downtown core and the Muskoka River. Lands Above the Falls is located north-east of the Ontario St/Entrance Dr/Manitoba St/Ecclestone Dr intersection. The site is approximately 1.75 hectares in size.

The existing context provides a number of opportunities and constraints related to the redevelopment of the Lands Above the Falls. The CN Rail line and the river's floodplain are constraining features that require significant setbacks to ensure safety and compliance with regulatory standards. The potential to repurpose or renovate existing buildings on site, including the Brick Mill Building and the RONA Building, has been studied. Vehicular access and pedestrian circulation, adequate event space, four-season activities and sufficient parking were all factored into the designs for a waterfront park.



Lands Above the Falls (10 Entrance Dr) with Repurposed Brick Mill Building (Preferred)

Legend

- ① Splash Pad/ Skating Rink
- ② Park Pavilion (Brick Mill Building)
- ③ Picnic Docks
- ④ Visitors Centre and Waterfront Restaurant
- ⑤ Surface Parking
- ⑥ Shoreline Restoration and Protection
- ⑦ Naturalized Parkland
- ⑧ Connection to Taylor Road
- ⑨ Multi-Use trails (pedestrian and cycling)
- ⑩ Indigenous Placemaking
- ⑪ Buffer from Rail Line
- ⑫ Splash Pad Rink Mechanical Garage
- ⑬ Market Canopy
- ⑭ Pedestrian Crossing





Conceptual Rendering of the Lands Above the Falls



Lands Above the Falls with Brick Mill Building, existing shoreline and RONA building



Naturalized pathways along shoreline

Place Naming

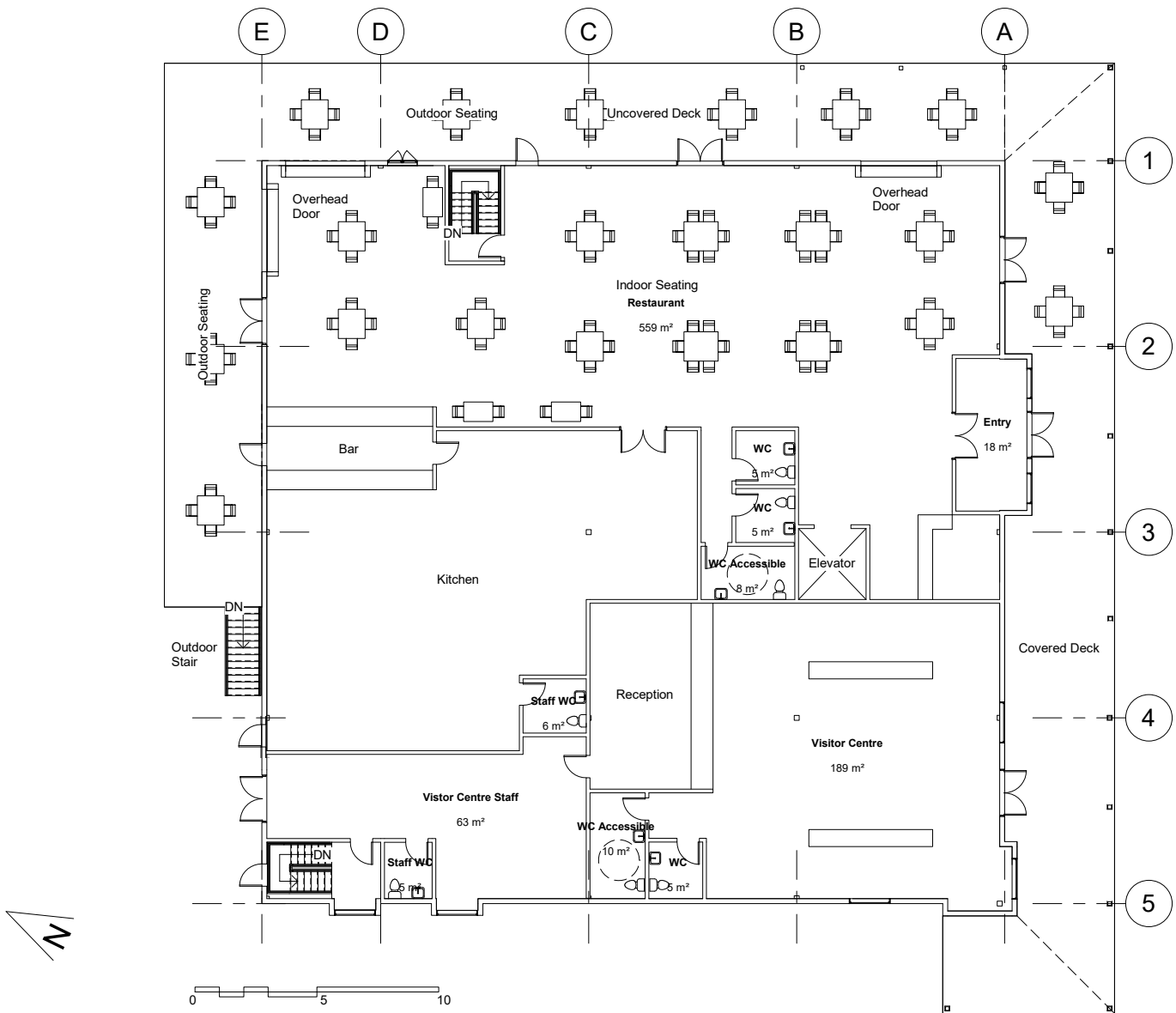
As a new destination on the banks of the Muskoka River, the Lands Above the Falls will need a new name! The Town of Bracebridge should facilitate a public naming process for the Lands, so that community members can participate in and contribute to the development of this exciting transformation taking place in their downtown.

Park Areas

The Lands Above the Falls will be an anchor for the downtown community, drawing people away from their cottage docks and into the town on nice weather days. The open park spaces will provide adaptive and dynamic space for groups or individuals, families or singles to find an enjoyable spot to hang out all day, any day, at all times of year. The park space ties together all the other facilities, activities and looping trails present on the Lands Above the Falls.

New open space areas should incorporate interpretive signage, public art, and functional landscaping. The Park Areas are ideal locations for Indigenous Placemaking and Placekeeping, where the elements of water, air, earth and fire are all present and can be interacted with in safe and accessible ways. Everything from Indigenous storytelling, festivals, birthdays, holidays, graduations, and milestones can be celebrated at the Lands Above the Falls. As a cultural hub, the parks will be the bedrock of memories made in Downtown Bracebridge.

RONA Building Adaptive Reuse



Repurposing the RONA Building

The 1,860 sq metre (20,000 sq ft) two-storey RONA building can be repurposed into a public destination that combines a visitor centre and a commercially operated restaurant or food venue. The building is recommended to remain in public ownership with spaces leased to various operators.

To optimize its waterfront location, a wrap-around porch and potential roof deck can provide additional outdoor spaces for dining. A covered structure could also extend from the building into the parking lot, to provide added shelter for outdoor market displays in the Spring and Fall seasons. The lower basement level of the building has a low ceiling height and is suitable for general park storage including equipment/furnishings for the Farmer's Market.



Conceptual Rendering of the Visitors Centre and Waterfront Restaurant



Conceptual Rendering of the Park Pavilion (Brick Mill Building)

Brick Mill Building:

The Brick Mill Building provides the site with a valuable heritage character that reflects the fascinating history of Bracebridge's waterfront. The building is roughly comprised of two sections. Two-storeys in the north section and one-storey on the south end.

After several site inspections it is recommended that the south portion be removed and that the north portion is renovated to become a public park pavilion providing spaces that support the splash pad and ice rink. The two storey north portion is approximately 270 sq metres (2,900 sf). It is recommended that a new timber structural system be installed to support the heritage brick facades. The timber structure will open up the interior volume as a double height space.

Washrooms, areas for skate changing, vending machines, office, storage and janitor areas can be provided within the renovated space. A fireplace is illustrated to support the pavilion as a warm-up place for winter skaters. Interpretive heritage displays that tell the story of the waterfront can be mounted within the double height volume of the interior. A separate utility pavilion is recommended to accommodate the ice plant for the skating rink; splash pad mechanical equipment and the ice resurfacer garage.

Splash Pad/Skating Rink

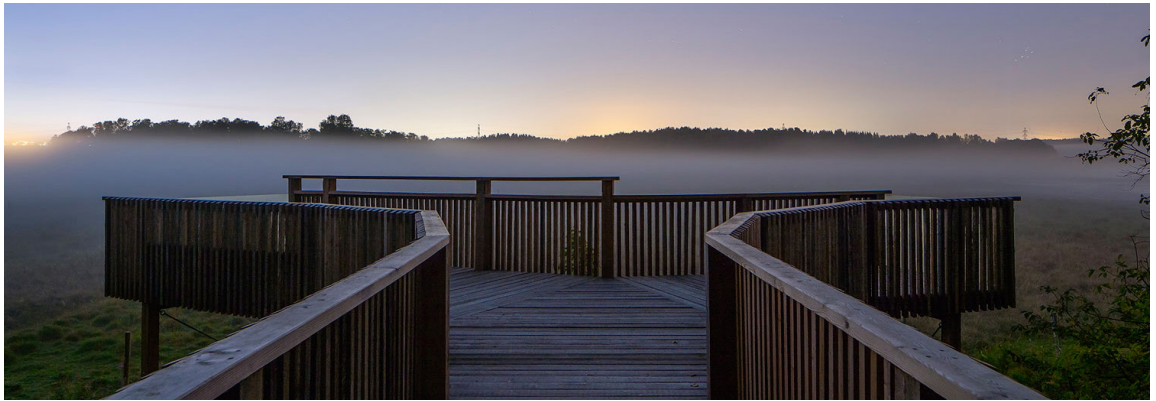
A key destination that will attract visitors on a year-round basis is a 930 sq metre (10,000 sq ft) concrete splash pad in the summertime that converts to an ice rink in the wintertime. The rink will be available for use from late fall to early spring. Positioned next to the splash pad and skating rink, the Brick Mill building provides changerooms and a warm-up area.

A small building will be constructed in-between the repurposed Brick Mill building and the repurposed RONA building to accommodate an ice plant for the skating rink. The skating surface will be maintained with an ice-resurfacing vehicle, which will be stored in this ice plant building.

The splash pad/rink area can also function as a place for events and concerts. By turning off the water taps, the open space can be used for any size of gathering. Portable stages, bleachers, tables and chairs can be brought into the splash pad footprint for receptions, concerts, graduations or weddings.



Splash Pad/Skating Rink at the Thunder Bay Waterfront



Wood decks extended out into the water for picnicking

Picnic Docks

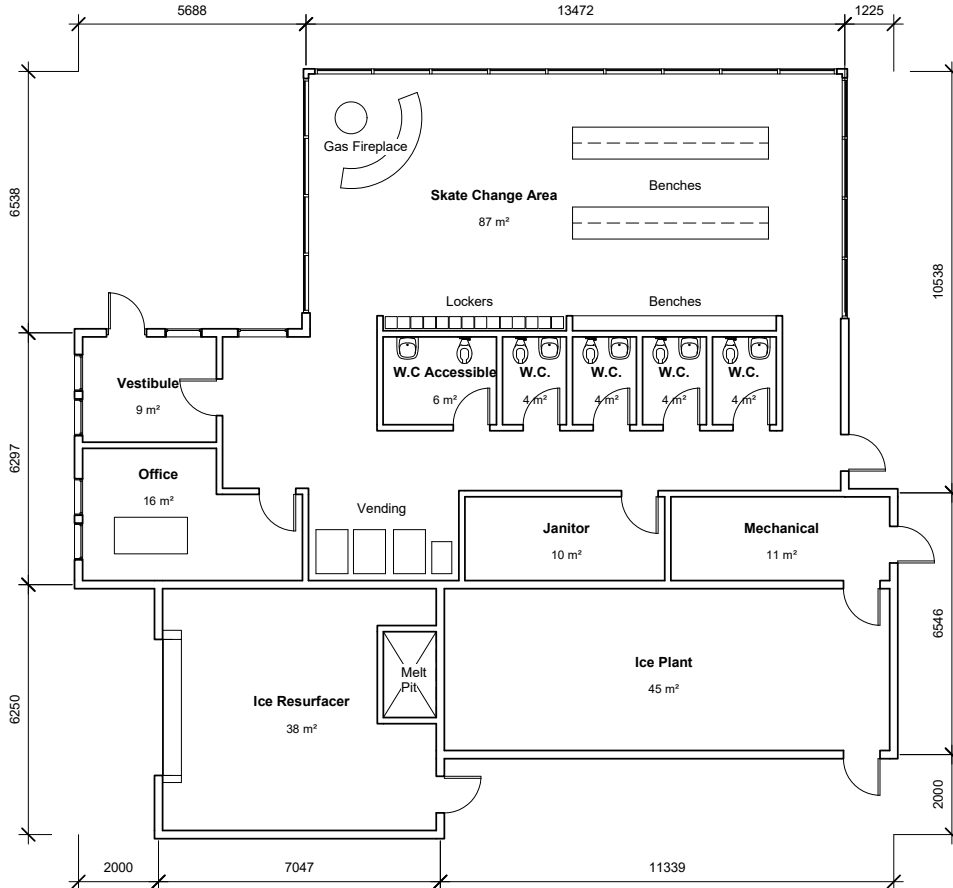
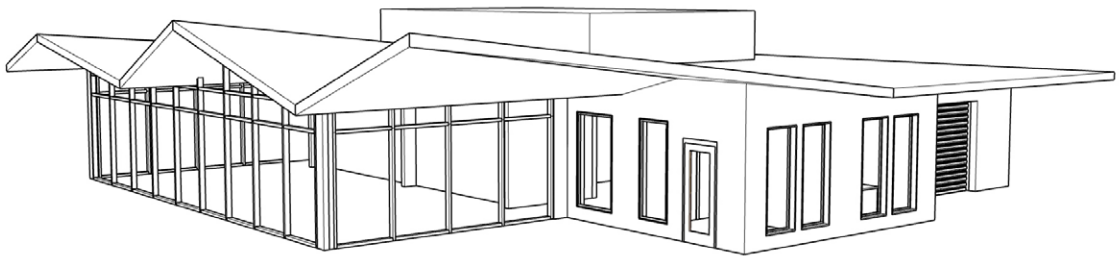
Given the safety issues related to the riverfront's proximity to the falls, a series of outlooks are recommended to provide visitors with visual access to the river while avoiding physical access and use. The banks of the river will be planted with low hedge planting that discourage access to the actual water. 3 wood 'picnic docks' serve as pavilions overlooking the water but are enclosed by balustrades. These destinations offer a chance to relax in an immersive waterfront setting while comfortably distanced from physical contact with the river.



Conceptual Rendering of the Picnic Docks

Park Pavilion

If redevelopment of the Brick Mill Building is not feasible, it is recommended that a new park pavillion be designed to support the splash pad/skating rink functions. A Park Pavillion of approximately 312 sq metres (3,360 sq ft) is recommended to be built adjacent to the pad and rink area. The Pavilion's main public room includes flexible seating and lockers with a fireplace as a warm-up area. This room has sweeping views overlooking the waterfront, park and the wading pool/skating rink. The room can also be used for small community meetings, yoga classes, children's camps etc. Public washrooms large enough to be used as change rooms flank the public room. A small park office and vending area are provided as well as a mechanical space for the ice plant and garage for the ice-resurfacing machine.





Lands Above the Falls (10 Entrance Dr) with New Park Pavilion (Alternative)

Legend

- ① Splash Pad/ Skating Rink
- ② New Park Pavilion
- ③ Picnic Docks
- ④ Adaptive Reuse of RONA building
- ⑤ Surface Parking
- ⑥ Shoreline Restoration and Protection
- ⑦ Naturalized Parkland
- ⑧ Connection to Taylor Road
- ⑨ Multi-Use trails (pedestrian and cycling)
- ⑩ Indigenous Placemaking
- ⑪ Buffer from Rail Line
- ⑫ Market Canopy
- ⑬ Safe Pedestrian Crossing



3.2.3 Woodchester Improvements

Key Initiatives:

- Create a Storybook Trail that links Woodchester to the Lands Above the Falls (10 Entrance Drive)
- Provide a Tea House/Café use inside Woodchester that builds on the heritage theme
- Build on an arts theme within the Woodchester park area
- Improve accessibility with a new washroom and parking facilities
- Install a viewing platform that overlooks the Muskoka River and Lands Above the Falls (10 Entrance Dr).

Built in 1882, Woodchester is one of the oldest residences in the Town of Bracebridge. Its octagonal shape and picturesque location on top of a hill and surrounded by trees make this an iconic building that has been recognized for its unique qualities. In 1978, the building became a designated heritage building under the Ontario Heritage Act, and in 1981 the Ontario Heritage Trust secured a heritage easement on the building. Furthermore, a portion of the surrounding forest was donated to the Town as a public park, to permanently remain as a bird sanctuary and preservation area. These measures help to protect the Woodchester site from redevelopment and maintain the building structure for continued use and enjoyment.

When it was originally designed, Woodchester (also known as the ‘Bird House’ after its original owner Henry J. Bird) was a highly visible landmark. Over time, the hillside between the building and the Downtown grew into a dense forest. As a result, Woodchester is virtually invisible in its current setting among the trees. The recommended improvements aim to enhance the site’s public use and bring worthy attention to this otherwise overlooked historic site.



Woodchester Preferred Concept

Legend

- | | |
|---|-----------------------------|
| ① Woodchester | ⑥ Viewing Platform |
| ② Chapel Gallery Washroom Addition | ⑦ Neighbourhood Connections |
| ③ Connection to Lands Above the Falls
(10 Entrance Dr) | ⑧ Parking Lot |
| ④ Storybook/Sculptural Trail | |
| ⑤ Accessible Parking | |



Example of viewing station along storybook trail



Viewing platform overlooking the Muskoka River

The following initiatives can bring renewed interest and opportunity to Woodchester:

1. Introduce a Storybook Trail linking the Lands Above the Falls (10 Entrance Dr) to Woodchester that weaves up the hill and forested lands around Woodchester.

- A Storybook Trail is a concept that uses a sequence of illustrated panels (pages from a storybook) to create a journey through a park or natural setting for children and families to discover. It is a highly effective and affordable means to transform a trail into an adventure which can become a regional destination. Every year a new storybook can be installed, giving families a reason to return. The culmination of the Storybook Trail would be the arrival at Woodchester – which by virtue of its heritage charm has a storybook quality itself.
- Supplementing the Storybook Trail, interpretive signs with historical and educational content and graphics can be mounted on rocks, trees or structures to draw attention to particular features, telling the story of Woodchester, the forest ecology and local memoirs.
- The Storybook Trail would begin at the Lands Above the Falls, extending across the Muskoka River bridge, and winding through Woodchester, thus drawing a critical mass of visitors from the Waterfront to the Woodchester site.
- Connecting the two sites will help increase frequenters to Woodchester,
- The Storybook Trail could evolve and change to reflect different stories. With the help of local artists, youth, students and seniors, options are endless for which stories, programming and messaging the Storybook Trail shares with the Town of Bracebridge.

2. Repurpose Woodchester’s interior as a small tea house or café, with dining and to-go options and a small gift area.

- This use would require Ministry approval for the upgrades in accessibility standards and minor renovations to the building interior discussed below in #3.

3. Work with the Ontario Ministry of Heritage, Sport, Tourism and Culture to:

- Maintain Woodchester’s heritage attributes.
- Upgrade the building’s accessibility standards to meet access requirements through ramps, automated doors and wayfinding.
- Improve accessibility throughout the wooded area by constructing boardwalks and maintaining the trails. This achieves the dual purpose of protecting the forest floor while making the forest more accessible and enjoyable to people of all ages and abilities.

4. Add a new washroom facility within Chapel Gallery.

- The washroom design will meet AODA standards to increase accessibility of Woodchester for visitors.
- Washrooms will encourage extended day-use, enhance visitor comfort and provide hand-washing stations at Woodchester.

5. Locate a new parking lot at the end of King Street.

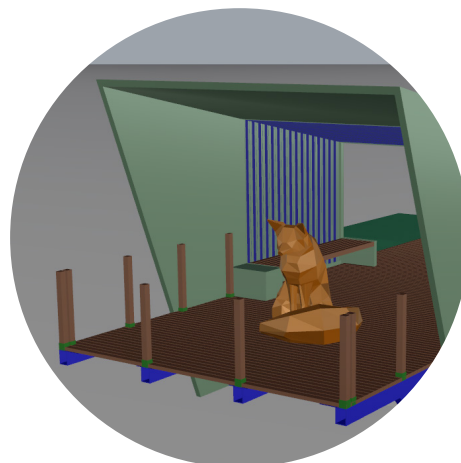
- A parking lot should be introduced at the end of King Street, within 100 metres of Woodchester, to accommodate more visitors.

6. Install a viewing platform at Woodchester, overlooking the Muskoka River and Lands Above the Falls (10 Entrance Dr).

- Viewpoints are great attractions that act as mini destinations for walkers, runners or cyclists. Reaching the vista, visitors are rewarded with the beautiful sights of the Town and river landscape. They provide a new perspective on Downtown Bracebridge and sense of connection to its surrounding environment.
- As viewed from the Lands Above the Falls the platform will signal a public destination drawing visitors from the Waterfront to Woodchester.
- Visitors to the viewing platform can observe the bustle of activity at the Lands Above the Falls (10 Entrance Drive) by overlooking the River and Downtown and watch the tree leaves change colour with the seasons.
- A folly-structure could be integrated into the design of the viewing platform to act as a point of interest and attraction for children and families.
- Selective branch and understory removal to enhance visibility of Woodchester from the Waterfront Park.
- Strategic lighting in the forest and of the building's exterior to increase visibility and illuminate Woodchester as a safe (and magical) destination for visitors.



Conceptual rendering of a viewing platform with folly-structure



Conceptual rendering of a viewing platform with folly-structure



Examples of public art integrated into a trail network



Examples of a Traditional Tea House



Bracebridge Bay Park Preferred Concept

Legend

- ① Realigned Parking
- ② Increased Breakwall
- ③ Day-use Docking
- ④ Space to Host events, food trucks, waterfront activities
- ⑤ Picnic Docks
- ⑥ Washroom Building
- ⑦ Looping Trail
- ⑧ Enlarged Beach Area
- ⑨ Shoreline Restoration and Protection
- ⑩ Tier Docks / Seating

3.2.4 Bracebridge Bay Park Improvements

Key Initiatives:

- Create access points to the water's edge
- Add trails, tiered seating, and docking for swimming, boats and fishing
- A new washroom facility
- Shoreline treatments to restore natural function of the bay's habitat, protect from erosion and mitigate impacts from flooding
- Space for programming and events, food trucks and parking

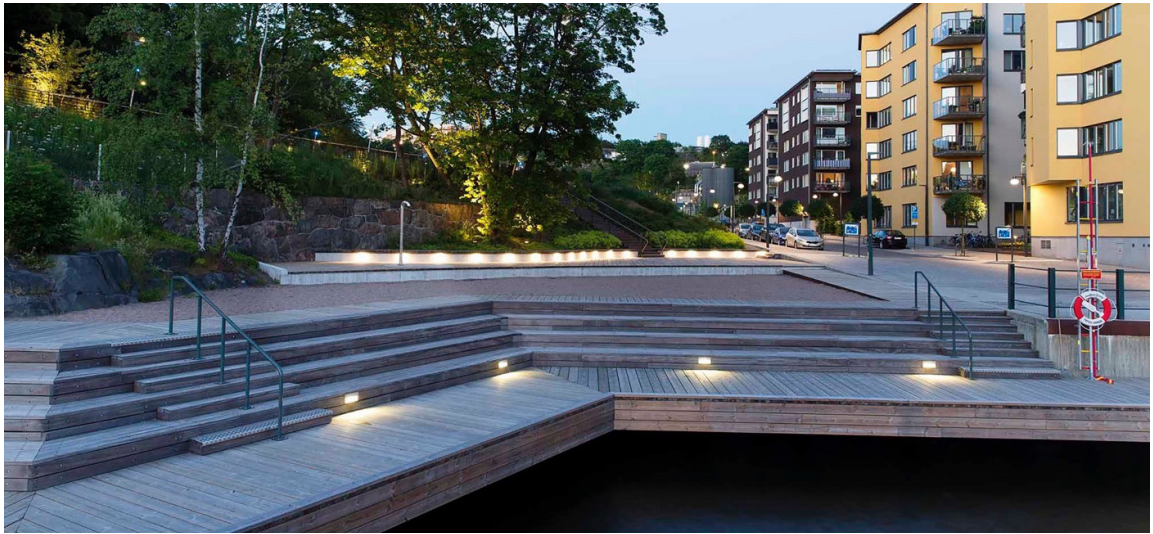
Bracebridge Bay Park is located in the heart of Downtown Bracebridge on Wharf Road. The park currently consists of a small beach with day docking, serviced by a parking lot close to the water. Positioned at the base of the iconic Muskoka River waterfalls, the park has significant potential to host more activity and to provide a heightened riverfront experience to visitors.

The Downtown Master Plan recommendations were developed in consultation with community members and in concert with the Bracebridge Recreation, Parks and Trails Master Plan. Their purpose is to increase connectivity of public parklands between Kelvin Grove and the Lands Above the Falls, provide access points to the water's edge, enhance active day-use, and implement a sustainable shoreline strategy to mitigate impacts from flooding. Best practices for shoreline waterfront developments were thoroughly researched and considered in the development of these conceptual plans.

Additional trail connections between Bracebridge Bay Park, Kelvin Grove and the Lands Above the Falls will facilitate multi-modal access to all three sites. These linkages will encourage visitors to traverse locations and explore new in-between spaces.

Bodies of water and waterfronts contain inherent risks and hazards for people interacting with the water and water's edge. Public awareness of risks and hazards is important and should be increased through signage and engagement. Safety measures to prevent and mitigate water-based incidents will be incorporated into the future design and implementation of the waterfront concepts in this Master Plan.

In recent years, the District of Muskoka and the Town of Bracebridge have seen an increase in extreme, damaging flooding that is linked to a changing global climate. This Master Plan recommends prioritizing the ecological integrity of Bracebridge Bay to prepare for future weather events and prevent damaging or hazardous impacts. Shoreline restoration and protection are important measures that utilize native plant species, woody vegetation and river rock to prevent soil erosion, increase water absorption and distribution, and stabilize riverbanks. This ecology-based approach is highly recommended for all parklands along the Muskoka River, in addition to landscaping and design techniques with integrated functions.



Example of tiered wood seating along the water's edge



Extended beach for safe, accessible water access



Opportunity for food vendors along the beach and waterfront

To address flooding concerns, this plan will:

- Extend the existing beach area to accommodate more people and uses
- Add native plantings, woody vegetation and river rock to the shoreline structure
- Introduce tiered seating to act as a buffer to rising water levels

Tiered seating along the riverside is a functional design approach used to structurally support and shield a shoreline from flooding. In low-water conditions, tiered seating has a dual purpose as a pleasant place to sit and enjoy the water. They will provide Bracebridge Bay Park with a dynamic space for picnics, viewing Canada Day fireworks, as well as other events and activities.

Vegetation plantings will be introduced to the shoreline to reinforce the riverbank and prevent future erosion and degradation. Willow trees planted in sandy areas will thrive in the riparian conditions and help stabilize the shoreline with their root systems. Willows will add beautiful foliage to Bracebridge Bay Park, while providing necessary shade for those enjoying the park.

A new washroom facility will service Bracebridge Bay Park, providing comfort to beachgoers spending the day at the park. It will feature changeroom space, accessible washroom stalls, and baby changing stations.

The existing parking lot at Bracebridge Bay will be realigned to accommodate more active uses during weekend or summer events, such as food trucks, temporary market stalls or mobile units. Power pedestals can be installed to add flexibility in the use of the parking lot and park, provide energy to vendors, and avoid the need for generators.

3.2.5 Carnegie Library Repurpose

Key Initiatives:

- Retain the Carnegie Building as a public building
- Repurpose the Carnegie Building in the future to suit municipal needs and opportunities

The Carnegie Library is a beautiful heritage building beloved by the Bracebridge community. It has a prominent presence on Manitoba Street that contributes to the Downtown's historic character. While the building currently functions as a library, this use will soon be relocated to the new Multi-Use Community Centre, leaving the building vacant and available to new uses. This Downtown Master Plan considered a range of potential options and recommends a best-use scenario for repurposing the Carnegie building.

The Master Plan Study and community engagement process helped to identify opportunities and challenges posed by the Carnegie building:

Opportunities:

- Central location on Manitoba Street
- Viable for potential public or commercial uses
- Cherished community asset
- Historic significance

Challenges:

- Small building footprint
- Division of rooms inside the building would limit uses, such as restaurant or retail

Community input indicated there is a strong preference for the building to remain in the Town's possession for public use and programming. It was emphasized that the Carnegie Building would be an ideal location for a Bracebridge Museum and Archive, since the Town does not have a centralized location for its cultural or historic documents and artifacts.

Therefore, to preserve the building's heritage and public role in the Downtown, it is recommended that the Carnegie Library building remain as a public building owned by the Town of Bracebridge, and for its use as a library to continue until the library is moved into the new, multi-use community centre.

The Carnegie Building will then be open to future opportunities, such as museum/archives; a satellite site for municipal services, rental office space, or a community hub.



Historic Carnegie Library located on main street

3.2.6 Post Office Site Reuse

Key Initiatives:

- Should the Post Office land become surplus and available for redevelopment, the site should be made available to a third-party developer for a 3-4 storey, mixed-use development accommodating retail, office and residential uses.

The Post Office building was included in the Master Plan Study Area as a potential opportunity site. While the building is presently owned by the Canadian Federal Government, it has been identified as potentially surplus and may be available for acquisition by either the Town or a Third Party. In considering the future of the site it is possible that the building may be retained and renovated, however, the anticipated renovation costs could be prohibitive. A second scenario would see the building demolished and replaced with a new use.

Based on public and stakeholder input, the Master Plan Project team explored the following potential scenarios should the Post Office site become surplus to the Federal Government and either be acquired by the Town of Bracebridge or by a Third Party:

Option A: Town Acquisition – Public Uses

During the course of the public consultations, several scenarios were suggested for the future use of the post office building and site if the Town were to acquire the site:

- Relocation of the Town Hall (Municipal Offices) to this site in the Downtown
- A Community Hub that may include public uses
- Park space

Given the range of other public sector strategic investments recommended in the Master Plan, the cost to acquire and either renovate or redevelop the Post Office site for public use would appear to be prohibitive and less of a priority. The current Town Hall operates well from its present location and has the potential for expansion if required in the future. Community uses will be well served in the future with the construction of the new Multi-Use Community Centre. The Master Plan recommendations for the Carnegie Library to be a Town Museum and Archive as well as the public activities at the Lands Above the Falls (10 Entrance Dr) Mart Waterfront Park site and Memorial Park means the Downtown will be well-served by public facilities, parks and destinations.

Option B: Third Party Acquisition – Commercial/Residential Mixed-Uses

The Post Office site is located in the heart of Bracebridge's prime retail location. Should the Federal Government want to sell the property, this location would be ideal for a mixed-use development combining ground floor retail with a mix of office and residential uses in a new building of 3-4 floors. A mixed-use development will strengthen Bracebridge's role in maintaining commercial and employment opportunities in the core while offering much needed housing.



Post office adjacent to the Carnegie Library

Recommendation

Given the above two scenarios, it is recommended that should the Post Office land become surplus and available for redevelopment that the site be made available to a third-party developer for a mid-rise, mixed-use development accommodating retail, office and residential space. This recommended use, coupled with the design guidelines outlined in this Master Plan, will ensure this property continues to serve the public's interest and brings vibrancy to Downtown Bracebridge. .



Memorial Park Preferred Concept

Legend

- ① Bike Parking and Fixit Station
- ② Additional Planting
- ③ Accessible walkway
- ④ Seating
- ⑤ Open Lawn
- ⑥ Washroom Building

3.2.7 Memorial Park Improvements

Key Initiatives:

- Move winter skating to Lands Above the Falls (10 Entrance Drive)
- Add seating and landscaping
- Add bicycle infrastructure (bike repair station, bike parking)
- Landscape grading to allow for proper rainwater drainage
- Pathway and sidewalk improvements
- Bandshell improvements
- Permanent washroom building

Memorial Park plays a key role as a passive community space in Downtown Bracebridge. It was considered an opportunity site in the Master Plan Study because of its prominence and central location. It is currently home to the weekly farmers' market and winter skating trail, and features a beautiful, treed landscape, a fountain, memorials, and monuments.

Memorial Park was also highlighted in Bracebridge's Recreation, Parks and Trails Master Plan in 2018, which proposed a playground, washroom building, splash pad and an open market square as additions to Memorial Park. However, as a result of the new uses envisioned in this Master Plan for the Lands Above the Falls including a splash pad with a skating rink and as a permanent home to a public market, it provided the alternative for Memorial Park to function best as a passive park focused on its memorial role.

This role preserves the existing atmosphere of Memorial Park as a beautiful green space of relaxation and reflection for community members and visitors. The existing bandshell on site is to remain, however key restoration and maintenance practices are proposed to ensure the building remains in good structural condition and can continue to serve the community. Through feedback from the public consultation, a washroom building has been proposed for the site for all-year access. In addition, subtle enhancements can be made to improve its pedestrian and cycling infrastructure, landscape elevation and grading, as well as new seating areas and tree planting.



Memorial Arena Site and Youth Park Preferred Concept

Legend

- ① 3 Storey Townhomes
- ② 4 Storey 50-unit Apartment Building
- ③ Surface Parking
- ④ Buffer Planting
- ⑤ Existing Skatepark
- ⑥ Multi-Use Sports Courts
- ⑦ Naturalized Play Area
- ⑧ Accessible Pathways
- ⑨ Bike Parking and Seating
- ⑩ Shade Structure
- ⑪ Washroom Building



3.2.8 Memorial Arena Site Residential Development & Youth Park

Key Initiatives:

- Redevelop the Memorial Arena lands for a range of housing types, including affordable housing.
- Consider the inclusion of a daycare in redevelopment plans.
- Maintain the adjacent skateboard park in its current use.
- Enhance the skateboard park as a Youth Park through landscaping and the addition of a multi-sport court, water fountain, shade structure, washroom building and seating.



Townhouse style residential development



Natural, accessible play elements for the youth park

The Memorial Arena has been a valued asset for generations of Bracebridge's residents and visitors. With the new Multi-Use Community Centre introducing an upgraded arena to the community, the current site of the Memorial Arena becomes open to redevelopment opportunities.

It was important for the Master Plan Study to include the Youth Park in the overall site plan for the Memorial Arena since it is adjacent to the existing arena and currently used as a skateboard park by youth in the community. Input from the community about the future of these two sites helped generate the following recommended plan.

The community's feedback highlighted the lack of affordable housing in Downtown Bracebridge. The Memorial Arena site has a generous footprint that, if redeveloped, could provide various forms of market and affordable housing to the community. The site would include a range of housing types, including eight 3-storey townhomes and a 4-storey apartment building. The apartment building could potentially include retail/commercial on the ground floor, with residential units above. Together with an affordable housing component, the site could also have green space and a daycare.

As part of the overall site plan, the skate park will remain in its current location. The area surrounding the skate park will see landscape improvements to increase usability, recreational options, and accessibility for people of all ages and abilities. A multi-use sports court, water fountain, shade structure, washroom building, and additional seating are additional recommended features that will enhance the site.

Section 4: Implementation

4.1 Cost Estimate

4.2 Phasing



4.1 Cost Estimates

The following order of magnitude cost estimates have been prepared for each of the major Master Plan initiatives. These estimates are based on 2021 dollars and are therefore subject to escalation at 3% per annum depending on when the project is initiated. The costs reflect order of magnitude capital costs and soft costs only (engineering and design fees permits etc.). Contingencies have not been included in the estimates.

As high-level cost estimates these are approximations only and are offered for the purpose of order-of-magnitude budgeting. Greater certainty of these costs can be realized through a more detailed design phase.

The following list provides a summary of costs. Detailed estimate charts are provided in Appendix B of this report.

A/Estimated Order-of-Magnitude Costs by Public Sector

The following initiatives are assumed to be financed through public sector funds which may be a combination of Town of Bracebridge, District Municipality of Muskoka, Provincial and Federal funding. The highlighted costs associated with Manitoba Street Reconstruction include total project costs, and do not factor in District of Muskoka contributions. The costing below includes soft costs and excludes HST.

• Manitoba Street Reconstruction:	\$14,718,600
• Lands Above the Falls (10 Entrance Drive):	\$8,634,190
• Woodchester and Park Improvements:	\$531,612
• Bracebridge Bay Park Improvements:	\$994,443
• Carnegie Building	\$832,500
• Youth Park Improvements (Arena Site):	\$517,842
• Memorial Park Improvements:	\$103,785

B/ Estimated Order-of-Magnitude Costs by Third Party

The Arena site is expected to be financed and developed by a third party, such as a private sector developer or a housing agency, that would purchase the site from the Town of Bracebridge. In either case the development costs are assumed to be carried by an entity other than the Town.

Proceeds from the sale of the site would go to the Town's general revenues. The development costs provided here are therefore to give a sense of the scale of third party investment such a project could require. In turn, this information may be useful in estimating the value of the land.

• Memorial Arena Site Residential Development:	\$21,208,110
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4.2 Phasing

The following section provides a draft phasing schedule for the implementation of the Master Plan initiatives. This schedule is conceptual and is presented as a means to review a potential implementation timeline recognizing that the actual schedule is subject to the availability of funds and will be adjusted as more information is obtained with respect to funding.

For the redevelopment of the Carnegie Building and the Arena site the schedule is also contingent on the opening of the Multi-Use Community Centre. For the purposes of this phasing scenario it is assumed the Multi-Use facility will be operational by summer 2023.

The schedule is based on the adoption of the Master Plan in 2021 with commencement of capital projects in 2022 and completion of all projects by 2028.

Phase 1: 1 to 3 Years

Memorial Park Improvements

Detailed Design	3 months
Construction	1.5 months

Woodchester and Park Improvements

Detailed Design	6 months
Tender	1 month
Construction	4 months

Lands Above the Falls (10 Entrance Drive)

Detailed Design	12 months
Tender	2 months
Construction	15 months

Phase 2: 3 to 5 Years

Memorial Arena Site Residential Development*

Land Value Assessment

Request for Letters of Interest 2 months

Request for Proposals 2 months

Negotiation and Land Sale 2 months

Demolition 1 month

Construction 18 months

*Assumes that once the Multi-Use Community Centre opens, the Arena will be surplus at that time.

Youth Park Improvements (Arena Site):

Detailed Design 4 months

Tender 1 month

Construction 3 months

Carnegie Building*

Detailed Design 4 months

Tender 2 months

Construction 6 months

*Assumes that once the Multi-Use Community Centre opens, the Carnegie Library will be surplus at that time.

Manitoba Street Reconstruction

Detailed Design 10 months

Tender 2 months

Construction 12 months

Phase 3: 5+ Years

Bracebridge Bay Park Improvements:

Detailed Design	12 months
Tender	2 months
Construction (2 summers)	17 months

Section 5: Design Guidelines

Section 5. Design Guidelines

- 5.1 Destination & Tourism
- 5.2 All-Season Design
- 5.3 Indigenous Placemaking & Placekeeping
- 5.4 Universal & Inclusive Design
- 5.5 Safety & Security
- 5.6 Site Lighting
- 5.7 Public Art
- 5.8 Signage & Wayfinding
- 5.9 Sidewalks and Walkways
- 5.10 Parking, Access & Circulation
- 5.11 Grading
- 5.12 Servicing, Storage & Loading
- 5.13 Mid-Rise Buildings and Townhouses Built Form
- 5.14 Landscape Design
- 5.15 Microclimate Design



Design Guidelines are important to achieving high-quality, beautiful, and functional buildings and landscapes. It considers a variety of components that are assessed individually, and as part of a whole system, neighbourhood or environment. Design guidelines organize the look and location of buildings, landscaping and open spaces, streets and connections, parking, site circulation, and servicing areas. It typically promotes multi-modal user access and land-uses that are complementary and compatible with the existing context. The Design Guidelines build upon the strengths of Downtown by promoting and enhancing the heart of the Town for both local residents and visitors alike.

Relationships between Downtown Bracebridge's streets, buildings and sites will differ and fluctuate with the age of the neighbourhood, assorted land-uses, street widths, and building scales. These variations contribute to the unique sense of place and character in Bracebridge's historic centre. By following these site design guidelines, new development in Bracebridge will respond to this local context and celebrate its unique sense of place, improve and expand the public realm, and provide high-quality urban, architectural and landscape design.

5.1 Destination & Tourism

Downtown redevelopment is expected to both retain existing business and attract new opportunities to the area, such as commercial businesses aimed at providing retail and other services to those living, working and visiting the waterfront and downtown. The proposed Lands Above the Falls (10 Entrance Dr) offers new types of spaces that may attract or retain retail and restaurants, artists and makers, farmers, designers, food trucks or breweries looking to locate in an affordable market with a high quality of life. The indoor and outdoor market building and the open event space at this site will provide for a wide range of craft, clothing, food and other vendors, on both a seasonal and year-round basis.

Implementation of the Downtown Master Plan has the potential to have significant economic benefits. These benefits may include:

- Attracting new businesses and creating jobs;
- Encouraging private sector investment;
- Impacts of construction;
- Expanded opportunities for local residents;
- Increases in tourism; and
- New or expanded festivals and events.

Public facilities along the waterfront will support the Town of Bracebridge in becoming a chosen destination for daytrips, overnight stays, and week-long getaways, as well as attract new residents to live and work Downtown. The new splash pad/skating rink, Park Pavilion, Visitor Centre and the market building proposed for the Lands Above the Falls (10 Entrance Dr) Mart Waterfront Park will all help form a sustainable, long-term and prosperous tourism sector for Bracebridge. Woodchester's new attractions will be the talk of the Town and inspire visitors to travel beyond the Downtown core, across the bridge and into new and exciting terrain. Bracebridge Bay Park's new washroom facilities and recreation docks will make it a chosen spot for relaxation and enjoying the benefits of riverside access.

The following Destination and Tourism guidelines will support Bracebridge in reaching its social and economic goals as a destination hub in central Muskoka.

Guidelines

- a. Encourage private sector investment to drive the rehabilitation of buildings, façade improvements, property upgrades and uses.
- b. Consistent public investment in infrastructure, sidewalks and trails, lighting and public realm facilities maintains the aesthetic and functional aspects of a destination town that sees significant pedestrian traffic and visitor use.
- c. Form partnerships with creative organizations or individual artists to support Bracebridge's programming, public art initiatives, placemaking and public realm enhancements.
- d. Maintain and increase the stock of rental and small-scale residential units to ensure a balance between residents and visitor presence and use of the downtown. In addition to contributing to the 24-hour-a-day vibrancy of the street that makes Downtown attractive to visitors, residents also contribute to the local economy by spending at downtown businesses.
- e. Allow for a wide-range of businesses and designated mixed-uses in the redevelopment and revitalization of the downtown and waterfront to increase the variety of opportunities and activities available to local residents and visitors.
- f. Offer new or expanded sporting, music, holiday or food events and festivals throughout the year for all-season access to entertainment and community connection. Longer events that also take place on weekdays may entice visitors to extend their stay in the region.
- g. Increase visibility of Bracebridge's destination and tourism profile by developing a marketing strategy that utilizes television, radio, social media and other online media coverage.



Bracebridge Fire and Ice Festival

5.2 All-Season Design

The design of buildings, streets and public spaces is critical to creating a Downtown and Waterfront Area that is inviting and active in all seasons. Key guidelines that should be considered in the design of all elements of the Master Plan include:

Guidelines

- a.** Attention to placement and orientation of buildings to block wind and reduce downdrafts, as well as to maximize exposure from the sun.
- b.** Ensure that public spaces are designed to facilitate year-round use and winter maintenance, including trails, sidewalks, gathering spaces, legibility of signage, etc.
- c.** Create spaces that facilitate winter events, gatherings and programming.
- d.** Create visual appeal within the winter landscape and building design, including the use of lighting, colour, etc.
- e.** Plant a variety of tree and plant species that will change colour or lose leaves at different times of the year; or use some species that do not lose their leaves (eg. columnar oaks).
- f.** Introduce seasonal public art elements that respond to the changing environment and draw people Downtown in the wintertime.
- g.** Design pathway, boardwalk and sidewalk connections along south-facing sides of buildings, streets or parks for access to sunlight and natural snow and ice-clearing.
- h.** Ensure snowmelt run-off drains away from pathways, boardwalks and sidewalks to prevent ice and water-related hazards due to freeze-thaw cycles.
- i.** Situate recreational activities close to retail locations or public pavilions/ shelters to provide opportunities for warm-up breaks or cool-down/shade breaks.
- j.** Provide weather-protection shelters to allow for shade, wind blocks, and cover from precipitation – using passive warming or cooling features such as dark or light colours, solar design and materials that absorb and radiate heat.
- k.** Allocate shared-use paths complimentary to snowshoe, cross-country skiing and cycling networks.
- l.** Provide public fire pits in safe gathering areas near other recreational activities and supporting infrastructure such as outdoor rinks, skiing pathways, and food vendors.

5.3 Indigenous Placemaking & Placekeeping

Placemaking refers to the people-centered design of space to promote a local community's health, happiness and well-being. The objective of placemaking is to create special gathering places, focal points and landmarks that promote connectivity, sociability and comfort, while strengthening one's sense of attachment to that place.

Indigenous Placemaking is specific to the histories, narratives, cultures, ontologies and pedagogies of Indigenous peoples and communities. 'Placekeeping' is another term that explores placemaking through Indigenous ways of knowing and doing. Through the teachings of Indigenous knowledge keepers and practitioners, it establishes the connection to land and its inherent stories, language, culture and more.

Indigenous design and placemaking are important tools for sharing and celebrating diverse Indigenous cultures, expressions and ways of life. Indigenous place-making and keeping acknowledge connections to the land and create unique, iconic spaces that can facilitate mutually respectful relationships between Indigenous Nations and non-Indigenous Canadians.

The Bracebridge Downtown Master Plan process has highlighted strong community-wide support for acknowledging the culture and heritage of the area's Indigenous population. As the Downtown Master Plan is fulfilled, the Muskoka Area Indigenous Leadership Table (MAILT) should be invited to participate in this process in a continuous dialogue and on an ongoing basis. These meetings should provide an update and seek collaboration on the implementation process, discuss Indigenous placemaking and programming opportunities, and identify partnership and funding opportunities for upcoming initiatives.



Collingwood Awn Gathering Place

General Guidelines

- a. Embrace Indigenous-led design and placemaking and placekeeping opportunities as a means of contemporary expression.
- b. Design welcoming spaces that embody Indigenous worldviews, values and histories.
- c. Prioritize Indigenous authorship from beginning to end in the design process to avoid cultural tokenism and appropriation.
- d. Regularly scheduled engagement with MAILT (1 or 2 per year depending on implementation activities) is recommended.
- e. Ensure the interpretive information on the history of the area has been consulted on and is clearly communicated. Use design principles vetted through engagement.
- f. Maximize opportunities for Indigenous involvement at every level (design, labour, craft, entrepreneurship, art, cultural programming).
- g. Include traditional building practices, artisanship, and craft while embracing contemporary technologies.
- h. In projects developed for and with Indigenous peoples, establish programming and engagement strategies to promote use of the space.
- i. Strive to create accessible and inclusive places that reveal the deep culture of Indigenous communities and their relationships to the land.
- j. Provide opportunities for social interaction and active and healthy lifestyles.
- k. Accommodate flexible use over the years, seasons and times of day.
- l. Placemaking elements may be integrated into hardscaped areas and functional elements of the streetscape like transit shelters, planter walls, tree planting grates, etc. These may include inlaid poetry, text, murals, imagery or unique painting motifs, or distinctive paving patterns.



Algonquin College- Centre for Innovation and Learning

5.3.1 Indigenous Design

Indigenous Design shall be done in consultation with, under supervision by, and/or directly by Indigenous peoples, communities, Elders, knowledge-holders and practitioners.

- a.** Themes should be considered for parks and open spaces to express the location, identity, history, natural features, and cultural characteristics, stories or practices of an individual
- b.** Cluster features and elements in close proximity to each other to create activity nodes.
- c.** Design with Indigenous flora, fauna and natural medicines.
- d.** Use natural materials, local materials and recycled materials.
- e.** Include interpretive, artistic, or structural expression of the Elements earth, fire, water and air.
- f.** Apply Indigenous names of places and meaning of the words in signage, wayfinding or integrated into building/site design to support Indigenous language revival.
- g.** Provide signage and information on Indigenous language with translation or interpretation as appropriate to facilitate awareness.

5.3.2 Environmental Stewardship

- a.** Articulate the intrinsic value of nature in interpretive signage, storytelling or themes.
- b.** Provide opportunities for learning about the environment and experiencing nature
- c.** Integrate sustainability measures for stormwater management, biodiversity, urban tree canopy, pollinator species, renewable energy, native plant species, endangered species habitat, ecological restoration, and conservation.
- d.** Model environmental stewardship for other communities.
- e.** Enhance awareness of underlying natural and ecological systems.
- f.** The design of built structures, including park pavilions, kiosks, etc., should incorporate green infrastructure, green roofs and sustainability measures to the greatest extent possible.
- g.** Leading up to parks or natural areas, tree planting, hardscaping and softscaping may incorporate elements that reflect the park or natural area character, as a passive wayfinding cue that connects users to the land and stories captured in the placemaking elements.
- h.** Embed messaging that encourages environmental responsibility and relationship to the land.

5.3.3 Safety, Accessibility & Inclusion

- a. Prioritize the safety, accessibility, and inclusion of Indigenous peoples and perspectives in Indigenous Placemaking and Placekeeping spaces.
- b. Ensure that all have the opportunity to explore placemaking and placekeeping spaces and features.
- c. Ensure that all community members can fully experience placemaking spaces and features, regardless of age, ability and means.
- d. Ensure that public spaces are safe and easy to use by a wide range of persons with different abilities.
- e. Ensure that these spaces are easily identifiable, clearly separated from vehicular routes, and free of obstacles at all times of the year.
- f. Enhance visual, physical and social connectivity through placemaking spaces.
- g. Connect spaces with their surroundings and with other elements of the public realm.
- h. Avoid locating placemaking spaces at locations where there are no supporting activities in the surrounding areas or when site conditions limit visibility, such as on sloping sites.



Collingwood Awn Gathering Place

5.4 Universal & Inclusive Design

Universal and Inclusive Design recognizes that everyone has a right to be fully active and mobile in the town. It provides for ease of access, mobility, comfort, orientation, and safety for people both inside and outside of buildings. All site design is required to meet the standards of the Ontario Building Code barrier-free requirements by removing barriers to access for people with different abilities. However, exemplary site design strives for Universal and Inclusive Design by creating sites and buildings that are equitable and flexible enough for safe, enjoyable, and easeful use by everyone, including people of all ages and physical and cognitive abilities.

Guidelines

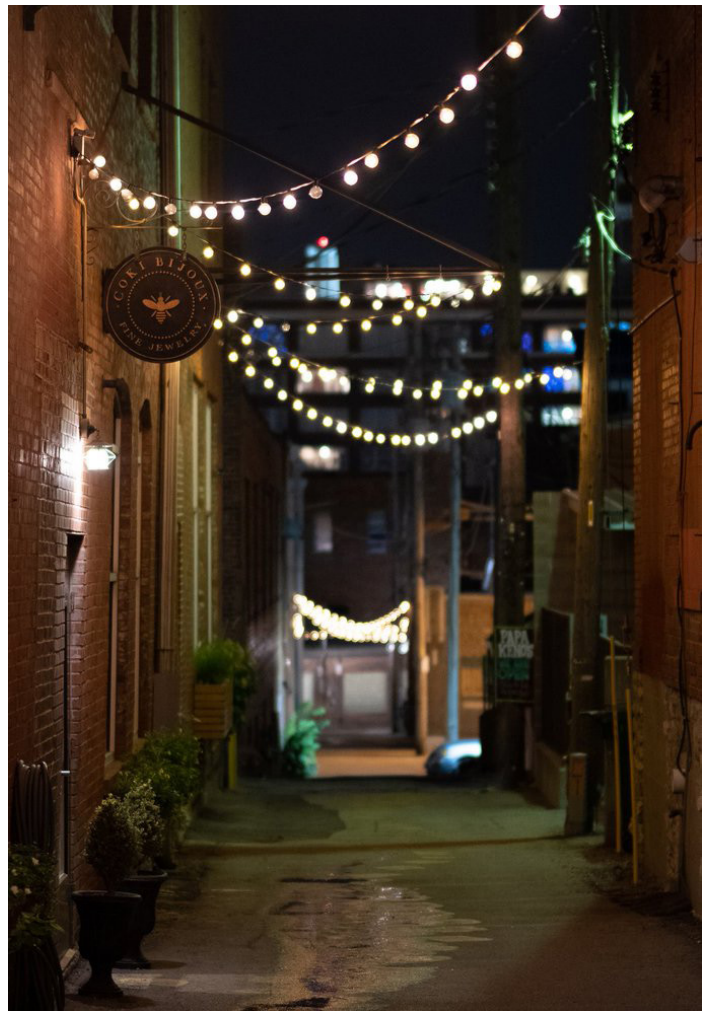
- a. Sidewalks should generally have a minimum 2.1 metre unobstructed 'pedestrian clearway' width to allow for people to move and pass easily, including those using mobility aid devices. This width also allows for use following snow accumulation and removal in winter months.
- b. Site furnishings, including benches, trash receptacles, drinking fountains, trees, and transit stops, should be located adjacent to, or along pedestrian routes without impeding pedestrian mobility or infringing on the pedestrian clearway.
- c. Pedestrian routes should be level and have non-slip and non-glare textured surfaces. Grades between 1% and 3% are recommended.
- d. Pedestrian crossings should be flush with the adjoining sidewalk and marked with bright white lines or made with contrasting materials and colours.
- e. Ramped curbs and ramped building entrances should be avoided and minimized through attention to grade changes in site design.
- f. Ramps should be provided to Ontario Building Code requirements where grade changes cannot be avoided. A clear pathway should be provided with handrails and a non-slip surface.
- g. Universal symbols of accessibility signage should be used in conjunction with identification signs to clearly identify facilities available in public buildings.
- h. Barrier-free parking spaces should be located within 30 metres of main doors and as close to them as possible. These parking spaces should be located so that the user does not have to cross traffic aisles or travel behind parked cars.
- i. Barrier-free parking spaces should be clearly identified through signage and universal symbols are required on the parking space. They should be located at main building entrances where multiple entrances are included.
- j. A continuous, barrier-free path should be provided from parking spaces to building entrances.
- k. A drop off area for passengers arriving in paratransit vehicles should be provided as close as possible to the main entrance of public buildings.
- l. Accessible formatting – including large print, recorded audio, Braille, and electronic formats – should be incorporated in building and site design in areas of key pedestrian activity, including public spaces and intersections, to encourage their safe use by persons with low vision or no vision.

5.5 Safety & Security

The design and location of site features informs how people use space and impacts their sense of safety and security while inhabiting or moving through a space. Safety and security are understood and experienced differently by diverse people in society, underlining the importance of using an intersectional equity lens when designing buildings, landscapes, and streetscapes. Site and building design should strive to maximize perceived and real personal safety and security, employing best practices in Crime Prevention Through Environmental Design (CPTED).

Guidelines

- a.** Building placement and window location should be considered to maximize informal surveillance opportunities by building uses, particularly common areas, entrances, pedestrian pathways, and laneways.
- b.** Active uses such as residential lobbies, retail uses, and open spaces are encouraged to locate along the street to provide opportunities for informal surveillance. Glazing along the ground floor of these spaces is encouraged to provide increased visibility.
- c.** The design of buildings and sites should ensure that potential areas of entrapment are not created, such as areas that are bounded on most sides by walls, high plantings, or fences.
- d.** Clear sight lines should be created to allow people to see and be seen. Blind corners, bends, grade changes, and other elements which may obscure views are discouraged.
- e.** Pathways should avoid unobstructed sight lines and should create direct connections from buildings to key areas on and adjacent to sites.
- f.** Avoid remote parking areas that are not observable from the road or adjacent buildings.
- g.** All building entrances should be well lit, well defined, and visible from the street or parking areas.
- h.** Lighting should be provided on all sides of the building where activity is anticipated.



Clear site lines and well lit public spaces

5.6 Site Lighting

Building and site lighting are integral Town design elements within the public realm that contribute to sense of place, town branding and character. Lighting should aid in visibility and accessibility throughout sites and emphasize important entry points, landmarks, and travel corridors. These general guidelines for site lighting in Downtown Bracebridge are regulated by the Town's Site Plan Control By-law and Guidelines.

Guidelines

- a. A consistent and coordinated design and material palette should be used for building and site lighting.
- b. Site lighting should be incorporated into the design of the public realm, and coordinated with pedestrian amenities including site furnishings, lighting, landscaping, and bicycle parking. Site lighting should be pedestrian scaled in nature, and between 3.5 to 4 metres in height when lighting larger areas, or low-level bollard-style when lighting individual pathways.
- c. Lighting elements should be downcast and shielded to minimize light spillover and glare on adjacent properties and streets.
- d. Lighting should be located in key areas to promote pedestrian safety and comfort. This includes near building entrances, along primary building frontages, in parking areas, along pedestrian walkways and mid-block connections, and within and adjacent to amenity spaces and parks.
- e. The use of LED technology and solar panels are encouraged to promote energy efficient lighting solutions.



Well lit public realm to increase public safety

5.7 Public Art

Public art should be incorporated into the design of new buildings, parks, and open spaces to animate sites and the public realm. Public art can contribute to a sense of place and cultural richness by reflecting the Town of Bracebridge's distinct heritage, Indigenous history, contemporary identity, and natural environment. It should be diverse and interactive, encouraging introspection and engagement.

Guidelines

- a. Public art includes temporary installations and permanent public art pieces at a variety of scales, such as monuments, markers, statues, murals, and sculptures. It can also be incorporated into the design of public realm elements including seating, paving, lighting, signage, and wayfinding.
- b. Public art should be located in areas of high pedestrian movement, including outdoor spaces, parks, mid-block connections and at key entrances or gathering places.
- c. Public art should be highly visible and accessible from the public realm.
- d. The integration of technology in the design of public art is encouraged to provide interactive site elements.
- e. Public art should be incorporated into the design of landscaping and amenity areas.
- f. The design and location of public art should not impact pedestrian movement or vehicular sight lines.
- g. Public art is not recommended in stormwater management areas.
- h. The Town of Bracebridge's Public Art Policy should be followed whenever public art is identified as a component of a town project or public works. Once this Public Art Policy comes into place, public art is to follow requirement guidelines.



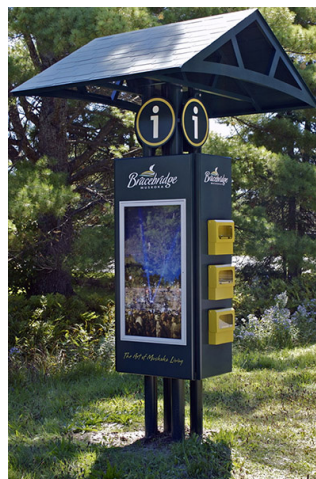
Murals and public art

5.8 Signage & Wayfinding

Site signage and wayfinding include ground related building signs and wall signs. Signage and wayfinding should be designed as high-quality features that positively contribute to the public realm and Town branding. The Town of Bracebridge regulates the size and location of signs through its sign by-laws. These Standards should be used in conjunction with the Town's sign by-laws and provide further direction on signage design and location.

Guidelines

- a. The design of site and building signage should use a simple, coordinated, and consistent palette of colours, fonts, and materials.
- b. Limiting excessive amounts of colour, and limiting the number of descriptors and fonts used are recommended to ensure sign legibility.
- c. The use of symbols and logos on signs are recommended for ease of legibility.
- d. The design and scale of site and building signage should be complimentary to the character of the existing context, and reflect the use with which they are associated.
- e. Signage should not obstruct views for pedestrian movement or vehicle sight lines.
- f. Where possible, coordinate and consolidate signage and wayfinding to reduce visual clutter.
- g. Building and site signage should be located at a consistent height on building facades that are pedestrian scale in nature, such as the ground floor. Signage should be visible and legible from the public realm.
- h. The design and scale of site signage and wayfinding should be complementary to the design of associated buildings and site elements.
- i. Signage and wayfinding should be coordinated with the design of the public realm and pedestrian amenities including site furnishings, lighting, landscaping, and bicycle parking.



Wayfinding, interpretive and stop signage

5.8.1 Wall Signs

- a.** Wall signs should be consistent with the proportions and scale of the elements in the building's façade.
- b.** Wall signs should establish a rhythm, scale, and proportion where the façade of a building does not provide it.
- c.** The scale of the sign should not overwhelm the building's architecture or the area's character. The materials for a wall sign should complement the materials and design of the building's façade.
- d.** Wall signs should respect and reinforce the architectural composition of the building.
- e.** Wall signs should be mounted in locations that respect the design of the building.
- f.** In heritage areas, wall signs should reinforce the distinctive and historic character of the building and area. Sign design should pay particular attention to historically appropriate colours, materials, shapes, sign types, fonts, and lighting.

5.8.2 Ground Signs

- a.** The orientation of ground signs should be perpendicular to the street for the best visibility by motorists and pedestrians.
- b.** Ground signs should not be located where they obstruct sight lines at driveways and intersections or interfere with visibility related to pedestrian or motorist safety.
- c.** Ground signs should be integrated with high quality landscaping.
- d.** The material of a ground sign base should match the architectural elements and material as found in the associated building and site.

5.9 Sidewalks and Walkways

Pedestrian connections are a critical element of site design that create mobility networks within a site, as well as linkages to a site's surrounding context. Pedestrian connections include sidewalks, pathways, laneways and mid-block crossing, which all contribute to a fine-grained connectivity at the building and community levels. Well-designed and well-located connections contribute to an integrated, safe, and comfortable pedestrian realm.

General Guidelines

- a.** Continuous, connected pedestrian walkways should be located throughout sites on both sides of streets.
- b.** Primary pedestrian connections should be universally accessible and should connect directly to main building entrances and public sidewalks. Primary pedestrian connections should be a minimum of 2.1 metres in width.
- c.** Major pedestrian connections should be easily identifiable using pedestrian scaled lighting, high quality landscaping, signage, bollards, and continuous paving materials.
- d.** Primary pedestrian connections within sites should be distinguished from secondary pedestrian connections through measures such as differing sidewalk width and paving materials.
- e.** Secondary pedestrian connections (low-volume sidewalks within sites) should be universally accessible, link major activity areas, provide a pathway through large parking areas, and a pathway between parking areas and building side yards. Secondary pedestrian connections should be a minimum of 1.5 metres in width.
- f.** Pedestrian connections should be designed as universally accessible areas. The design and placement of street furniture, lighting, bicycle parking and other public amenities should not impede pedestrian movement.
- g.** There should be at least one primary pedestrian connection from a site to an abutting street frontage.
- h.** Sidewalks should be provided between transit stops and building entrances. Building entrances should be coordinated with transit stops to minimize walking distance and provide weather protection.
- i.** Pedestrian walkways should be physically and visually separated from vehicular traffic wherever possible. Where walkways cross vehicular circulation routes, the use of differentiated hard surface materials is encouraged to signal a crossing zone. Other features, such as landscaping treatments, signage, and bollards, may be used to delineate pedestrian crossings.
- j.** Sidewalk surface treatments should provide for safe movement under all weather conditions and be of low maintenance materials. Textured concrete with score lines and banded edges of other paving materials is encouraged given concrete's durability and neutrality.
- k.** Differential paving or painted markings should be incorporated into surface paving materials where any pedestrian connection crosses a driveway.
- l.** Pedestrian connections should conform to Accessibility for Ontarians with Disabilities Act (AODA) standards, the Town of Bracebridge's Integrated Accessibility Standards Regulation, and best practices for universal and inclusive design.



Pedestrian connections and mid-block crossings

5.9.1 Mid-Block Crossings

- a.** Mid-block crossing clearways should be a minimum of 2.1 metres in width if intended to accommodate pedestrians only.
- b.** Mid-block crossing clearways should be a minimum of 3.0 metres in width if intended to accommodate both pedestrians and cyclists.
- c.** Mid-block crossings are encouraged to facilitate clear and efficient pedestrian and cyclist movement, unencumbered by vehicular traffic.

5.10 Parking, Access & Circulation

The design of parking, access and circulation informs the way that pedestrians, cyclists, and motorists interact with sites, buildings, and open spaces. These circulation elements and networks should have efficient, safe, and logical design patterns.

General Guidelines

- a.** For all vehicular parking areas, ensure that parking spaces closest to building entrances are designed and designated as universally accessible and barrier-free.
- b.** The creation of shared driveways is encouraged to minimize curb cuts and interruption of the pedestrian boulevard.
- c.** Vehicular site access should be provided from local streets, side streets, and laneways where possible to minimize the interruption of the primary building frontage and pedestrian boulevard condition. Minimizing vehicular access into sites from arterial streets is encouraged.
- d.** The distance between site driveways and intersections should be maximized to create safe turning movements.
- e.** Where an existing public laneway will be used to provide access to parking facilities on a private lot and the laneway is less than 6 metres in width, the clear vehicular width of the laneway should be widened as part of redevelopment to a minimum of 6 metres in width to allow two-way vehicle movement.
- f.** Parking areas should not be located between buildings and the street.
- g.** Parking should be located to the side or rear of developments and screened from public streets, sidewalks, parks, and open spaces through landscaping, fencing, and/or architectural elements.
- h.** In small blocks with multiple frontages where surface parking is necessary and cannot feasibly be located at the rear of the lot, it should be located away from the major street(s).
- i.** Sites should encourage sustainable modes of transportation, including connections for active transportation such as cycling connections, bicycle parking, and related infrastructure.
- j.** Site design should integrate short term pick up and drop off areas to facilitate ride share services and deliveries as appropriate. These areas should be directly connected to main building entrances through pedestrian walkways

5.10.1 Surface Parking

Surface parking currently exists throughout the Downtown and is important in supporting the vibrant retail character. While much of this supply of surface parking will be retained Downtown, it should be designed to minimize its visual impact on the public realm through considerations for appropriate location and design. These design standards encourage pedestrian-first public realm, streetscape and overall urban experience at the human-scale.

Guidelines

- a.** Surface parking areas should maximize the area of permeable paving and soft landscaping to aid in on-site stormwater management.
- b.** Surface parking should be located to the rear or side yard of sites. Surface parking should not be located between the primary building frontage and the street.
- c.** Surface parking should be screened from public streets, sidewalks, parks, and open spaces through landscaping, fencing, and/or architectural elements.
- d.** Pedestrian walkways should be provided within surface parking areas to provide safe and direct connections to main building entrances. Pedestrian walkways should be buffered by pedestrian scale lighting and high-quality landscaping.
- e.** Landscape buffers a minimum of 3.0 metres in width should be applied where surface parking areas abut adjacent uses.
- f.** Large areas of surface parking are discouraged. Where they are unavoidable, they should be broken up into smaller parking areas divided by special paving treatments, pedestrian walkways, landscaped areas, and trees.
- g.** The siting of electric vehicle parking spaces and car share spaces close to building entrances is encouraged as sustainable forms of vehicular use.
- h.** Areas for snow clearance and storage should be identified to ensure ample surface parking is maintained for ease of use and remains available for use throughout the winter season.

5.10.2 Bicycle Parking

Bicycle infrastructure is critical to support active transportation within the Town of Bracebridge and to encourage sustainable and healthy modes of travel. It is recommended that bicycle parking be a priority, by locating bicycle racks conveniently along all public streets, and designed appropriately for ease of use. Ample bicycle parking with a mix of covered and uncovered spaces is recommended along the riverfront, in close proximity to trails, building entrances or activity areas, as applicable. Interior bicycle parking is also recommended in the design of residential, institutional and office buildings.

Guidelines

- a. Bicycle parking should be visible and accessible, including near main building entrances, along the public boulevard and principal building frontage, and along pedestrian walkways.
- b. Place weather protected bicycle parking facilities near main building entrances.
- c. The location of bicycle parking should not obstruct pedestrian traffic, accessibility, snow clearing or any active programming at-grade.
- d. The siting of bicycle parking along the public boulevard should be coordinated with other public amenities such as seating, landscaping, trees, and waste/recycling receptacles to ensure uninterrupted pedestrian mobility.
- e. Bicycle parking access aisles should be 1.5 metres in width adjacent to bicycle parking areas.



Bike parking infrastructure

5.11 Grading

Site grading affects physical accessibility of a site, its ability to effectively contribute to stormwater management, as well as its aesthetic quality. Site grading should be carefully integrated to ensure that the development is compatible with its surrounding context. These general guidelines for grading in Downtown Bracebridge are regulated by the Town's Site Plan Control By-law and Guidelines.

Guidelines

- a. New development should use the existing site grading to the greatest extent possible to inform building, site, and parking design. Levelling of grade across sites is discouraged.
- b. The grading of parking lots and driveways should allow for safe vehicular movements.
- c. Site grading should manage stormwater and groundwater to maintain pre-development flows.
- d. Existing drainage courses and storm sewers on site should be intercepted and incorporated into the new design.
- e. Stormwater design should manage flow on-site to ensure that water will not discharge to the surrounding streets, adjacent properties, or existing storm sewers. This can be accomplished through the use of bioswales, rain gardens, retention ponds, permeable surfaces, and other sustainable landscape features.
- f. Shear retaining walls facing the street are discouraged.
- g. Where retaining walls are required, they should be integrated with landscape design to reduce the overall impact of the wall.
- h. The site must be graded to ensure that pedestrian site circulation conforms to Accessibility for Ontarians with Disabilities Act (AODA) standards and the Town of Bracebridge's Integrated Accessibility Standards Regulation.



Stormwater management solutions

5.12 Servicing, Storage & Loading Design

Servicing, storage areas, and loading are necessary components to the urban fabric. Their location and use should be designed to minimize impact on the public realm. The design of these areas should minimize conflict with site users, pedestrians, and cyclists.

Guidelines

- a.** Coordinate servicing, storage areas, and loading with parking locations to ensure efficient use of space and to minimize the disruption or removal of existing trees and valuable landscaping.
- b.** Servicing, storage, and loading should be incorporated within the building envelope. Where this is not possible, they should be screened from public view with high-quality landscaping, fencing, and/or architectural features that are complimentary to the design of the principal building.
- c.** Servicing, storage, and loading areas should be located away from streets, parks, pedestrian walkways, main building entrances, and open spaces. Where this is not possible, they should be screened from public view with high quality landscaping, fencing, and/or architectural features that are complimentary to the design of the principal building.
- d.** Servicing, storage, and loading areas should not be located between buildings and the street.
- e.** Shared access to servicing, storage areas, and loading is encouraged to reduce curb cuts, promote user safety, and limit interruptions along the public boulevard.
- f.** Storage and loading areas should not be located along the principal building frontage or public street, and should be located to the rear or interior side yard of the property. These areas should be screened from public view through landscaping, fencing and other architectural elements.
- g.** Servicing, storage, and loading areas should not encroach into the exterior side yard or front yard setback.
- h.** Ensure site circulation provides direct and efficient routes for vehicles to access servicing, storage, and loading areas, including space for sufficient turning radii and vertical clearance. These circulation routes should minimize conflict with pedestrians, cyclists, and motorists.
- i.** Building uses that provide continuous sources of noise and odour should be oriented away from adjacent sensitive uses including residential areas, parks, open spaces. Noise attenuation may be required to minimize negative impacts on adjacent sensitive uses.
- j.** Commercial and industrial areas with significant shipping/loading requirements should have separate truck access on the site.

- k.** Signage should be placed to clearly identify loading and service areas.
- l.** Truck access to service and loading areas should be designed with sufficient space so that truck movements will not disrupt other vehicular and pedestrian access. On-site circulation for trucks should avoid reversing or maneuvering on public streets.
- m.** Utilities should be located underground, where possible, to improve the appearance of the streetscape and development. Where aboveground utilities are necessary, ensure their design is integrated and compatible with other site elements.
- n.** Screen utility areas and mechanical equipment from public view, having regard for maintenance and access practices.
- o.** Solid waste management enclosures should be placed within property lines and in areas visible to Town waste removal services. Design of waste enclosures should be implemented as per the Town's Site Plan Control By-law and Guidelines. and access practices.

5.13 Mid-Rise Buildings and Townhouses Built Form

Downtown Bracebridge will see an increase in development at the mid-rise building and townhouse scale to accommodate its changing demographic and need for increased housing stock. These general built form standards will guide the Town in the development of mid-rise and townhouse buildings, such as those proposed on opportunity sites in this Downtown Master Plan.

5.13.1 Mid-Rise Guidelines

- a. Ensure surface parking is appropriately screened from adjacent streets and include landscaping and pedestrian walkways.
- b. Where identified, mid-rise buildings that face main streets should have active frontages.
- c. Corner buildings may be subject to sight line triangles, which may affect building placement and landscaping.
- d. Soft landscaping should include a mix of trees, gardens, grasses, perennials and shrubs.
- e. Common outdoor amenity areas should contain multiple functions and be directly connected to a local street, park, open space, natural heritage or a building.
- f. In a mid-rise building, barrier free access should be provided from municipal sidewalks and parking areas to the building.
- g. Structured parking or parking integrated under the first floor of the building envelope is encouraged to reduce or eliminate the need for surface parking.
- h. Entrances to structured parking should be contained within the building mass or in an enclosed pavilion, and should include garage doors.
- i. Driveway access and ramp locations should be located to reduce conflicts with pedestrians and minimize negative impacts on the streetscape.
- j. Above-ground parking structures should be designed to provide well-articulated facades facing streets. Street-related uses on the ground level of the parking structure should be provided where appropriate and feasible to contribute to an active pedestrian realm and to screen the parking structure.
- k. Above the second floor, parking structures should be shielded from exterior view through architectural screening or other methods.

5.13.2 Townhouse Guidelines

- a. Townhouse blocks adjacent to the street should not exceed 8 units. Back-to-back or stacked townhouse blocks should not exceed 48m.
- b. Mid-block connections should have a minimum pedestrian clearway of 2.0m and a minimum width of 5m. They should connect sites to public right-of-way.
- c. On-street townhouse units with an integrated garage should be a minimum of 6m wide.
- d. Group driveways to maximize soft surface and provide more soil volumes for trees.
- e. Limit garage door projections so that garage doors are mostly recessed and do not project ahead of the front wall of the house.
- f. Reverse grade driveways should not be included for townhouse units.
- g. Front yard paths should provide direct access to each unit from the sidewalk.
- h. Rear-lane development or underground parking is encouraged. On narrow lots and particularly along arterials and within mixed-use areas, residential developments shall generally incorporate rear lanes to help create attractive streetscapes and minimize the impact of driveways on the pedestrian realm.
- i. Rear garages may extend the width of the unit.
- j. Surface parking areas adjacent to ground-related residential uses should be separated by a landscaped buffer strip incorporating combinations of landscaping and/or decorative fencing or walls.
- k. Service areas should be separated from pedestrian amenity areas, open spaces, and walkways.
- l. When occupied, loading areas should not impede on-site vehicular, pedestrian and cyclist circulation.
- m. Parking for stacked townhomes and back-to-back townhomes should be provided underground, or in the rear yard with access through a shared driveway.

5.14 Landscape Design

Site landscaping knits the fabric of the Town and individual sites together, adding to the aesthetic quality of areas. It creates transitions between the public and private realms and connects adjacent uses. Landscape design can also implement sustainability measures by supporting biodiversity and stormwater management.

General Guidelines

- a.** Landscape design should contribute to on-site stormwater management and low-impact development including consideration for the integration of bioswales, rain gardens, retention ponds, rainwater collection tanks, and green roofs, allowing slow absorption of runoff into the ground while reducing demands on municipal stormwater infrastructure.
- b.** Landscaping should consist of native plant species that are drought and salt tolerant.
- c.** Trees and shrubs should be appropriate for their specific locations and should be informed by considerations such as soil type, sun, root spread, growth rate, and density of canopy.
- d.** High quality landscaping treatments should be located along primary building frontages, near main entryways, and along pedestrian pathways.
- e.** The design of landscaped areas should be informed by Bracebridge's climate and provide visual interest year-round through the integration of a variety of plant species that flower, change colour or lose their leaves at different times of the year.
- f.** Soft landscaping should consist of diverse plant species and should contain a mix of trees, grasses, perennials, and shrubs.
- g.** Special landscape treatments are encouraged to emphasize site access points and building entrances.
- h.** Landscape treatments such as planting beds, hedges, fences, and architectural screening walls should be incorporated to distinguish private and semi-private spaces.
- i.** The design and location of landscaping should not impede motorist sight lines at driveway intersections, lighting, or emergency apparatus such as fire hydrants.
- j.** Permeable paving does not count towards soft landscaping requirements.
- k.** Fencing used to screen differing uses should be compatible with building and site design elements and adjacent fences..

5.14.1 Tree Planting

Trees contribute to biodiversity and stormwater management, can shelter spaces from adverse microclimate conditions, and provide aesthetic improvements to a site while improving the health and wellbeing of residents. Tree plantings are encouraged wherever possible.

Guidelines

- a. Significant effort should be made to preserve trees that are mature and large, are rare species, have historical or heritage significance, act as a prominent landmark, or have environmental significance.
- b. Where trees cannot be retained, new trees should be planted at a rate of 1 for every 1 tree removed, as per the Town's Site Plan Control By-law and Guidelines. Adequate soil volumes should be provided to ensure the trees' long-term viability and health.
- c. Tree planting is encouraged on sites along building frontages, within and framing open spaces and walkways, and within parking areas. Tree planting should be coordinated with other plantings and landscaping elements.
- d. Deciduous trees should be planted along all property lines in a continuous linear row, or in groupings appropriate to the site size and configuration. Tree spacing may vary depending on the type of tree, land use and adjacent properties.
- e. Street trees should be spaced relative to their mature size, and the location of utilities in the right of way.
- f. Street trees should be planted along the street line in a continuous linear row, generally spaced 8 to 10 meters apart depending on tree maturity size. Street trees may be planted in combination with other plant materials, particularly at site entries and to improve the streetscape.
- g. Trees should have sufficient soil volume to ensure healthy and mature tree growth, with a minimum of 15 cubic metres per tree in shared planting areas, or 30 cubic metres per tree for single planted areas. They should be planted within individual tree pits or continuous open soil trenches using structural soil cells (e.g. silva cells) to bridge between planting areas.

5.15 Microclimate Design

A microclimate is a set of local atmospheric conditions that differ to those in the greater area surrounding the microclimate. These conditions arise from the unique features that can be found in a location, such as bodies of water, tree canopy, or materials like concrete or asphalt. Microclimates should be considered when determining the design, location, and orientation of components within a site in relation to nearby sites or buildings. They can impact the quality and comfort of spaces and affect their usability and sustainability. Buildings and site elements should minimize adverse microclimate impacts on the site and its immediate surroundings.

Guidelines

- h.** The design and orientation of buildings, building entrances, and open spaces should maximize sun exposure and passive heating during cool months and provide shaded areas during warm months.
- i.** The design of sites should mitigate undesirable microclimate conditions at-grade including wind.
- j.** The design of sites should minimize shadowing impacts onto adjacent public streets and public space to encourage comfortable and high-quality areas.
- k.** The use of deciduous trees is encouraged to aid in comfortable microclimate conditions by providing shade in warmer months and access to sunlight in cooler months.
- l.** Site design should use permeable paving and landscaping throughout the site to minimize urban heat island effect and to improve site sustainability including benefits related to stormwater management.
- m.** Design buildings with articulation, stepbacks, canopies, arcades, and landscaping to reduce undesirable microclimate effects in the public realm including along streets, and within parks and open spaces. Access to sunlight should be maximized.
- n.** Building entrances should include weather protected areas. Doors flush to the wall without weather protection are discouraged.



Permeable paving and desirable microclimates within the public realm

Appendix A

Working Group Members

Lindsay Alexander – BIA Board Member

Scott Creed – BIA Board Member

Tracy Larkman – BIA coordinator

Steve Clement – Councilor

Andrew Struthers – Councilor

Rick Maloney – Deputy Mayor

Chris Wilson – Councilor

Cheryl Kelley – Director of Planning and Development

Matt Holmes – Manager of Planning Services

Randy Mattice – Manager of Economic Development

Jill Harris – Economic Development Officer

Survey - Evolution of Downtown Bracebridge

SURVEY RESPONSE REPORT

04 February 2020 - 13 April 2021

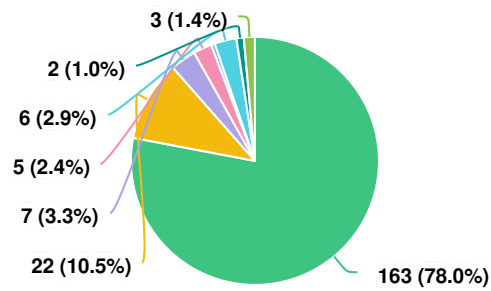
PROJECT NAME:

Downtown Master Plan



SURVEY QUESTIONS

Q1 | Please identify your association with the Town of Bracebridge.



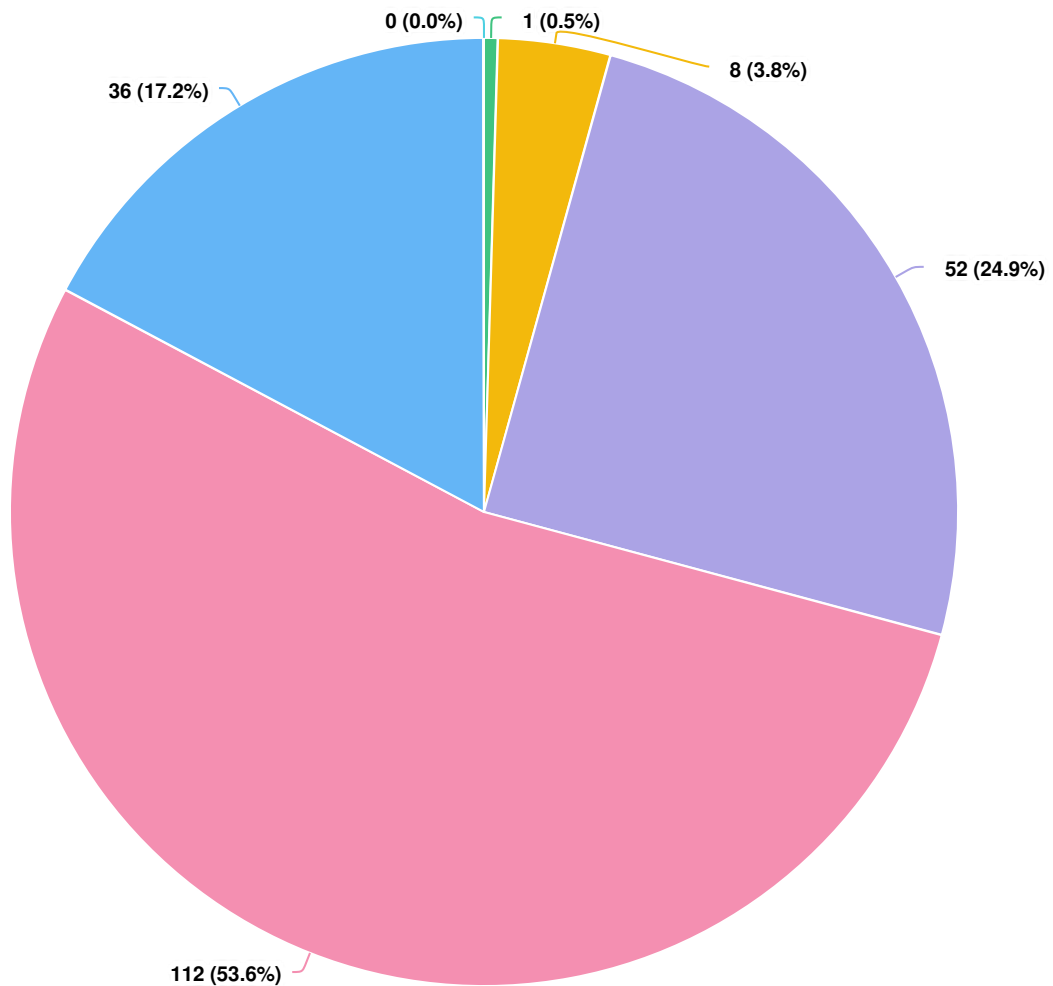
Question options

- Permanent Resident of Bracebridge
- Permanent Resident within the District of Muskoka
- Seasonal Resident of Bracebridge
- Seasonal Resident within the District of Muskoka
- Tourist/Visitor
- Business-owner within Downtown Bracebridge Study Area
- Business-owner outside Downtown Bracebridge Study Area
- Other (please specify)

Mandatory Question (209 response(s))

Question type: Dropdown Question

Q2 | What is your age group?

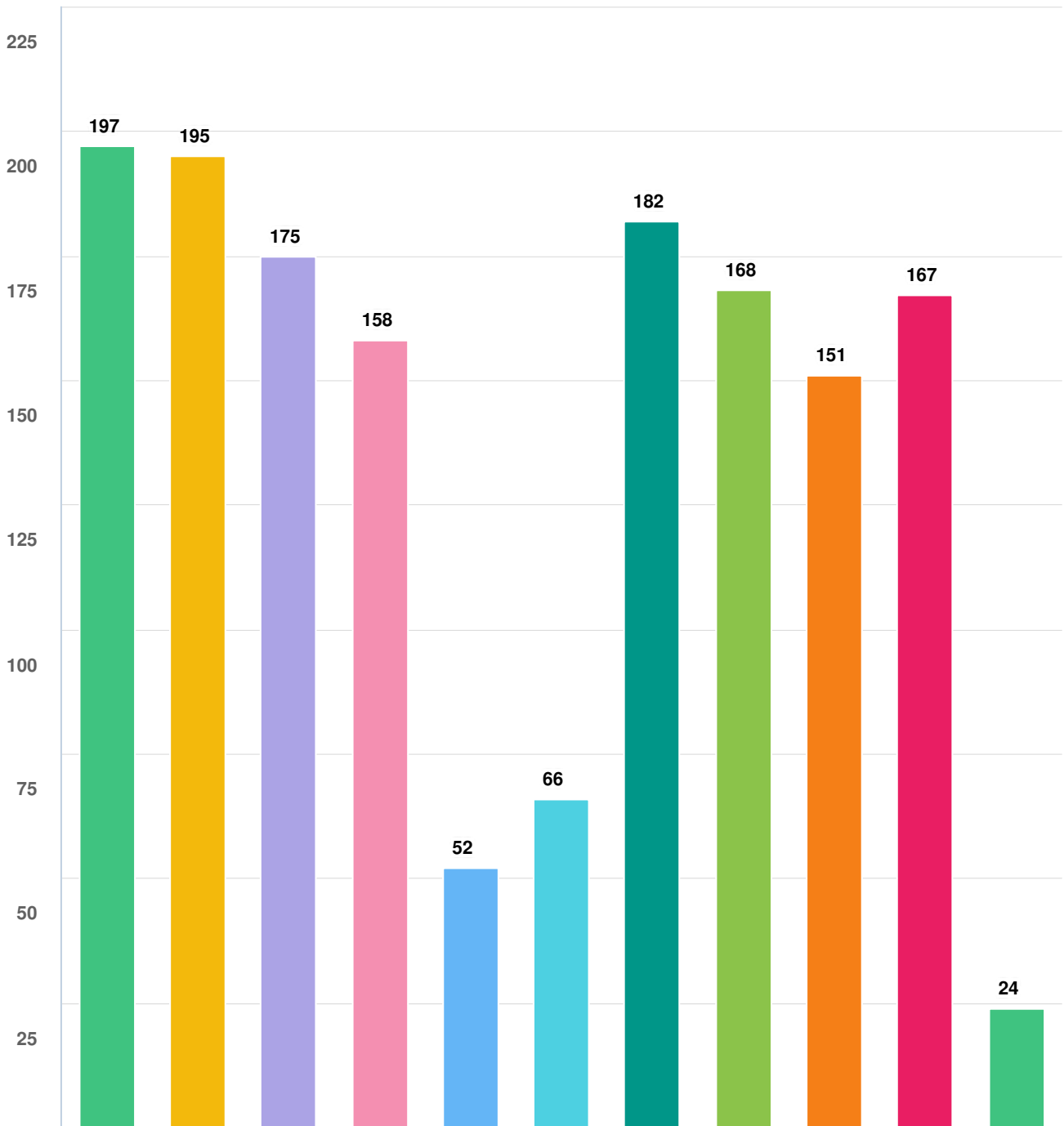


Question options

- 15 years old and under
- 16-24 years old
- 25-40 years old
- 41-64 years old
- Over 65 years old
- Prefer not to answer

Mandatory Question (209 response(s))
Question type: Dropdown Question

Q3 Which activities do you do in the Downtown? (Select as many as applicable)

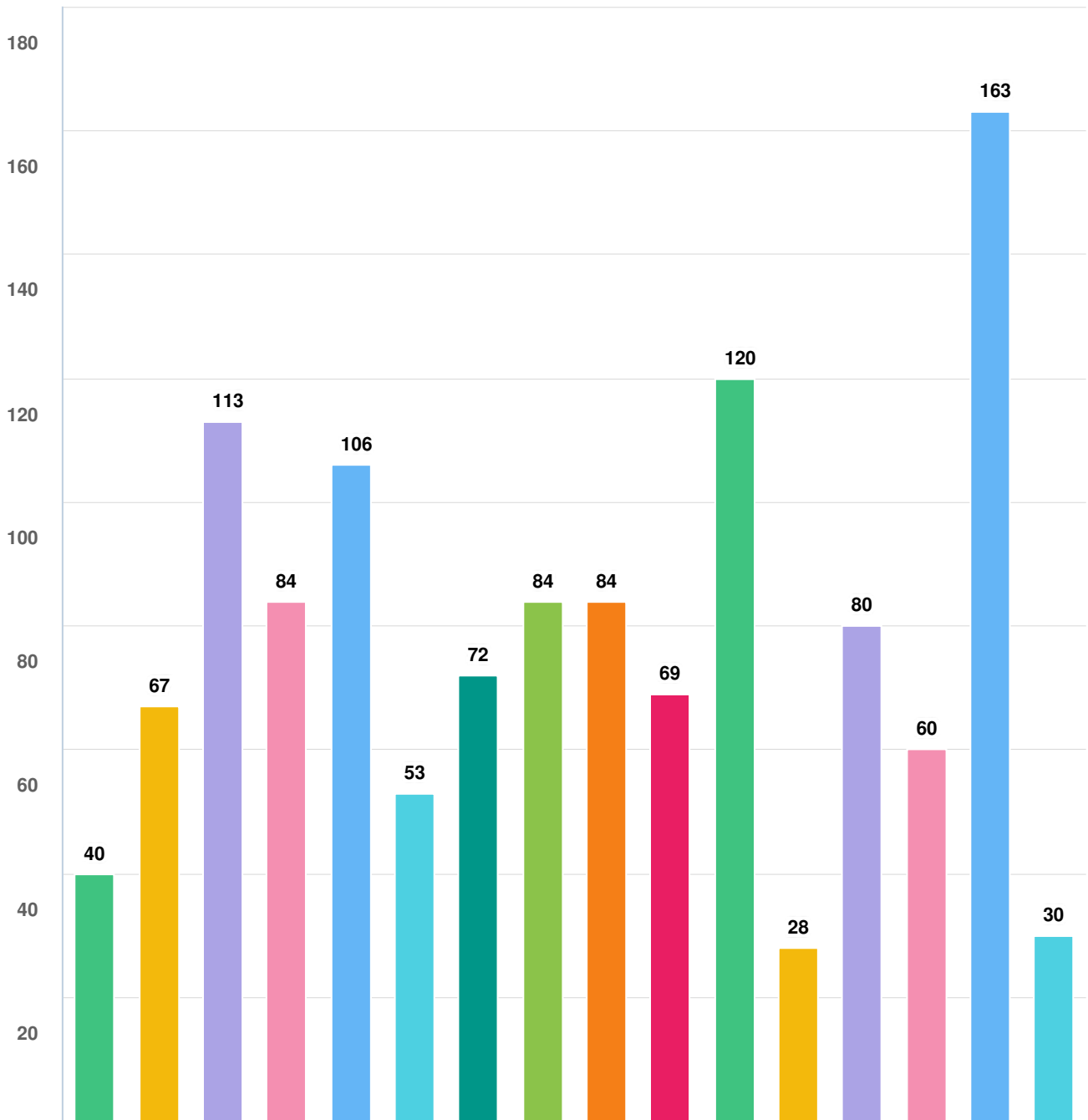


Question options

- Shopping ● Go to restaurants/bars ● Attend Events ● Meet up with family/friends ● Live ● Work
- Use local services (e.g. library, post office, etc.) ● Use parks and trails ● Attend the Cinema
- Attend the Farmer's Market ● Other (please specify)

*Optional question (208 response(s), 1 skipped)
Question type: Checkbox Question*

Q4 What areas of the Downtown require improvements? (select as many as applicable)

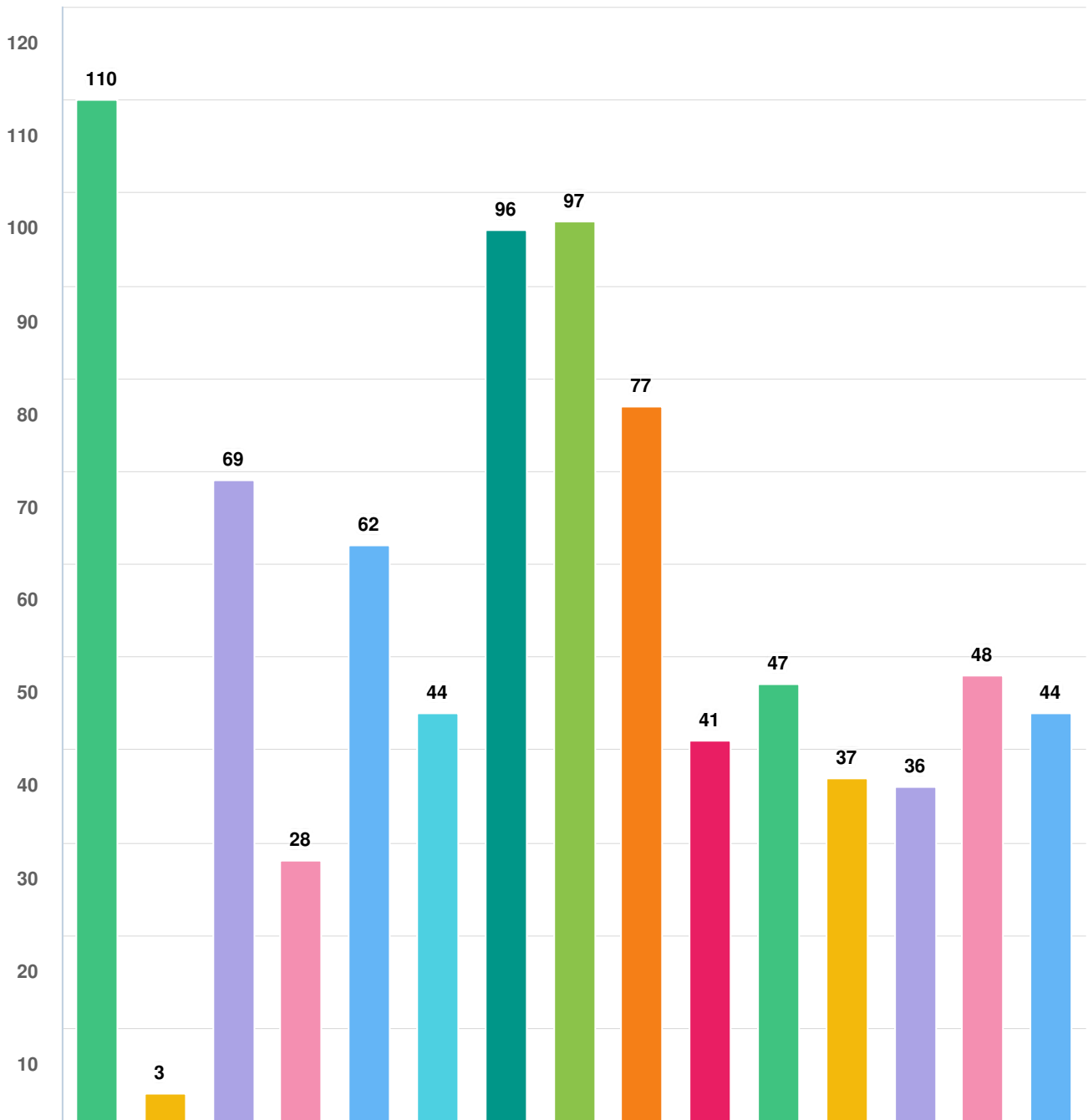


Question options

- Sense of community/safety
 ● Housing
 ● Natural environment/scenery
 ● Tree Canopy
 ● Architecture and culture
- Local services
 ● Retail
 ● Restaurants/Bars
 ● Events and local attractions
 ● Streets and sidewalks
- Pedestrian friendly environment
 ● Wayfinding and directional signage
 ● Parks and Playgrounds
 ● Parking
- Waterfront
 ● Other (please specify)

Optional question (206 response(s), 3 skipped)
 Question type: Checkbox Question

Q5 What are the top strengths of the Downtown? (Select as many as applicable)

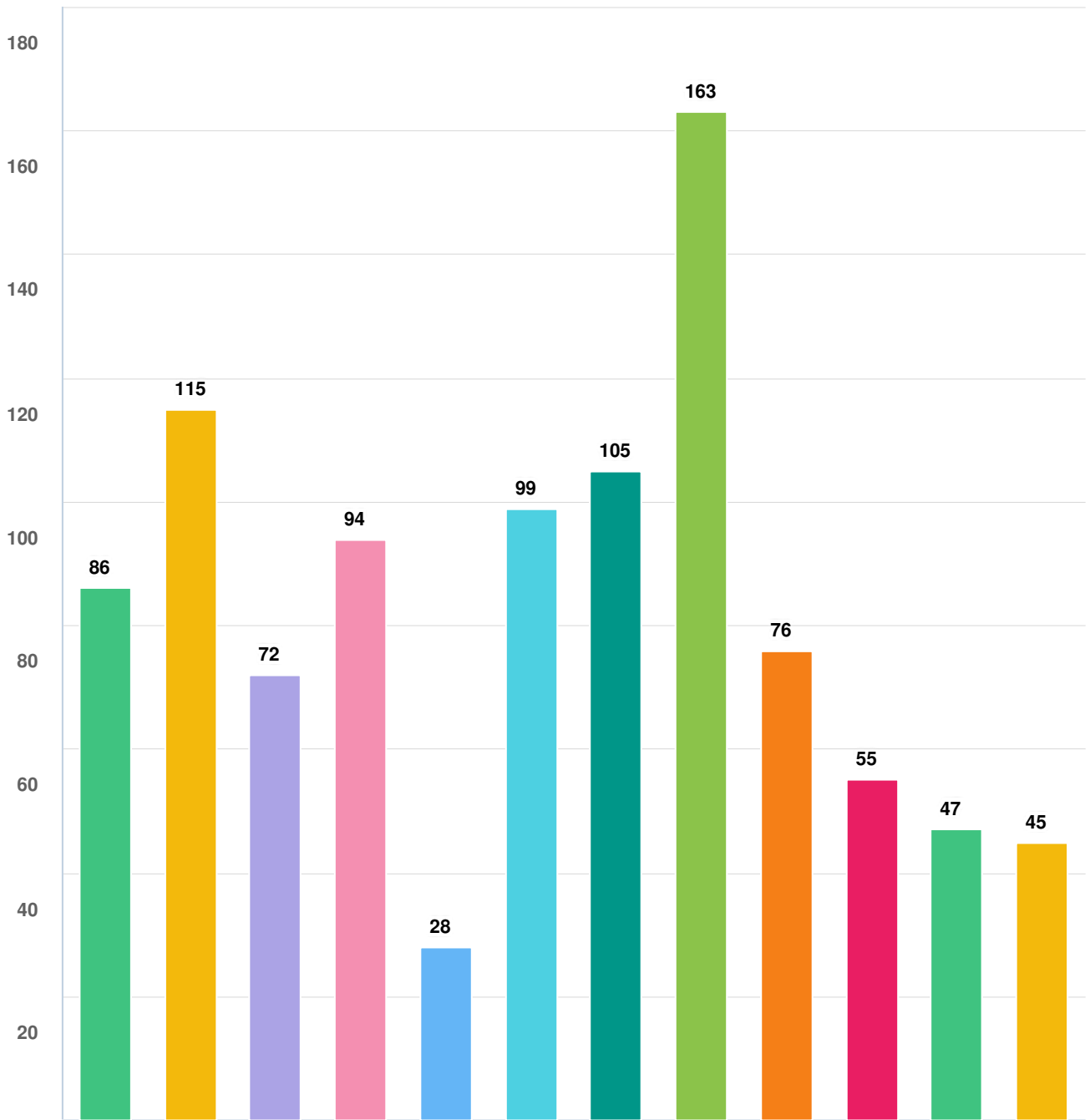


Question options

- Sense of community/safety
 ● Housing
 ● Natural environment/scenery
 ● Tree Canopy
 ● Architecture and culture
- Local services
 ● Retail
 ● Restaurants/Bars
 ● Events and local attractions
 ● Streets and sidewalks
- Pedestrian friendly environment
 ● Wayfinding and directional signage
 ● Parks and Playgrounds
 ● Parking
- Waterfront

Optional question (204 response(s), 5 skipped)
 Question type: Checkbox Question

Q6 What public realm improvements would you suggest for Downtown Bracebridge? (Select as many as applicable)



Question options

- Wider sidewalks
 ● Tree planting
 ● Improved accessibility
- More street furniture (e.g trash bins, benches, bike racks, etc.)
 ● Better lighting
 ● Expand park spaces
- Improvements to existing park spaces
 ● Provide better waterfront access
 ● Quality of development and architecture
- Move event space
 ● Parking
 ● Other (please specify)

Optional question (207 response(s), 2 skipped)
 Question type: Checkbox Question

Q7 | The Town of Bracebridge has acquired the former Timber Mart/RONA site along the waterfront. What elements do you think should be explored for this site that would positively contribute to the Downtown and Bracebridge community?

anonymous

5/28/2020 03:18 PM

Downtown Central Park - Riverside boardwalk from Taylor Road to Entrance Drive. Optional Band shell for outdoor concerts & performances in the park. Preserve main Rona Store showroom and convert to public washrooms, upstairs install floor to ceiling removable windows on 2 walls facing the river for public seating/viewing of the park. Remove all other buildings and install parking from Entrance Drive to Taylor Road parallel to train tracks. Remaining lands should be converted to parkland suitable for large group gatherings (fireworks, concerts, etc.) & farmers markets making this park the crown jewel of Bracebridge and Muskoka

anonymous

6/02/2020 03:07 PM

Create bike-friendly parkland, with amphitheater and beach.

anonymous

6/02/2020 03:19 PM

As this is a flood zone, it could be used as a public green space with public outdoor sculptures (temporary or permanent) like the Haliburton Sculpture Forest. This could be accomplished by working with the local arts organization - Muskoka Arts & Crafts. It could be used for an earth art festival that uses the natural landscape to create site-specific structures, art forms, and sculptures. The space could also be used for other outdoor events.

anonymous

6/02/2020 03:31 PM

Expanded waterfront park area that encourages visitors and locals to relax in the area and use our retail shopping. Event space.

anonymous

6/02/2020 03:32 PM

This should be a mixed use area including retail, park area, waterfront walkway with boardwalk, restaurants with large outdoor patios, event space.

anonymous

6/02/2020 03:52 PM

This is a waterfront area that would be perfect for more parkland and large-scale community event space.

anonymous

6/02/2020 05:49 PM

Some type of mixed use space that is flood resistant. An amphitheatre with some green space would be great, and also relocating the farmers market here could be a option.

anonymous⁶

/02/2020 06:34 PM

Waterfront restaurants/bars, retail shops, and green space.

anonymous

6/02/2020 08:04 PM

A park area with an outdoor theatre could really enhance the downtown area.

anonymous

6/02/2020 09:06 PM

Open type theatre or park or restaurant space. Open market for vendors or events

anonymous

6/03/2020 05:31 AM

I think the buildings should be rented out as multiple, small retail and restaurant spaces. This will provide working capital for the site. The strip along the river just needs grass and park benches... maybe a sidewalk or boardwalk.

anonymous

6/03/2020 06:15 AM

I love that this is in the works! I'd love to see something similar to Huntsville with shops, restaurants, park area, and walkway/bike trail along the river.

anonymous

6/03/2020 06:43 AM

Greatest challenge will be flooding on the lower part of this property. An enclosed farmer's market, similar to St. Lawrence Market would provide for diversity of services, retail and restaurant space as well as providing for meeting space. Add in cultural community space such as boardwalk and true theatre (opera house style)

anonymous

Pedestrian areas and rest spaces

6/03/2020 08:37 AM

along the riverside. Limited retail, so that the natural environment is the focus. There are few natural elements to downtown that can be accessed.

anonymous

Park, retail, and restaurants

6/03/2020 09:52 AM

anonymous

Event space/ market space/ vendor space/ nightlife

6/03/2020 10:24 AM

anonymous

Perfect spot for an indoor open cascade mall .Feature small boutiques, coffee shop , plus more local vendors .Then upper levels could be modern condos . We need a large nice family restaurant downtown .Also local artists could perform outside such as a violinist , piano player .Lots of imagination !!!

6/03/2020 11:24 AM

anonymous

Bar with a large summer patio Winter and Summer farmers market park

6/03/2020 11:39 AM

anonymous

All season Farmers market Park Parking Brewery

6/03/2020 11:45 AM

anonymous

I'm really hoping that the old buildings can be restored and that the Rona building's façade can be tied into this historical theme. This could be a starting place for great tours of the town. Guided tours of the many historical sites could be a great attraction, walking tours or by bus would create some jobs and encourage people to utilize the shops downtown.

6/03/2020 01:17 PM

anonymous

Parks water access bike/pedestrian paths hook up to TCT Green space

6/03/2020 04:47 PM

anonymous

Park area, green space

6/03/2020 05:33 PM

anonymous

Indoor farmers and artisan market- for year round access and alternative

6/03/2020 06:18 PM

community event space with surrounding green space, patio and board walk along the river for pop ups/food trucks to park and picnic tables set up

anonymous

6/03/2020 11:55 PM

Considering the property has thoroughfare from Entrance to Taylor as well as a waterfront with lots of space, turning downtown and this property into one way streets would increase pedestrian traffic, more room for parking downtown (perhaps diagonal) and expand parking options, the Rona building could be converted to info centre with added space for rental or meeting space as well as amenities like publicwashrooms. Green space is always welcome and extending the walking trail along the water would be well used. Covered pavillon to enjoy food from downtown and a nice view? Given the need and now usage of public transit (thank you!) perhaps bringing a train stop back to Bracebridge would be feasible. Benefit for citizens and visitors. The Rona building as train station as well as mentioned options?

anonymous

6/04/2020 12:26 AM

keep it looking small town, no tall buildings, don't destroy the natural waterfront, keep the events to be respectful to area residents as far as noise and crowds, don't sell out to big business. make sure there is enough parking. I avoid downtown because of the parking. and put in more crosswalks so you don't have people jumping in front of the cars constantly.

anonymous

6/04/2020 06:50 AM

Indoor market and ice cream parlour.

anonymous

6/04/2020 07:33 AM

Something that uses the water or takes advantage of that - park or

some park space?

anonymous

6/04/2020 08:05 AM

Waterside restaurants, pubs and park space

anonymous

6/04/2020 09:01 AM

The water front including the falls should be the feature attraction for the downtown. There needs to be a connecting theme along the entire length of the retail and other services including the Wellington street businesses and services.

anonymous

6/04/2020 02:33 PM

One could go in a wide variety of directions for this space. A boardwalk with smaller pop-up shops and perhaps a permanent location for a farmer's market throughout the year would be beneficial. To assist with green space and protecting the link between land and river, a ribbon park with a walkway along the water's edge may prove beneficial. Linking up this location with Woodchester Villa is also a priority.

anonymous

6/04/2020 09:49 PM

Community space

anonymous

6/05/2020 10:36 AM

This space could provide an excellent outdoor venue location for local musicians, or events. Similar to what Annie Williams Park can provide but, would benefit downtown life. The area could also be used as a small park with scenic views of the river.

anonymous

6/05/2020 04:56 PM

I think that a public outdoor event space like the Rivermill in Huntsville would be a great asset to the community. They have a stage and host music and theatre events as well as evening movies in the park and the space is part of expansive downtown festivals.

anonymous

6/06/2020 05:03 AM

Farmers Market location should be set up at this location. Would make

anonymous

6/06/2020 06:20 AM

our BIA events much nicer.

Family friendly space, park benches, washrooms, changing rooms for swimmers, play structures for children of all ages

anonymous

6/08/2020 09:19 AM

This would be a prime area to construct restaurants, retail, open air markets with patios, kayak rental, and a boardwalk overlooking the river with provisions to account for flooding in the spring. The water access is non-existent in Bracebridge and this area provides a perfect location to create a unique shopping/dining experience for the public at the water.

anonymous

6/08/2020 11:23 AM

Develop heritage attractions in this to make the space engaging for locals and tourists.

anonymous

6/09/2020 05:58 AM

-Large event venue hall -bandstand by the water for events -playground and picnic park space -

anonymous

6/09/2020 09:39 AM

Build a town square where people can meet and sit with one way street linking it to Hiram, bike lane and accessible park down to the waterfront with a pathway linking up to the Bird House and Chapel and the Bracebridge Bay. An outdoor auditorium for concerts, the buildings could house the arts and educational displays about the environment ie: Muskoka Watershed Council, Muskoka Conservancy and Friends of the Muskoka Watershed etc.

anonymous

6/09/2020 12:08 PM

Walking trail, park space, splash pad, indoor vendor market

anonymous

6/10/2020 05:51 AM

I would not want to see the waterfront duplicated, but a green space where people can view the waterfront. It would give another gathering spot. Events could be there as well.

anonymous

6/10/2020 05:51 AM

A park or maybe more parking. A cool restaurant

anonymous

6/10/2020 07:42 AM

a dock and swimming area

anonymous

6/10/2020 07:49 AM

Waterfront path/boardwalk, shared market space, restaurant with patio overlooking the water, or multiple restaurant space with shared patio space, possible splash pad/fountain

anonymous

6/10/2020 08:36 AM

Outdoor sitting. Walkways

anonymous

6/10/2020 10:12 AM

Walking paths, picnic pavilion, farmers market space

anonymous

6/10/2020 10:05 PM

Walking trail and park like setting.

anonymous

6/11/2020 07:53 AM

Add cafes, bars, restaurants, stage, event space, trees, landscaping.

anonymous

6/11/2020 09:10 AM

Pedestrian friendly waterfront with shops and restaurants and outdoor theatre space.

anonymous

6/11/2020 10:17 AM

More Restaurants/bars with a waterfront patio! Bracebridge is lacking a lot with our restaurant options. Some cool local shops on the waterfront with a nice board walk for people to walk along the river.

anonymous

6/11/2020 10:38 AM

Make this prime waterfront space into a park with a walking trail and plant some trees. Include cafes/restaurants/bars

anonymous

6/11/2020 11:24 AM

I would love to see parkland and would love the old outbuildings to be developed into a permanent farmers market and seasonal pop up shops

anonymous

6/11/2020 02:31 PM

As much green space as possible. Waterfront walking trails. New location for farmer's market. Outdoor concert/event space. Perhaps some

small scale commercial development like a riverside cafe or pub. The existing store could be used as a full time market exhibiting local products

anonymous

6/12/2020 08:09 AM

I think ensuring that unique business and organizations have use of the space as opposed to franchises (ie Boston Pizza) will allow for a real culture to develop naturally. Event space for concerts would also be a great idea.

anonymous

6/12/2020 10:32 AM

Sell it and use the money to turn the old arena into a park and put in a proper ice pad in the new arena as the proposed one is too small

anonymous

6/12/2020 02:14 PM

Restore the old buildings. All pedestrian area, open area shops in summer months. patios near the water. The main street from Taylor to Rona should be closed to vehicle traffic July and August. Lots of ways around for traffic and the downtown will flourish.

anonymous

6/12/2020 02:47 PM

Thus would be an incredible spot to have a vendors market and small scale St. Lawrence market. Trails along the water would promote people to come and shop and enjoy the waterway.

anonymous

6/12/2020 04:51 PM

Restaurants, pubs, patios with living space above

anonymous

6/13/2020 12:32 PM

It is not the former site of TimberMart, the business is still in operation. Given the constraints on the site, flood plain, filled land, proximity to major rail line the opportunities may be limited. It would be an ideal site to for public facilities, library, town hall, event space with linked multi use trails and improved landscaping along the river. Opening the development on the east side of

Manitoba to take a view of and if possible linkage to the river would be a good idea. The Town owned property around and including the Bird House should be integrated in the design.

anonymous

6/13/2020 07:37 PM

Green grass park with pedestrian trails, trees, access to the river, lots of seating (shade), places to share art, music, meet friends, community spaces (book club, picnic, small group meeting)... overall a quiet, natural and peaceful destination and meeting space for residents and visitors

N anonymous

6/14/2020 10:47 AM

Quality home for old folks most important. Excellent news you have bought it, for how much? footpath along river is key. selling some for housing fine. Parkland is best, and somewhere for teens

anonymous

6/14/2020 01:11 PM

Park and green space. Parking. Event spaces from existing brick buildings.

anonymous

6/15/2020 05:22 AM

Add a restaurant/bar to the waterfront. This is something our neighbouring municipalities have including Port Carling, Gravenhurst, and Huntsville. Shops that people will actually visit, no more Veranda shops

anonymous

6/16/2020 10:06 AM

Band shell, public washrooms, dock to launch paddle craft

anonymous

6/16/2020 10:29 AM

If keeping a building, only keep one of the buildings and make it nice to have indoor events. Make it a beautiful green space with a splash pad, playground, etc. You have a huge young population.

anonymous

6/17/2020 09:29 AM

It should be used for park land, possible with amenities that allow smaller events to take place.

anonymous H

6/17/2020 02:05 PM

I'd like to see a combination of parks/trails/open space combined with new retail facing the river (especially restaurants / patios)

anonymous

6/18/2020 09:53 AM

water front restaurant/bar, park for all ages for picnic lunches, etc. waterfront walkway that connects to trail system,

anonymous

6/19/2020 11:15 AM

Waterfront park

anonymous

6/19/2020 04:13 PM

Trolley terminal. Parkland. Improved pathway over river and improved viewpoints. Small lo-rise public buildings only, semi-permanent, limited to 900 sq. ft. Art exhibits, limited volume concerts, public speaking centre.

anonymous

6/19/2020 07:05 PM

Boardwalk along river, opportunities for musicians to play, splashpark for kids here or in memorial park, bike trails for families in town

anonymous

6/21/2020 07:51 AM

Picnic area's, shaded seating, some tasteful food concessions and bike and water toy rentals (e bikes would be best, given the hilly nature of town)

anonymous

6/22/2020 05:18 AM

A nice little shopping board walk would be nice, maybe a kids park for younger kids, and a splash park? If the water flow isn't so strong at the far end maybe even a small beach area?

anonymous

6/22/2020 11:05 AM

Library with coffee shop, community event space.

anonymous

6/22/2020 11:14 AM

Live theatre, , restaurants, mini mall

anonymous

6/22/2020 01:14 PM

A boardwalk, water access, restaurants and bars, park, dog park/beach, retail stores, only for pedestrians (no road through that area)

anonymous

6/22/2020 02:25 PM

Parkland with a bike/walking trail along the waterfront, maybe connecting from there all along the river to Wilson Falls trail would be a nice touch. The Main Street buildings on that side of the street will become much more valuable when they have an attractive view from the back of the buildings. I visualize restaurants, bakeries, coffee shops (licensed and not) with balconies overlooking the parkland and river where people will want to linger. A small covered gazebo for small events. I do not think we need a stage. We have a stage at Annie Williams Park. We do not need a market area. We have a lovely farmers market right in town. We have beautiful, spacious parks in Bracebridge. This new addition does not need to be all things to all people. Let's keep it simple. I think parkland and biking/walking trails are a priority with locals and visitors alike. The town could build a small kiosk which could be rented out to a business wishing to sell snacks, drinks and generate a little income for the town for their effort. However, let private enterprise come up with ideas, at their expense, for buildings already bordering on that land. Seeing this pop up on FB and registering is the first I have even thought about this. I'm open to all ideas and I will start paying attention and listening to the buzz surrounding this fantastic venture. We need to be fiscally responsible though.

anonymous

6/22/2020 02:57 PM

This site could be a beautiful park and also space for some restaurants and patios

anonymous

6/22/2020 04:26 PM

Waterfronts board walk

anonymous

6/22/2020 08:45 PM

So many ideas! Huge decking/boardwalk that joins all businesses and both sides of the river, running/bike lanes, added trees, outdoor patios, skatepark or youth space, splash pad, covered market area, event space for rentals, outdoor art path.... so many more

anonymous

6/23/2020 08:39 AM

Park space. Docks. Restaurant.

anonymous

6/23/2020 08:45 AM

Park housing

anonymous

6/23/2020 09:06 AM

It would be great to have a year round indoor market like Chef's assembly hall in Toronto.

anonymous

6/23/2020 09:15 AM

This area needs to be catered to bringing in more tourists in the area to help the local economy. An area with restaurants, and shops. As well as making the waterfront more usable. Adding a large dock over the water that people can sit in both summer and winter. We need to attract more tourists to the area in the winter so that same area can be transformed into a well maintained skating rink with lights, music, live bands, etc.

anonymous

6/23/2020 09:47 AM

It would be nice to see it turned into a gathering place (ie: Fine dining Steak and Seafood restaurant OR A Combination Coffee House / Lounge Area). A place that would allow people to meet in town and socialize, this would bring more people into town and would keep that small town atmosphere, rather than turn it into a large commercial venue.

anonymous

6/23/2020 09:59 AM

A splashpad would be great - Orillia has a great space for families that includes a nice splashpad. I also love Gravenhurst's wharf, with the waterfront walkways and farmer's

market and splashpad all in one location. It would attract and serve tourists and locals alike. And make it appealing for younger families to live here. Perhaps the building could house a farmer's market and local shops - similar to St Jacobs & St Lawrence Market in Toronto. Halifax also has a wonderful indoor farmer's market on the waterfront. I would love to see some culture and history incorporated - including indigenous history and culture.

anonymous

6/23/2020 10:44 AM

Maintain one or two buildings as event space would be a great idea! Since this area is prone to flooding and the railroad is nearby, I don't think new buildings would be a great option. A park space with a naturalized riparian zone/rivers edge would be great as it would discourage swimming (because of the falls being nearby) and support the rivers edge from erosion during spring floods. This park space could also encourage people to spend time and hangout in the downtown, it could be connected to the trail that goes down by Kelvin Grove and up to River Road (potentially to Wilson's Falls Path?).

anonymous

6/23/2020 11:17 AM

Water access for swimming. Park development.

anonymous

6/23/2020 03:18 PM

boardwalk along river with patio's, entertainment venues, access period to the river views.

anonymous

6/23/2020 06:04 PM

A mixed use building , similar to the Byward market building in Ottawa or the Brickwork s in Toronto.

anonymous

6/23/2020 07:55 PM

Turn it into a business incubator (retail, food, etc.) that would not only benefit small business that can't yet afford retail space but also create a destination space for downtown.

Perhaps a patio area and some entertainment as well. Food truck? It would complete the walk from top of town down to the the "market." As the participating businesses start to grow, they can hopefully move into the vacant spaces downtown and leave room for new businesses to become established. There may be potential for additional funding available for this model as well (FedNor?)

anonymous

6/24/2020 05:03 AM

Walk way with space to picnic and space for food truck vendors Space for temp vendors like the forks in Winnipeg flea market space, public washrooms, Bring part of the town office back to the main core, Rental space for meetings, Space for indoor eating Coffee/ couches etc small lending library and or retail space

anonymous

6/24/2020 06:26 AM

Event space along the water front - expanded retail/restaurant along the northern piece of the property

anonymous

6/24/2020 08:51 AM

Parks, retail, dining

anonymous

6/24/2020 01:06 PM

Restaurant, retail, boardwalk along river

anonymous

6/24/2020 01:17 PM

Pedestrian only retail and restaurant / bar hub. Waterfront pedestrian amenity

anonymous

6/24/2020 01:31 PM

It would be amazing to convert this section of land into park space. Lots of trees and grass, benches, children's playground washroom facilities, boardwalk along river, historical plaques/monument to Bracebridge history. Comparable to Orillia and Barrie waterfront.

anonymous

6/24/2020 01:48 PM

High density housing and parking.

anonymous

6/24/2020 02:28 PM

multi use - both housing and event/restaurants/ attractive use of waterfront / multi use facility large enough for conferences and large fundraising events to give BB a chance vs going to Huntsville and Minett. The future development of a successful downtown is key to project

anonymous

6/24/2020 04:07 PM

Kids zone including a water zone/waiting pool of sorts. An event site for music/entertainment. Lots of benches/seating and shaded areas.

anonymous

6/24/2020 05:31 PM

Rona property should become a major central park with a full boardwalk/malecon which joins into the lower parklands. It requires parking closer to Toronto Street (2 Stories minimum) to enhance much needed areas for vehicles. Absolutely NO Housing should be placed upon these lands. We cannot turn prime recreational/commercial endeavours into low income housing nor condos for the wealthy... this must be an area for the people to fully enjoy. Possibly some return to a true sense of a Town Hall could be utilized to reintroduce limited services that could be provided within the Rona building to make convenience for citizens wishing to address town matters. Could one floor be utilized for meetings/dances/recreational. Many trees need to be planted appropriately around the area to create the parkland with walkways, fountains, picnic areas and outdoor entertainment for music, community activities.

anonymous

6/24/2020 05:39 PM

I think this site should stay as green space,not used commercially.

anonymous

As our waterfront is prone to being at

6/24/2020 08:35 PM

risk to flooding we best not develop heavy construction, keep as much natural foliage as the root systems hold the banks from erosion and also clean the water simultaneously. An extension of our great Canadian trail would make an easy project while observing longer how the riverside is affected in times to come by more severe weather patterns with climate change its inevitable. Build another bridge that definately brings tourism and incase our silver bridge collapses we have a backup. Maybe even an aerial walkpath suspension bridge for walkers. As many are found in and around Vancouver.

anonymous

6/25/2020 06:08 AM

Create a mixed use with lot's of open space, water edge views and seating ,retail and perhaps some Townhomes.

anonymous

6/25/2020 08:36 AM

Turn into park/event space. Remove buildings and renaturalize area

anonymous

6/25/2020 08:56 AM

A somewhat self contained activity and entertainment area would be good. Such things as restaurants, food trucks, bars, specialty shops, stage for a variety of entertainment, farmers market etc.

anonymous

6/25/2020 11:19 AM

Shops, cafes...boardwalk

anonymous

6/25/2020 12:45 PM

Add a beautiful riverfront parkway with outside seating, landscaping and an outdoor event space. The building could become a dynamic retail/restaurant/services space with units leased out by month, season or year - similar to St. Jacob's Market. Provide multiple access points to Manitoba Street and Taylor Road to make the existing downtown accessible to all the Parkway visitors.

anonymous

Canoe access Riverside walking

6/25/2020 02:15 PM

anonymous

6/25/2020 02:24 PM

MARKET PLACE TYPE OF RETAIL
ALLOW FOR SMALL FARMERS
MARKET TYPE OF BUSINESS TO
HAVE SPACE AT REASONABLE
RENTS. PARK AND COMMUNITY
SPACE FOR OUR DOOR DINING
RIVERSIDE PATIO

anonymous

6/25/2020 02:26 PM

Green space with trees, gazebos
and food vendors in the summer.
Bike/walking paths, music and art
installations.

anonymous

6/25/2020 03:50 PM

Tree planting, vegetable gardens,
native plant gardens, and pollinator
gardens. Also limited access to the
water with a healthy riparian
vegetative buffer to protect water
quality and limit riverbank erosion.
Picnic tables would be great!

anonymous

6/25/2020 05:54 PM

Save old brick buildings...event
space? Make parkland. Integrate with
river. Need year-round use options.

anonymous

6/25/2020 08:49 PM

a large park with a playground, open
space and washrooms close to
downtown. See the park and open
space in downtown Banff for
reference.

anonymous

6/26/2020 10:29 AM

A Summer waterfront attraction
would Be fun! Rent a paddle boat?
Bumper boats? Something safe and
fun to do on the river (within a
designated area) that charges
admission to generate some revenue
for the town.

anonymous

6/26/2020 12:55 PM

Flood plain so nothing permanent.
Pop up markets, live music, events in
tent type structure. Food trucks etc

anonymous

6/26/2020 01:14 PM

Waterfront developed, boardwalk,
cafes/restaurants/bars. Splash
pad/playground, outdoor
performance space.

anonymous

Convert this area in to a public space

6/26/2020 03:29 PM

for locals and tourists. Consider Toronto's Distillery District as a model. Space can be used for art galleries, studios, retail, microbrew, and food, along with providing an open public space for locals and visitors to access or view the river. Eg: walking trail, docks, gazebos, trees, seating, etc

anonymous

6/26/2020 07:49 PM

I think the site along the waterfront should be turned into a 'green' space. Those strolling along the main street, grabbing an ice cream after their shopping, could wander down to the park and enjoy the natural splendor of the waterfront. This is where we need to focus efforts to plant trees, gardens and flower beds. Have foot paths and seating options. The old building (if it can be salvaged) and the Timber Mart should be turned into event spaces for rent. For example, weddings and receptions, workshops and guest speakers, large parties and even town dances / fundraisers. All of these events could be housed in a rustic and natural setting along the river.

anonymous

6/26/2020 08:36 PM

Waterfront access and park/ picnic space.

anonymous

6/27/2020 06:22 AM

Park space with event capabilities and/or outdoor market space. Like a flea market type with specific areas for different types of vendors from Local Yard Sale, Antiques and Vintage dealers, Artisans, Foods, New Products, etc.

anonymous

6/27/2020 08:01 AM

Parkland, or some sort of people place incorporating the waterfront

anonymous

6/27/2020 12:08 PM

Dr. Norman Yan and I had a conversation with Mayor Smith a couple of years ago to talk about

developing a freshwater reserach institute and public education space on that site. I still believe it is a good idea. We are pursuing building such somewhere in the region under the Muskoka Freshwater Foundation. If not this, it should be recreational in nature. Perhaps with restaurant/lounge facilities. Definitely not retail.

anonymous

6/27/2020 04:26 PM

Given that this area is prone to seasonal flooding a parklike setting with the option of seasonal use as a restaurant and patio area and /or farmers market (a real farmers market with food only) could be considered. This could be extended to have a Christmas Market similar to that held at the Distillery. A shuttle bus could be organized from the parking at the new arena or from the high school. Please do not make it for parking or allow an ugly building that will limit access to the river. The potential of a lovely open air space that could be used year round is huge.

anonymous

6/27/2020 07:07 PM

Was not aware that the Town has purchased this site; obviously this site is well suited for community development given its proximity to the downtown and the river. Need to take special care to take full advantage of this excellent location to highlight the history of the area and to provide a much needed public space with access to enjoy the water - one of the major attractions of Bracebridge.

anonymous

6/27/2020 10:10 PM

Walkways, patios, trees, indoor space for all people {multigenerational] with locals in mind

anonymous

6/27/2020 10:15 PM

Parkland, event space, trails

anonymous

6/28/2020 12:34 AM

More park space or even on the water restaurant.

anonymous

6/28/2020 11:04 AM

Green space, retail and bars and restaurants. Like Downtown Huntsville!

anonymous

6/29/2020 06:37 AM

Waterfront dining, bistros, live music, market atmosphere

anonymous

6/29/2020 06:49 AM

Theatre and stage, Small shops, Bike shops and Bike tours, Restaurants.

anonymous

6/29/2020 12:01 PM

The actual building could be used for something like the wharf at Gravenhurst with many small places rented to various crafts people. I am worried that the Rana building site floods every spring. This needs to be taken into account if this is going to be parkland. It needs to be safe for children

anonymous

6/29/2020 12:29 PM

The main building could perhaps house boutique shops and eatery areas. Several smaller sized shops would be more profitable than one large shop. Or it could be like a year round indoor "farmer's market". The rear brick building in the back - could perhaps be similar to the Craft & Design Studio at Toronto's Harbourfront. It is an open-concept creative space for crafters featuring five working studios: glass, textiles, ceramics, metal and design. Guests can wander through while artists are creating their craft - learn about art - make purchases of these artifacts as well.

anonymous

6/29/2020 06:50 PM

This should primarily feature areas where people can visit and spend time in to enjoy the waterfront, such as restaurants with patios (or rooftop patios), some park space and some shopping.

anonymous

6/29/2020 07:17 PM

Waterfront park, trail system.

anonymous

6/29/2020 08:31 PM

Mix of retail & restaurant combined with condos/hotel on upper floors. Intrawest concepts at Collingwood or Tremblant as an example.

anonymous

6/30/2020 05:43 AM

People friendly green space connected to existing paths by the falls bike and pedestrian paths to one t it to downtown

anonymous

6/30/2020 06:25 AM

I would like to develop a mixed use community owned data centre and Co-operative housing facility. The new community enterprise facility would consist of parking on the lower level, Co-op apartment on the mid-level and data center on the upper level. The facility would generate \$1 million profit. 100% of the profit would be used to create more jobs or be donated for community benefit programs.

anonymous

6/30/2020 07:06 AM

Green spaces with lots of park benches and shade trees, where people can enjoy the area without having to be on a restaurant patio, large open pavillion for food vendors, large washroom pavillion that is actually open since that is the number one question we get all day long all summer long. Nothing can be done without more parking being made available however because parking is already at a premium and taking away parking spots for storefront patios is making it even worse.

anonymous

6/30/2020 08:16 AM

Waterfront park with multi use trail, VERY limited parking (read: 6 spots at either end), and opportunity for events/markets/etc. Poor quality/no history buildings removed, brick buildings turned into short term lease space for roving art shows/winter

farmers markets/beer fest/etc.

anonymous

6/30/2020 12:16 PM

Need a unique draw to this area. Something that celebrates the history and natural beauty of this area. I'd like to see an engaging natural path along the lines of Piet Oudolf landscape artist. Retail that sells products of our community and public art

anonymous

6/30/2020 01:20 PM

I am very excited about what the old Timber Mart/Rona property could be transformed into -- a connection point for that portion of the river to the rest of the town. When I see the old brick buildings, I am reminded of great urban projects such as the Evergreen Brickworks and the Distillery District in Toronto. Places which draw in shoppers and diners to stroll the grounds and feel immersed in community and the natural world simultaneously. If it's possible to keep any of the brick structures and renovate them into shops, cafes or artist studios...with a lovely boardwalk along the river's edge planted with native plants -- imagine how beautiful that could be. I realize that for this project to be financially viable, part of the buildings may have to become condos or living spaces of some shape/form but PLEASE don't build too high if you do have to build...the other side of the river is already dominated by towering condos. Once this area is revitalized, I would love to see it acknowledged as Kehkapekon (from the Anishinabek word Kek-kabikong, "at the place of the waterfall") and for there to be a cultural learning component for visitors and locals to learn that the river and waterfall weren't just significant to loggers and tanners in the 1800s, but for many generations of Indigenous people who lived and

travelled through the Bracebridge portage. Also, I live right up the hill from this location and feel personally connected to ensuring it becomes a vibrant part of the town.

anonymous

6/30/2020 01:47 PM

Something following green building principles. Not a building that caters to tourism, something that will make Bracebridge better for its residents and neighbours. A community space could make use of the water way. Not like a community centre that just has sports infrastructure. We can have meeting space, workshop spaces, studios, opportunities for learning for youth and adults, community produce gardens, markets, etc.

anonymous

6/30/2020 01:48 PM

parks, waterfront access, public meeting place for events.

anonymous

6/30/2020 02:11 PM

Bathrooms, child-friendly spaces like shaded spots amongst trees to hang out, rest, breastfeed, trees. Wide, split trails that can be used for pedestrians (one side) and biking (on the other side).

anonymous

6/30/2020 02:34 PM

Starbucks?! Ha just kidding but a bakery would be lovely. And a delicious coffee shop. Commission Public art .

anonymous

6/30/2020 03:12 PM

That is so awesome! Develop it as outdoor space, link up with the current trail along the river (expand trail system) Also add restaurant/bar businesses so that folks visit for a meal out or a visit with friends and family. Plant it with trees that provide food rather than just non-productive shrubbery. Include extensive community gardens which are a delight to wander through, provide greenery, and help provide food security for Bracebridge residents.

anonymous

6/30/2020 04:19 PM

Access to the river is important. So much of our waterfront is not available to the average Muskokan.

anonymous

6/30/2020 05:05 PM

A large restaurant with family friendly food and outdoor spaces A mall area with foot traffic only Small separate shops (like tiny homes) that could be rented by artisans Bracebridge has a beautiful view. We need rooftop dining Build a footbridge across to the town property on the other side of the river and make walking paths Food trucks Boardwalk along the river Theatre

anonymous

6/30/2020 07:35 PM

You are going to need a very strong, high fence to put up against the railroad crossing and along the shore to prevent deaths. I'm not sure why the Town thought a park along fast moving water and a train track was a good idea

anonymous

6/30/2020 07:38 PM

Make this a Mariposa Market with waterfront picnic area, splash pad for kids by the water.

anonymous

6/30/2020 07:50 PM

Nice hotel with bar below for everyone to sit on the patio and enjoy the view

anonymous

6/30/2020 09:41 PM

I think utilizing the waterfront space would be key. Having some kind of boardwalk would be nice like the one at Kelvin Grove park. Also there was a suggestion of a museum in one of the buildings too. I think having it like a rec center would be a good idea as well. Available spaces to rent for a reasonable price for weddings on the waterfront would be awesome. Also, the space could be used for indoor markets.

anonymous

7/01/2020 04:57 AM

Public docking area launch for Non motorized water craft kayaks canoes sup. Covered shelter for social distancing picnics. Paths with dark sky lighting. Police emergency phone

anonymous
7/01/2020 05:43 AM

access point. Butterfly garden natural planting area. Community gardens. Cafe , washroom

anonymous
7/01/2020 05:48 AM

A boardwalk/ vendors. A water park; maybe a combination of indoor/ outdoor.

anonymous
7/01/2020 05:48 AM

Development of Riverfront for retail/restaurant.

anonymous
7/01/2020 08:59 AM

Waterfront patios and walkways. Lots of green space. Model after Riverwalk in San Antonio.

anonymous
7/01/2020 09:36 AM

Public access to waterfront. Potential for restaurants with waterfront patios, etc.

anonymous
7/01/2020 11:07 AM

parkland, town office, event space, historical tour route, beach, boardwalk

anonymous
7/01/2020 04:04 PM

Maybe a place for food and live music events.

anonymous
7/02/2020 10:17 AM

Park and parking

anonymous
7/02/2020 10:49 AM

Live entertainment. Arts Centre- a new home for Muskoka Arts and Crafts and Artists booths. Parkland with childrens play area. Food outlets. Farmers Market.

anonymous
7/02/2020 07:35 PM

Accessible, multi use space to attract people to the water front, bar, live music, dock space, option to boat into downtown etc

anonymous
7/03/2020 09:26 AM

The space could be transformed into greens space parklands multi event space. The buildings at least the brick historic building could be preserved and refurbished to provide a space that could be used as an event space while providing a window into the history of the site and the town. This parkland should have an open area for other events

such as open air events. And public space. This could also serve as an area where an interpretative centre could be established to honour the past of the town but also native representation of the first inhabitants of this area . An open air space pow wow grounds and representation from the First Nations communities, Chippewa of Rama, Wahta Mohawks, Moose deer point, Wasauksing Parry Island, Golden lake ,Christian Island ,Magnettawan. Native representation and input should be included to rebuild and restablish good working relationships with these surrounding communities. The largest building could also provide an area for events and perhaps a museum this could have the potential to provide the town with a hub site similar to that of Central Park New York City or perhaps like a Royal botanical garden area as well ;public accessibility is key and could be the jewel of the town

anonymous

7/03/2020 02:40 PM

It should be centre for live events With such a seasonal economic engine it should have a looping trail/walkway and allow for small retail look at what Halifax and Riverwalk in Fort Lauderdale did to leverage their similar long narrow area into an attraction for Arts,Retail, Food in a Seasonal environment

anonymous

7/03/2020 07:35 PM

Great Ideas from San Antonio (Winding pathway along the shoreline with interesting stonework, plantings and trees for shade, shops and restaurants with doors that open to the riverwalk so there is inside/outside space in case of hot or inclement weather, fountains and water features, firelamps, river tours?, architecture that melds with the river such as footbridges -

consider us needing a pedestrian bridge to get over the railway line safely and make it a main feature!) <https://www.youtube.com/watch?v=Eq-7x-pDBwM> One of the things we LOVE about living in Huntsville at our other house is the Hunter's Bay trail and jumping dock. Bracebridge needs some more great swimming availability in town (but not too close to the falls.) The flood plain further up stream would be most ideal for dock-based, deep water swimming.

anonymous

7/05/2020 06:01 AM

Event space, picking area, green space

anonymous

7/07/2020 10:56 AM

The new Timbermart property should be a vibrant public space with strong connections with downtown. It should provide event space, including a stage for concerts, a place for food trucks, and attractive furniture, lighting and garbage cans. The natural environment should be restored with native tree and shrub species, particularly along the riparian buffer. Shade trees should also be planted across the site. Trails should be established to connect to the existing trail systems and link to the downtown. The site should be focussed on public usage and not diminished in size for private uses.

anonymous

7/08/2020 06:09 AM

Having lived and worked in downtown Toronto in the software industry for many years, I have witnessed first-hand the positive impact that technology, architecture and social spaces can have when they all come together properly. Now that I live in Bracebridge year-round and have my own software company (Rolldog, located on Chancery Lane), I would love to see some of this area (along with parts of Manitoba Street) adapt a technology / software

'culture' akin to what is happening in downtown Toronto and many other cities globally (large & small). This can start by making use of existing buildings that could be converted into open-concept work environments - preserving the architecture. A tight sense of community already exists, as well as coffee shops, bars/restaurants, etc. When you combine these elements with an existing high-speed Internet infrastructure; our proximity to Toronto; the non-seasonal nature of the tech/software industry; and all of the other benefits that Muskoka offers, there are many positives.

anonymous

7/08/2020 08:53 AM

Walking trail/park, retail shops with restaurants, parking lot

anonymous

7/08/2020 10:43 AM

I feel this site could be unique and helpful. I truly believe closing the bypass road from dill street to Warf road and downtown would be much more affective. As well be strategic in what business and restaurants are aloud to be there.

anonymous

7/19/2020 06:07 PM

A restaurant, park space to picnic, for festivals

anonymous

7/21/2020 01:26 PM

Walking path. Seating. Outdoor concerts area , artist coops, interesting local businesses . NO CHAIN STORES. Trees and landscaping , parking, easy access to Manitoba businesses. Link to bike paths. Bike rentals.

anonymous

7/22/2020 08:38 AM

This would be a wonderful public space on the river for community outdoor events and festivals and theater. A place to eat your ice cream and meet a friend. NOT for parking. Cross-walk at Taylor Road from that lot, into this new park

anonymous

Event space with outside park areas

7/22/2020 04:36 PM

and waterfront dining.

anonymous

7/22/2020 06:39 PM

Family space, waterfront paths and areas to sit (cafe like); maybe artisan outdoor market opportunities I summer - like outdoor market but not so they have to leave everyday - like Byward Market in Ottawa much smaller scale; outdoor music or busker like activities in summer...not more bars and restaurants or clothing retail - livable space for folks to wander, relax, sit and enjoy the water going by

anonymous

7/22/2020 06:57 PM

Create public space for walking, have benches. Clean it up keep nature buffer at shoreline. If it is being developed make additional parking for downtown. No condos.

anonymous

7/23/2020 06:27 AM

Keep the tower building, remove the rest of the structures and plant some trees. Make a trail connecting this area to the area below the falls.

anonymous

7/23/2020 11:26 AM

Boardwalk, green space, picnic areas, food truck access, outdoor theater/concert/event space, water recreation area.

anonymous

7/23/2020 07:22 PM

Pedestrian area with shops.

anonymous

7/24/2020 09:26 AM

There needs to be a mix of business and walking space along the waterfront. Huntsville and Gravenhurst both have areas where you can enjoy the waterfront while also using the local businesses. Some green space for recreation would assist local business. Please no Boston Pizza.

anonymous

7/26/2020 08:23 AM

Restaurant on the waterfront with plentiful outdoor seating - with heaters. Wide pedestrian area with small shops. Park seating area/trails.

anonymous

Parking, OUTDOOR event space,

7/26/2020 09:19 AM

tree canopy, parkland

anonymous

Parkland and outdoor gathering area

7/26/2020 09:55 AM

anonymous

Creating a green space with walking trails. Or a bandshell for events to take place by the waterfront.

7/26/2020 05:41 PM

anonymous

This area should be developed as restaurant cluster with patio access for the riverside. It should be developed for pedestrian access only - no vehicular access.

7/28/2020 10:37 AM

anonymous

I think it needs to have a mixture of retail shops on lower levels and housing above. This provides additional people living in the downtown area to help sustain the businesses as done in many cities in Canada. A Whistler resort feel.

7/28/2020 01:59 PM

anonymous

Park, with water access for swimming, a small restaurant that only has outdoor seating (snack shack that sells hot dogs, burgers, fries, shakes).. picnic tables, gazebo.. walk thru flower garden.

7/28/2020 05:08 PM

anonymous

Make it a natural park along the river for public open space. Clear that flood plain.

7/29/2020 08:12 AM

anonymous

Museum of Bracebridge history / market-like local shops

7/29/2020 12:00 PM

anonymous

Event / venue space

7/29/2020 02:13 PM

anonymous

An inviting area for tourists and families to enjoy including gardens etc. that take advantage of the waterfront along the river. Possibly a nice restaurant with patio that overlooks the river. No housing!

7/29/2020 05:46 PM

anonymous

Museum with the history of the area; an open market.

7/29/2020 07:24 PM

anonymous

7/30/2020 04:55 AM

With the amount of waterfront space that has been acquired through this site, it would be amazing to see a pedestrian esplanade constructed here. I used to live in Sunshine Coast, QLD, Australia and the waterfront esplanade by the beach in Mooloolaba had a great combination of waterfront trails/walking paths that connected to outdoor dining/sitting areas in front of local cafe shops and restaurants. There could also be some green/park space that would be great to see downtown. Not necessarily a playground as the wharf park has one very close but just more usable green space with walking paths. More walking space, especially now with social distancing, would be much appreciated for locals to enjoy downtown without feeling like they are trapped to just the sidewalk too.

anonymous

7/30/2020 12:06 PM

Parkland and cultural centre with outdoor and indoor venues for shows and conferences.

anonymous

7/30/2020 01:05 PM

I think this space could be a great combination of green space, retail and housing. I'd love to see the old brick buildings preserved as much as possible (i.e. like the distillery or Evergreen brickworks in Toronto)

anonymous

7/31/2020 07:05 AM

something that will serve as a hub, a major attractive feature that will draw people downtown emphasize the river with an attractive walkway, viewing points and naturalization - we have lots of restaurants and bars downtown now that seem to struggle so hard to ask for more - but good venues are always attractive. An anchor feature such as Orillia's Mariposa market would be great. And public washrooms !

anonymous

I would like to see more useable

7/31/2020 02:50 PM

public space along the riverfront.
Restaurants or market place to attract visitors and keep them in the area longer. More seating areas to encourage prolonged and repeat visits

anonymous

7/31/2020 03:16 PM

Arts community, performances, events, galleries, dining, featured local artists etc.

anonymous

8/02/2020 04:26 PM

A central core of municipal and retail services including food/beverage, surrounded by a pedestrian plaza.

anonymous

8/02/2020 04:31 PM

Active recreation park, as extension of existing parkland area. Allow retail space for canoe, kayak, paddleboard, snowshoe/cross country ski rentals, but clearly mark off the dangerous fast-moving water areas that are close to the falls. Allow retail space for waterfront restaurant with patio but very limited so that Manitoba Street businesses remain viable. Incorporate trails that can be accessible by seniors/disabled persons and families with strollers (eg paved loop path) and that connect with children's playground on other side of train track. If well-lit, in winter this same path could be used for snowshoeing and cross-country skiing for full-year usage, ie full-year tourist attraction. Note: in looking bird's eye at the whole downtown area, if roads were moved, there would be fabulous opportunity to create a large park to enhance all these activities, incorporating silver bridge and railway bridge engineering and architecture.

Optional question (201 response(s), 8 skipped)

Question type: Essay Question

Q8 | The Town of Bracebridge has recently announced a new Community Centre comprised of

a arena, community hall, fieldhouse and library. As a result, the existing Bracebridge Memorial Arena site will be available for a new use. What new uses should be explored for this site that would positively contribute to the Downtown and Bracebridge community?

anonymous

5/28/2020 03:18 PM

Rezone to solve our low income housing issue. Perfect location for pedestrian residence. Tear it down and sell it to fund the other town projects

anonymous

6/02/2020 03:19 PM

Public green space. A space for events.

anonymous

6/02/2020 03:31 PM

pump track and playground, keep parking for downtown access

anonymous

6/02/2020 03:32 PM

Health Hub of practitioner offices on main floor, with seniors housing above. It is in our "health district". Keep lots of parking in this area.

anonymous

6/02/2020 03:52 PM

Community space?

anonymous

6/02/2020 05:49 PM

Housing development and parking.

anonymous

6/02/2020 06:34 PM

Residential housing project. Built and owned by investors but managed by Township/District.

anonymous

6/02/2020 08:04 PM

We have a housing crisis so affordable housing might be the way to go but keep the skate park.

anonymous

6/02/2020 09:06 PM

Museum Demolish it for parking or retail space or park as it's an extra burden on rate payers

anonymous

6/03/2020 05:31 AM

I heard this building was unsafe and needed expensive work. I wonder if it's worth the cost.

anonymous

6/03/2020 06:15 AM

Add on to skate park. Create a destination for youth. Add a bike pump track. Muskoka seems to be a destination for mountain bikers, let's keep the momentum going. Perhaps

green space /park around it. Keep parking space!

anonymous

6/03/2020 06:43 AM

The town needs a theatre similar to that found in Gravenhurst and/or Huntsville. The Rene Caisse is in a poor location, expensive to rent and a challenge to use given the connection with the high school. The town also needs a convention type centre for businesses to host meetings - also requires lodging.

anonymous

6/03/2020 08:37 AM

Parking space is a challenge downtown. this area could be used as a small parkette and overflow parking.

anonymous

6/03/2020 10:24 AM

Keep hockey rink

anonymous

6/03/2020 11:24 AM

First off demolish it and re build a new convention center to attract large groups or even local groups . Local groups have trouble finding large rooms for their AGM's or even local meetings .Probus ??? Quilting shows ??? Etc

anonymous

6/03/2020 11:39 AM

Housing

anonymous

6/03/2020 11:45 AM

Housing

anonymous

6/03/2020 01:17 PM

It's not the most attractive building, so perhaps more parking would be beneficial.

anonymous

6/03/2020 04:47 PM

Indoor sports facilities

anonymous

6/03/2020 05:33 PM

No idea

anonymous

6/03/2020 06:18 PM

Music and performing arts Theatre

anonymous

Housing. I've always preferred to not

6/03/2020 11:55 PM

tear down but to convert but this area would easily have enough space for housing. A 2-3 storey apartment for assisted living seniors or lower income would alleviate pressures for ODSP, Ontario works, District and the town and community. The proximity to downtown for those residents would allow them to shop, eat, attend medical appointments, near transit and work close to home

anonymous

6/04/2020 12:26 AM

affordable housing, a complex that includes meeting space for residents, some in house services like laundry/perhaps a canteen idea with variety store items, coffee so people don't need to leave the building to socialize together. Units for singles and couples with a sense of community for all in the building. coop the general duties like cleaning common spaces, gardening, having community events.

anonymous

6/04/2020 06:50 AM

Roller rink. One of my favourite memories as a teenager volunteering at a summer camp was going roller skating. The camp was near Port Carling but I know there are multiple camps in the Bracebridge to Huntsville corridor, not to mention cottagers. Providing a roller rink would be fantastic.

anonymous

6/04/2020 08:05 AM

More parking for downtown, greenspace, perhaps family water park and family outdoor play area - also add trail for easy access to mainstreet - lots of lighting, signage. We desperately need a new movie theatre in town to keep locals from going elsewhere for movies - this space is big enough but unless we can build a theatre to fit with architectural integrity of downtown then the theatre should be built elsewhere - but we need a theatre and that space would be great to

develop as well.

anonymous

6/04/2020 09:01 AM

Tear it down and build affordable rental units for families. Keep residents as much as possible in the downtown core.

anonymous

6/04/2020 02:33 PM

This could potentially be a location for a permanent year-round Farmer's Market, as well as having space set aside for other community uses. This would depend on what use would be determined at the Timber Mart property.

anonymous

6/05/2020 10:36 AM

The area could be converted into multiple, segregated, indoor activity spaces; basketball, soccer, floor hockey, etc. These segregated portions of the arena could then be rented out/reserved online to whomever is interested in partaking in activities with friends/family.

anonymous

6/05/2020 04:56 PM

Some suggestions I have are a year round farmers market, bring Muskoka Brewery back downtown(!!!), state of the art indoor golf, a historic museum, a convention centre, a trampoline park, a costco, indoor soccer stadium, a winery, include more outdoor art, future transit station, an affordable housing location,

anonymous

6/06/2020 05:03 AM

This town is lovely but sadly, so many events, activities etc are based on the needs of adults! This NEEDS to change. We need a bigger park, a splash pad, a small building with bathrooms and rental options. Please start thinking more of the children, youths and teens.

anonymous

6/06/2020 06:20 AM

Pickle ball courts

anonymous

6/08/2020 09:19 AM

Create underground public parking under a central medical services building and move all medical

services off main street. It is close to the hospital, would create more parking in central downtown where it is usually full.

anonymous

6/08/2020 11:23 AM

An indoor sports facility (indoor soccer, basketball courts, etc.) would be a good way to easily transform the space and it would be well used in the winter to give alternatives to hockey/skating as the only indoor winter activities. More space for seniors as well to exercise in a safe space free of ice.

anonymous

6/09/2020 05:58 AM

Demo and make it parking

anonymous

6/09/2020 09:39 AM

Could be used as a farmers market for locally grown food and produce much the same way as the St. Lawrence Market in Toronto or Roller Skating in the summer and public ice skating in the winter. The meeting room could be improved for public events, conferences and meeting space.

anonymous

6/09/2020 12:08 PM

Parking, housing

anonymous

6/10/2020 05:51 AM

If the building was bad enough for an arena, then it should be torn down. Unfortunately it is not on main street.

anonymous

6/10/2020 05:51 AM

Event rental?

anonymous

6/10/2020 07:42 AM

a fitness gym

anonymous

6/10/2020 07:49 AM

more outdoor recreation space, expand bike park, new playground, green space, 2nd new arena

anonymous

6/10/2020 08:36 AM

Park

anonymous

6/10/2020 10:12 AM

park space, expanded skate/bike
park, pump track, playground
equipment

anonymous

6/10/2020 10:05 PM

Concert events

anonymous

6/11/2020 09:10 AM

Affordable Housing

anonymous

6/11/2020 10:17 AM

It's about time..... amazing idea! I
can't wait to see the finished product.

anonymous

6/11/2020 10:38 AM

Affordable housing?

anonymous

6/11/2020 11:24 AM

This is a great location for an
affordable housing development. If
not this, another playground and park
would be wonderful as when my kids
were small this was the one thing
that seemed missing and easily
accessible throughout the downtown
core.

anonymous

6/11/2020 02:31 PM

The existing building could be
renovated or retrofitted for indoor
recreational use. A multi use facility
would be great. Perhaps an indoor
skate park, a climbing facility, indoor
beach volleyball, a bowling alley or a
virtual golf course. Keeping the
building as an additional ice pad
could be an option as well. If the
building is removed perhaps some
kind of housing development would
be an option.

anonymous

6/12/2020 08:09 AM

I am not as excited about this site. It
seems to be oriented towards
hockey, with the remainder of uses
superfluous - just there to fill the
space and justify the expense. I am
concerned that my taxes will increase
so that people who like hockey can
have more access to watching an
playing hockey. Attracting hockey
tourism would be a good boost for

winter, but on the other hand hockey kids only go to franchise businesses such as McDonalds, Boston Pizza, and "branded" hotels so 99.9% of businesses will gain nothing from busloads of kids coming through town and the revenue will ultimately go to mostly American or foreign-controlled franchise operations.

anonymous

6/12/2020 10:32 AM

park land after you sell the rona property

anonymous

6/12/2020 02:14 PM

Park. expand bike park as well into the parking lot.

anonymous

6/12/2020 02:47 PM

I'm opposed to moving the library. And, I'm not a user of the arena. However, if that move is imminent then this site should be redeveloped to be indoor tennis facilities.

anonymous

6/12/2020 04:51 PM

Retail shops, restaurant

anonymous

6/13/2020 12:32 PM

Medium density housing

anonymous

6/13/2020 07:37 PM

That's a good question! courier using the acreage for rent geared to income housing (single parent families, people living with disabilities, seniors, marginalized members of the broader community) - perhaps a co-housing or other community housing approach.

anonymous

6/14/2020 10:47 AM

Sell for housing

anonymous

6/14/2020 01:11 PM

Housing. Mens and women's shelters. Low cost housing.

anonymous

6/15/2020 05:22 AM

Meeting space, ball hockey/ roller hockey league, event space

anonymous

6/16/2020 10:06 AM

Homeless housing, indoor farmer's market, indoor concerts, indoor

anonymous

6/16/2020 10:29 AM

Remembrance Day service

No specific ideas at the moment.
Just prefer it not to sit empty, it's a pretty bad eye sore right now.

anonymous

6/17/2020 09:29 AM

Affordable housing or (if the Library is not used for it) a non-profit shareable office space like the Hub in Huntsville.

anonymous

6/17/2020 02:05 PM

I'd like to see this continue to be used for active recreation - tennis, basketball, beach volleyball, skate-park, possibly with a dome for year-round use

anonymous

6/18/2020 09:53 AM

youth park with added amenities to skatepark which could include pumptrack, picnic areas, washrooms, playground, waterpark, etc.

anonymous

6/19/2020 11:15 AM

A centre focused on the elderly: community, health, social services

anonymous

6/19/2020 04:13 PM

Geared to income housing.

anonymous

6/19/2020 07:05 PM

Expand concept of skateboard park - outside dirt pump track for BMX bikes, inside skateboard park?

anonymous

6/21/2020 07:51 AM

Keep the theme young with laser tag, arcade, or other indoor fun for young people. ...or a dance hall featuring swing and 50's classes and social events with bar and cafe.

anonymous

6/22/2020 05:18 AM

Farmers market area? Could use it even in the winter! Homeless shelter? Open it up to volunteers to run for the homeless at night especially in the winter.

anonymous

6/22/2020 11:05 AM

Mixed Housing with green space.

anonymous

6/22/2020 11:14 AM

Hospice Population aging, ones in Port Carling and Huntsville not close enough for everyone and not serviced by public transit

anonymous

6/22/2020 01:14 PM

Indoor skate park/youth centre.
Community Hall.

anonymous

6/22/2020 02:25 PM

I think something we are missing in BB is a large event hall for conferences, large weddings. The Rotary Center is too small, the fairgrounds is large but needs too much \$\$ and time in decorating to make it worth it to many. We are missing out on large conferences since we don't have a large enough space to hold them ie: Rotary, Shriner. Could this building fit the bill? Maybe too much \$\$ to make useable. I don't know. Red Leaves is hugely expensive and not close to anything. Having a large event Center right in BB would attract people who would bring families here, stay, eat, & shop here.

anonymous

6/22/2020 02:57 PM

There is a shortage of affordable housing so this could be developed into apartments. Or a park with fitness equipment to complement the skateboard park.

anonymous

6/22/2020 08:45 PM

Indoor space for families- trampoline park, event space, indoor bike park with climbing gym or parkour site. If not- tear it down and provide low income housing.

anonymous

6/23/2020 08:39 AM

Expand the skate park by adding a pump track for kids!!

anonymous

6/23/2020 08:45 AM

Roller skating, inside skate board , something for youth

anonymous

6/23/2020 09:06 AM

Community building initiatives, a place to access community resources. Maybe an auditorium for speeches and talks.

anonymous

6/23/2020 09:47 AM

This would be a great place to move the Bracebridge Farmer's Market to, as there is more parking and they

anonymous

6/23/2020 09:59 AM

could have vendors indoors and out.

I'm not sure how we could use that old building. Perhaps we knock it down and create green space and an activity for older kids - a bike park or something else that would give our older kids more to do in town and help keep them active. We will not attract young families to come and raise their children here if we do not have active, outdoor spaces for them in town. And please put environmental considerations first. I imagine living in a town with less cars, more bike lanes and more pedestrian-friendly towns. That forward thinking is what will make us stand out from other small towns.

anonymous

6/23/2020 10:44 AM

Indoor play space? Indoor skatepark/bike park? The skate park is frequently used in the summer and this may provide an opportunity for exercise in late fall to early spring? Not entirely sure, haven't thought this through all the way

anonymous

6/23/2020 03:18 PM

Performing Arts Venue, large, bright, like the Opera house in Gravenhurst but better!

anonymous

6/23/2020 06:04 PM

It's a central location. What about an indoor pool and a community centre/hub. A Srs centre attached to a day program for Srs with dementia. A day care centre.

anonymous

6/23/2020 07:55 PM

Agricultural food hub with commercial kitchen that can be rented out to public. Need better way to connect local producers and consumers. Also have been seeing an increase with people who are selling homemade breads, baking, ethnic foods at home and selling on Facebook. If created as a non-profit could be rented out affordably and people have a properly inspected place to produce their foods and also a place to sell to

community. Potential funding (OMAFRA?). Haven't been to the arena for a long while, so not sure if it's the right building (perhaps can combine this with the "market" concept above?) Another concept is a local shared ecommerce/pickup distribution centre for local businesses (think old school consumers distributing). Combine it with a virtual downtown and ecommerce websites and there is the potential to extend the reach of our community businesses outside of the region. Also providing collaborative shipping would reduce rates and allow businesses to be competitive in this space (e.g. Canada Post discounts are based on volume). Another community gap I think is a place for teens to gather safely and socialize and be active? Finally, could also move Service Ontario here and combine with complementary services? My last visit to their current location the roof was leaking and it smelled musty and not sure it's a pleasant space for the nice folks who work there?

anonymous

6/24/2020 05:03 AM

I don't know the condition of the building to make use of it

anonymous

6/24/2020 08:51 AM

Artist market

anonymous

6/24/2020 01:06 PM

Parking replace parking on Manitoba St Use Manitoba St for wider sidewalks and allow outside dining

anonymous

6/24/2020 01:17 PM

Retirement community / attainable housing

anonymous

6/24/2020 01:31 PM

Possible location for pump track and expand the skateboard park - more green space/park. Parking could also be expanded in this area for business owners, employees of

downtown, hospital and surrounding business.

anonymous

6/24/2020 01:48 PM

high rise rental units

anonymous

6/24/2020 04:07 PM

Affordable housing. Please. It's very necessary as there's a 10 year wait for a 2 bedroom apartment. Ridiculousness.

anonymous

6/24/2020 05:31 PM

I don't know the superstructure capabilities of the arena, however, if this could be utilized and transformed into a concert hall, or reasonable housing for seniors etc for ease of walking to hospital, medical needs, shopping, etc. would be tremendous. Possibly, the current parking lot could become a double decker parking area for downtown.

anonymous

6/24/2020 05:39 PM

More free parking.

anonymous

6/24/2020 08:35 PM

We need affordable housing for locals more than anything in this town. This is very central, has ready parking we just need to update the outfitting and may it be approached holistically through living technologies and carbon positive practices. Rooftop garden can sequester and keep air pure. Gardening is a solution to help those suffering mental illness as well. The overwhelming housing crisis is matched with our opioid drug abuse in young men. If we had a shelter it'd be so rad next to the skate park where those punks hang out lol and then right home when they feel anxious equipped with fully knowledgeable staff and resources to outreach cooking classes and workshops for establishing a sense of belonging and importance in the community will change their lives. We need to colour our town with more

anonymous

6/25/2020 06:08 AM

compassion.

The redevelopment of MAHC Bracebridge site is 15-25 years down the road so as Health care delivery will change dramatically in the future with technology perhaps a creative mind could make this arena lands an interconnected part of the Healthcare delivery system providing services for the future that physically do not need to be connected down the hall from and OR or Trauma rooms. This could then provide lot's of space at the Ann St site to reconfigure and expand other futuristic Health services. This could keep all Hospital related services at the core of Bracebridge while perhaps saving expensive new infrastructure costs at a totally new site. Let's create a new model that could create a new future way of delivering quality health and hospital care.

anonymous

6/25/2020 08:36 AM

Turn into an apartment complex.

anonymous

6/25/2020 08:56 AM

Concert venue. Exhibition hall.
Conference facility.

anonymous

6/25/2020 11:19 AM

affordable housing

anonymous

6/25/2020 12:45 PM

I think this site should be allocated to housing.

anonymous

6/25/2020 02:24 PM

BREWERY AND FOOD HALL

anonymous

6/25/2020 02:26 PM

Apartment building with some geared to income units

anonymous

6/25/2020 03:50 PM

A space for shops and indoor markets. Alike to Evergreen Brickworks in Toronto.

anonymous

Meaningfully sized and outfitted

6/25/2020 05:54 PM

seniors centre, combine with youth centre. Both ages would support each other.

anonymous

6/25/2020 08:49 PM

This would also be a great spot for a playground and open green space drawing families to downtown. Bracebridge has a lack of "playgrounds" for kids in the central part of town that can be walked too when out and about around downtown.

anonymous

6/26/2020 10:29 AM

Indoor water park open year round? England managed to convert old soccer stadiums into apartments, 650 units. Right now our farmers markets are seasonal, this could be an indoor vendor centre for the months of bad weather.

anonymous

6/26/2020 12:55 PM

No idea

anonymous

6/26/2020 01:14 PM

Performance space, larger farmer's market, park space, parking area

anonymous

6/26/2020 03:29 PM

Library is of utmost importance.

anonymous

6/26/2020 07:49 PM

There's is a real issue with affordable housing in Muskoka, with those who fall in the lower income bracket unable to find suitable accommodation. The old arena should be repurposed/redesigned as into one bedroom apartment units. I advocate for a housing cooperative, where those who are eligible will pay lower rent and/ or have it subsidized by the government. There would be enough space to allow for a community room and a rooftop deck / barbecue patio, with the understanding that the members of the co-op are responsible for maintenance. It would help to build a sense of community. Scandinavian

countries are having great success with inter-generational housing. This is where, as part of a subsidy program, younger generations must volunteer a certain amount of their time each day to spend with the seniors who live in the same complex. This sense of community also helps to keep seniors active and out of retirement homes.

anonymous

6/26/2020 08:36 PM

Event space. Renovate to provide meeting/ gathering space. Events like the home builders show, garden shows, etc.

anonymous

6/27/2020 06:22 AM

Indoor Vendor Market like an Antique/Artisan Mall with reasonably priced stalls of different sizes.

anonymous

6/27/2020 08:01 AM

Live theatre venue, or seniors living accomodation.

anonymous

6/27/2020 12:08 PM

Affordable housing.

anonymous

6/27/2020 04:26 PM

Please keep the community use function but get rid of the building-it is awful. The building could be used as a senior center as the existing one is inadequate. Perhaps a social service function could share space with the seniors- such as a place for seniors advice and assistance with good well managed public washrooms like the kind one finds in Paris. Gathering places for Bracebridge's large senior population are very limited as are clean, safe and accessible public washrooms. I am thinking of that nice big room in the Huntsville Town Hall where I often see people playing cards, plus non profit community groups such as the Pinetree Quilter's Guild, Probus Clubs, the Horticultural society and the Field Naturalists. With good Handicapped accessibility the space could also be used for

voting, and especially for the major inoculation and testing center that will be needed in the continuing struggle with Covid 19. Indeed with proper design and venting the building could also act as an isolation centre for the nearby hospital- a somewhat smaller version of what is currently being completed at RVH. It is a good dry property with accessible parking-let us make maximum use of the place- oh and let's have a covered dropoff entry similar to those at the hospital.

anonymous

6/27/2020 05:09 PM

A local playground with splash pad would be great. Many older children use the skate park, but there is no big playground for younger children downtown. And having a splash pad outside of Santa's Village would be nice.

anonymous

6/27/2020 07:07 PM

Good question. A couple of suggestions... there is a complete lack of indoor tennis in this entire area; have to go all the way to Barrie to find an indoor tennis court; could be compatible with pickleball as well; the demand for pickleball is increasing exponentially in the town.

anonymous

6/27/2020 10:10 PM

Bowling? Roller squate? Affordable housing?

anonymous

6/28/2020 12:34 AM

Keep as a second arena so hockey and figure skating can have own locations so we don't have to drive out of town for ice time

anonymous

6/29/2020 06:37 AM

Mixed use for all ages pool hall bar dancing dining music

anonymous

6/29/2020 06:49 AM

Farmer's Market

anonymous

6/29/2020 12:01 PM

Roller rink and event centre.
Something for teens to do.

anonymous

6/29/2020 12:29 PM

Again - perhaps and indoor Farmer's Market - or could also be an Antique Market.

anonymous

6/29/2020 06:50 PM

Event and/or cultural space. Maybe including community spaces that could be rented out.

anonymous

6/29/2020 07:17 PM

Seniors/Adult residence, condominium-style similar to Legends at the Falls.

anonymous

6/29/2020 08:31 PM

Convention space

anonymous

6/30/2020 06:25 AM

I would like to develop a community enterprise facility based on the results of this survey and Co-operative housing facility. The new community enterprise facility would consist of production and quality housing. The facility would create jobs and generate profit. 100% of the profit would be used to create more jobs or be donated for community benefit programs.

anonymous

6/30/2020 07:06 AM

A parking garage is desperately needed in Bracebridge, however this location may be too far away from the critical shopping block Taylor Rd to ontario St. because people won't walk that far.

anonymous

6/30/2020 08:16 AM

Unknown. Child and youth activity Center?

anonymous

6/30/2020 01:47 PM

Despite the amount of housing in town, it is very hard to find affordable housing in Bracebridge that carries dignity for its residents. A housing development that is built green. Reference these articles: 1) <https://www.cbc.ca/news/canada/ottawa/tiny-homes-perth-lanark-county-1.5218183> 2) <https://www.ctvnews.ca/canada/a-village-of-tiny-houses-was-built-to-provide-homeless-veterans-with-a->

fresh-start-1.4659926 3)
<https://www.cbc.ca/news/canada/kitchener-waterloo/tiny-homes-kitchener-lot-42y-1.5621344> I have also seen articles about multi-family, shared amenities housing complexes in Scandinavian nations where residents have their own personal spaces but share amenities and equipment such as vehicles, living and rec spaces, properly waste management, etc. There are many every day amenities and spaces that everyone has that COULD be shared to save on the environmental impact of those spaces.

anonymous

6/30/2020 01:48 PM

parks, free parking for hospital visitors

anonymous

6/30/2020 02:11 PM

An indoor bike park. An example is Joyride in Markham. We have a professional bike park builder right on our own town and many knowledgeable bike enthusiasts. We need something for people to do year round to keep the moral high, attract year-round tourists and keep the youth out of trouble.

anonymous

6/30/2020 02:34 PM

Theatre for performances and exhibition space? Or Starbucks? Ha sorry. I'm thirsty.

anonymous

6/30/2020 03:12 PM

Develop the building and the parking area as a co-op housing or co-housing complex which can be a model and showcase for how to build using negative zero building materials. It can also serve as a model and showcase for how to create resilient housing in Muskoka and Ontario. Use local builders already working in passive house and zero carbon techniques to take the lead on the project. Use the facility to create local jobs and to educate on the future of building in a

zero carbon era..

anonymous

6/30/2020 04:19 PM

The skate park has seen alot of use. An expanded park would be nice. I must admit, the continued loss of services in the downtown makes me worried.

anonymous

6/30/2020 07:35 PM

Indoor Market Place where small businesses can sell their wares (Like the market at St. Jacobs)

anonymous

6/30/2020 07:38 PM

Affordable hall for weddings, large vendor venues ex. Christmas market, Cottage Show, concerts

anonymous

6/30/2020 07:50 PM

If the new site is only hosting 1 ice pad I think you should keep this for a second ice pad. It doesn't make sense for us to only have 1. If skaters want to host a competition we need two working ice pads A competition is a huge money maker for skating clubs and can be great for the town too Or an old age home. Definitely in need of those.

anonymous

6/30/2020 09:41 PM

The area is still great for youth activities as there is lots of parking and the skate park is beside it. Being utilized for some kind of a youth space would be nice as sometimes it seems like there isnt much to do for younger kids.

anonymous

7/01/2020 04:57 AM

Affordable accessible geared to income housing with playground food bank

anonymous

7/01/2020 05:43 AM

Parking? Outdoor skating rink? sell it?

anonymous

7/01/2020 08:59 AM

Community gardens, expand the skate park, green space or affordable housing.

anonymous

7/01/2020 09:36 AM

Create a new downtown park/greenspace with play structures and walking/biking paths, in addition to the existing skatepark.

anonymous

7/01/2020 11:07 AM

Roller rink, of course...winter market,

anonymous

7/01/2020 04:04 PM

A bmx park would be awesome! Or a splash pad .

anonymous

7/02/2020 10:17 AM

parking

anonymous

7/02/2020 10:49 AM

Affordable housing units for seniors.

anonymous

7/02/2020 07:35 PM

Concert venue

anonymous

7/03/2020 09:26 AM

Perhaps this could be used for the farmers market

anonymous

7/03/2020 02:40 PM

If Albion Expressway was turned to a one Lane one way north route and balance of The roadway could connect to new river land then it could have use if not SELL IT. If we miss this opportunity to create an attractive attraction it will be a short sighted decision NO ONE COMES TO SEE OUR MAIN ST it can be a feature And accessible For river lands but if the goal is to attract and expand sustainable Retail time to look forward

anonymous

7/03/2020 07:35 PM

Farmer's Market? Tear down the old building and convert it to park space with a Massive play structure for children with summer splash pads (no life guarding needed) and with a row of gourmet food trucks? Or, more likely, sell it and use the revenue to build up the waterfront into something truly wonderful.

anonymous

7/05/2020 06:01 AM

Parking, event centre

anonymous

7/07/2020 10:56 AM

Create a downtown venue for plays and concerts with parking and

surrounding parkland. The town needs this type of venue to add to the local vibrancy and support restaurants and pubs in the surrounding area.

anonymous

7/08/2020 08:53 AM

Apartment buildings and park

anonymous

7/08/2020 10:43 AM

Residential living. We have a mass shortage of rentals. As a landlord what we have the ability to charge for rentals is crazy. We need an influx of young families to move to the area and have the ability to work and save to put down real local roots. With the shortage of young workers we have, everything has ballooned in price. Contractors all need more staff to deal with the demand of our Muskoka Lakes. The amount of money that our cottagers will spend to keep the local contractors employed makes it very hard to have residential work done at a reasonable price.

anonymous

7/19/2020 06:07 PM

A place for trade shows, concerts, indoor gym for recreation

anonymous

7/21/2020 01:26 PM

Live theatre are to draw public to downtown for dinner/drinks before /after. Yoga studios

anonymous

7/22/2020 08:38 AM

The town built a new facility because of this ones old age. To upgrade the structure and maintain it within codes is a cost to be avoided. Better to sell the property for demo and add downtown condo.

anonymous

7/22/2020 04:36 PM

Indoor year round market business incubator space, event space rental

anonymous

7/22/2020 06:39 PM

Not sure renovation of that building is even worth it - any chance for truly affordable housing units; community hub of range of services for folks - not for profit; vulnerable and senior

	population (may be services or,programming run by agencies or government programs)
anonymous 7/22/2020 06:57 PM	Parking lot, community drop in or mental health centre
anonymous 7/23/2020 06:27 AM	Tear it down and make affordable housing/apartments.
anonymous 7/23/2020 11:26 AM	Multi level housing with ground floor commercial space with patios. Improved parking. Much needed landscaping and area refreshing. Site walks and court yards liking Manitoba st.
anonymous 7/23/2020 07:22 PM	Event space.
anonymous 7/24/2020 09:26 AM	I do not agree with the money being spent on the new arena. Having the library downtown in the beautiful building is a key part of Bracebridge. I fear this arena will become dead space when it is gone. Perhaps it can be used for a new school venture or something else that can be used in the winter.
anonymous 7/26/2020 08:23 AM	Indoor lawn bowling (with storage for many mats) and lockers shared with other sports.
anonymous 7/26/2020 09:19 AM	affordable housing, playground, OUTDOOR event space.
anonymous 7/26/2020 09:55 AM	Affordable housing.
anonymous 7/26/2020 05:41 PM	This might be a good location for apartments.
anonymous 7/28/2020 10:37 AM	This would be an ideal area for supporting and service industries or professional offices such as dentist, lawyers, insurance etcetera. At the same time maintaining the maximum

available parking space to reduce pressure on the spaces on Main street.

anonymous

7/28/2020 05:08 PM

apartment building. APARTMENT BUILDING!

anonymous

7/29/2020 08:12 AM

Residential / Retail but, should reflect surrounding heritage architecture.

anonymous

7/29/2020 12:00 PM

Parking lot space for down town / have markets inside on Saturday's in the winter / roller skating rink

anonymous

7/29/2020 02:13 PM

Roller rink/ skating park

anonymous

7/29/2020 05:46 PM

Condominiums with parking (2 spaces per unit), upscale retirement housing (rentals 55+), retirement home.

anonymous

7/29/2020 07:24 PM

A museum or an open market.

anonymous

7/30/2020 04:55 AM

An expansion of the skatepark and adding a bike park would be great to see here. A bike park close to town would really engage the local youth in healthy activities And encourage healthy lifestyle choices. Either an outdoor bike park or a revamp of the arena building to make an indoor bike park would also be beneficial for year round use.

anonymous

7/30/2020 01:05 PM

Multi-use indoor sports facility (i.e. basketball, soccer, events) or housing

anonymous

7/31/2020 07:05 AM

Municipal office space - bring more working people downtown attractive low income housing

anonymous

7/31/2020 02:50 PM

Utilize this area that is still close to downtown for apartment dwellings. An affordable option for small families and/or seniors. Street level medical or service related business. Creating a destination (w/ ample

parking for service type businesses.

anonymous

7/31/2020 03:16 PM

The nearby skate park is well used. Expand on that with equipment, facilities and retail /restaurants geared to older children, teens and young adults.

anonymous

8/02/2020 04:26 PM

Would be an ideal location for the OPP. That would be the best enhancement to community safety you could possibly achieve.

anonymous

8/02/2020 04:31 PM

Tear down the old arena, use site to sell to developer for revenues to offset park development costs, or donate site to District of Muskoka, strictly for affordable housing at maximum rent set at 80 percent AMR (average market rent). This is not RGI but would help low to moderate income households live near where their service-sector jobs are located, without needing cars.

Optional question (181 response(s), 28 skipped)

Question type: Essay Question

Q9 | The existing Bracebridge Public Library currently located on Manitoba Street in the heritage Carnegie building will be relocated to the new Multi-Use Community Centre. The Carnegie Library building was built in 1908 and has a rich history. What future uses, including potential public and private uses, do you think should be explored for this building that would positively contribute to the Downtown and Bracebridge community?

anonymous

5/28/2020 03:18 PM

Not sure. Beautiful building. Would be nice to preserve but at what price?

anonymous

6/02/2020 03:07 PM

Convert to small-theatre venue (maximum 100 seats), move the Older Adult Centre into this building, create studio and office space for non-profits.

anonymous

6/02/2020 03:19 PM

Public archives in the "new" section of the library as it has been built for the weight of collection. This would

required a professionally trained archivist. Public Museum. Meeting spaces for not-for-profit groups. Event space for small concerts, recitals, literary readings, theater. Limited municipal services for licenses such as wedding, dogs, etc. on the main floor. This building should remain in the public domain because since it's inception it has been supported with public money. It should not be privatized. If there were a better kitchen it could be rented out for weddings. Move the Tourist Information Center here.

anonymous

6/02/2020 03:31 PM

Museum, visitor centre, meeting rooms for rent/use and public wifi

anonymous

6/02/2020 03:32 PM

Muskoka Archives? Possible home for Muskoka Arts and Crafts? BIA and Visitor's Centre? All of the above? Part of a possible future Town Hall Campus?

anonymous

6/02/2020 03:52 PM

Meeting rooms and event space.

anonymous

6/02/2020 05:49 PM

Relocating the VIC Centre here could be a good option, potentially with room for the BIA and town economic development?

anonymous

6/02/2020 06:34 PM

Low cost & limited time. Retail/office space start-up businesses.

anonymous

6/02/2020 08:04 PM

Possibly a year round farmers market. A place for artists , soap makers, honey producers, bakers to bring the community together year round. Reasonable rents for tables, not stores.

anonymous

6/02/2020 09:06 PM

Museum Art gallery Theatre
Restaurant Town Archives Rent
Office space Second Town office
space, bring town services back to
downtown core.

anonymous

6/03/2020 06:15 AM

Not sure. Would like to see building maintained though

anonymous

6/03/2020 06:43 AM

The building should be restricted for public use and not private to insure the integrity of the structure remains intact. Considerations for use could include returning Town Hall to within the community rather than on the outskirts. A museum for Muskoka Pioneering, etc., art gallery to showcase local artists.

anonymous

6/03/2020 08:37 AM

With interior improvement (replace the old elevator and washroom facilities) this beautiful building could host an art gallery or art studios, for example.

anonymous

6/03/2020 09:52 AM

Community centre with activities for all ages. Or convert into a hotel to offer more interesting accommodations for visitors.

anonymous

6/03/2020 11:24 AM

This should become the new home and offices for the Council and the Mayor instead of way on the edge of town. The walking public would have much more access to their representatives . Part could be a museum also for the public .

anonymous

6/03/2020 11:39 AM

Hotel

anonymous

6/03/2020 11:45 AM

Boutique hotel

anonymous

6/03/2020 01:17 PM

I think that Bracebridge is in need of a museum, this would be ideal to showcase our rich history.

anonymous

6/03/2020 04:47 PM

museum

anonymous

6/03/2020 05:33 PM

Restaurant

anonymous

Public use: Bracebridge museum

6/03/2020 06:18 PM

interactive for kids, historical

anonymous

6/03/2020 11:55 PM

Museum or art gallery. Or both! The building itself is beautiful, spacious, already has amenities such as Washrooms, elevators and parking. With the rich history of Muskoka and the town itself, there are many people attracted to the area just for history. And better yet it's downtown. Why not learn the founding of the town and walk out the door to see it first hand. A Self guided walking tour right out the door could be well used. There are many talented artists in the area which is very evident during the fall tour. A permanent or rotating/guest exhibition area would fit nicely upstairs or downstairs

anonymous

6/04/2020 12:26 AM

indoor mall of sorts with artists and craftspeople can afford to rent a space for their products.

anonymous

6/04/2020 06:50 AM

Historical Museum of Bracebridge history.

anonymous

6/04/2020 07:33 AM

Museum? Coffee house and book store - a place to study

anonymous

6/04/2020 08:05 AM

Beautiful building should be turned into a cultural centre, coffee house, fine dining

anonymous

6/04/2020 09:01 AM

This would be an excellent location for the storage for all Muskoka archives. A partnership with the other municipalities and the District would be needed. Including a shared cost. Ease of access to all Muskoka historic material is important.

anonymous

6/04/2020 02:33 PM

This would be an ideal location for a Muskoka archive and museum, housing documents, records and artifacts from across the District.

anonymous

6/05/2020 10:36 AM

Once renovated/converted, this space could be useful as a "growth

hub" or "community hive". Similar to Google's techhub's which accelerate ideas and promote business growth.

anonymous

6/05/2020 04:56 PM

I suggest an art gallery of a high caliber, something similar to the Chapel Gallery, perhaps moving it to the downtown in this space, maybe a better space for a museum than the arena, a dance studio, or maybe would the Town offices fit in there with some changes to the interior - might be nice to see that back in the core too, include more outdoor art,

anonymous

6/06/2020 05:03 AM

Museum of Bracebridge and other Muskoka communities. This building needs to be utilized. It's beautiful!

anonymous

6/06/2020 06:20 AM

Keep the building perhaps a museum or multi use hall

anonymous

6/08/2020 09:19 AM

Add more yoga studios with additional services such as juice bar, coffee/pastry shop

anonymous

6/08/2020 11:23 AM

This space should become a museum to maintain heritage and attract tourists beyond retail to the downtown.

anonymous

6/09/2020 05:58 AM

I feel that the Town should be looking for opportunities to bring the majority of the "Town of Bracebridge" municipal staff to be working out of offices downtown (then they can walk to local restaurants for lunch, peruse shops on breaks). This could be a great opportunity to repurpose as office space to support the downtown.

anonymous

6/09/2020 09:39 AM

Bracebridge Museum displaying information about Rene Caisse, the early years and how the town came to be, events that shaped the town etc.

anonymous

6/09/2020 12:08 PM

Shared office space

anonymous

6/10/2020 05:51 AM

I guess it really depends on what happens with the federal building next door. I would like to see town services return to downtown.

anonymous

6/10/2020 05:51 AM

Event rental. Or indoor market

anonymous

6/10/2020 07:42 AM

a heritage museum

anonymous

6/10/2020 07:49 AM

art gallery, event space, shared market space

anonymous

6/10/2020 08:36 AM

Museum and local art gallery

anonymous

6/10/2020 10:12 AM

make it the council chambers

anonymous

6/10/2020 10:05 PM

Museum

anonymous

6/11/2020 07:53 AM

Live theatre with bar service.

anonymous

6/11/2020 09:10 AM

Museum

anonymous

6/11/2020 10:38 AM

Theatre, which would bring more people downtown and boost business for restaurants/bars. Rene Caisse is a lovely theatre, but located too far out of town and has no bar. (Perhaps the High School could be promoted to attract dramatic arts students?) Could we model our theatre on the wonderful Huntsville Algonquin Theatre, which is such a boon to their downtown?

anonymous

6/11/2020 11:24 AM

This would be a great location for a town office annex, where the BIA, Economic Development and Small Business Centre are located and would allow for a downtown location for common municipal services like

anonymous

6/11/2020 02:31 PM

payment of taxes, parking tickets etc.

It is imperative that the original character of this building be maintained. Private uses could include a restaurant and/or a bookstore, a cafe and perhaps a small theater of some sort. Guelph has an excellent example of what this building could be, called "The Bookshelf Cafe" it includes a book store, a cafe, a bar/restaurant and a small cinema that shows old black and white movies.

anonymous

6/12/2020 08:09 AM

I really love it as a library. Maybe some other education purpose such as a space for people to attend in-person courses, and internet-based college and university classes, which will be more commonly available now and in the future. We have no way for people to access real education in Muskoka beyond high school and trades - this lack of educated people should be very concerning as it tends to lead to slow death of a town.

anonymous

6/12/2020 02:14 PM

Not sure really.

anonymous

6/12/2020 02:47 PM

I'm opposed to moving the library. But, if it's inevitable it should be reconfigured to be an event space.

anonymous

6/12/2020 04:51 PM

Pub, brewery, coffeehouse

anonymous

6/13/2020 12:32 PM

It should be renovated and expanded to house the new library. Moving the library to a greenfield outside the core area is a mistake. Moving the library to the proposed location promotes a car oriented culture and removes the last public facility from the core. It is clear an expanded modernized library is needed but it should remain in the core. If that is not possible there should be some form

of public facility that would be an attraction and generate constant traffic in the core area. I am not sure what this facility would be since, prior to undertaking this downtown master plan, Town Council has moved all of the public facilities to the outskirts of the Town. The timing of this process is questionable, it is probably too late.

anonymous

6/13/2020 07:37 PM

Bracebridge would benefit greatly from a venue for the performing arts, perhaps small stage community and/or professional theatre, concerts, lectures.

anonymous

6/14/2020 10:47 AM

Bad idea, keep it there. Building works as a library but won't as retail, and I expect there is stuff in the original gift that may impede a move.

anonymous

6/14/2020 01:11 PM

Rent the basement space out. Main building stores. Museum.

anonymous

6/14/2020 06:08 PM

Museum of Bracebridge Historical

anonymous

6/15/2020 05:22 AM

No comment

anonymous

6/16/2020 10:06 AM

Midland converted their old library to a quaint cafe and shop with some antiques, homeless shelter

anonymous

6/16/2020 10:29 AM

No ideas. Could rent it out as office space and make money from it, if need be. Not to a restaurant though.

anonymous

6/17/2020 09:29 AM

A non-profit shareable office space like the Hub in Huntsville.

anonymous

6/17/2020 02:05 PM

event space for rent, health services (public or private), continued use as a satellite to the main relocated library. I'd like to see if offer some form of public community service.

anonymous

6/18/2020 09:53 AM

a business that can work within the restrictions of the building.

anonymous

6/19/2020 11:15 AM

Sell it.

anonymous

6/19/2020 04:13 PM

Archives. Public events, seminar hall.
Improved access, fire safety.

anonymous

6/19/2020 07:05 PM

Event planning like weddings, youth
hostel?

anonymous

6/21/2020 07:51 AM

Space and equipment available for
people to get together and participate
in on line courses like Skill Share or
community instructors in arts and
cooking.

anonymous

6/22/2020 11:14 AM

Senior centre..the existing one is a
dump

anonymous

6/22/2020 02:25 PM

Boutique hotel, luxury apartments,
court house overflow. I guess it
depends on how much parking goes
along with the building. If you decide
to sell the property, we would like to
be notified 705-645-9154.

anonymous

6/22/2020 02:57 PM

It could be a museum, boutique
shops or a location for emerging
artists, artisans , writers and crafters
to display their work on a regular,
rotating basis to help them develop
their businesses.

anonymous

6/22/2020 04:26 PM

Small events like wedding ,parties
Town business office

anonymous

6/22/2020 08:45 PM

I would love to chat in detail about
this project. We have a huge
opportunity to ensure the arts and
culture of our local area is protected
in this building. The Chapel Gallery
(while quaint) is an underutilized
building that is difficult to find and
hard to access publicly. The offices
of MAC could be relocated to this
building. The main floor could be
utilized for both private art shows
and art retail spaces supported by

MAC. The upper floors could be spaces for art classes, theatre, music and poetry/book groups. Although quiet is needed for some of these things, it could also be a public space for visiting much like the open studios in the East Coast for glass blowing - artists working, students learning, public watching and learning. Building an art sensory room/floor for families to interact in. Much like the Children's Museums across Ontario. There would be enough studio space to make this a sought after arts education centre - providing ongoing classes and artist in residence programs for both beginners and professionals. The lower floor (if not intermixed) could be rented out for smaller satellite office spaces, working stations, education seminars. The parking area could be utilized for pop up art shows, installations at special times, live music, art demos etc. Day camps specific to the arts would run March Break, Holiday and summer providing valuable income to support the centre as well as support for our community. Rental opportunities to existing businesses/groups such as Theatre in the Park, Muskoka Authors Association, Let The Cat Go, The Brown Baggers, The Weaving Guild, (developing) Muskoka Potters Guild, Muskoka Authors Association, YWCA. In the gallery developing an art gift shop complete with supplies if no one buys Martins! I see MAC and the Town coming together on this project to provide support for the arts in Muskoka but also bringing a vibrancy to our town that would be a destination for art tourists. The Chapel Gallery would still exist- would just be an additional showing and rental space for groups/classes

etc- or could be used to help boost visitors to Woodchester Villa by having programs that compliment there as well. As someone who runs existing art programs in the town and was on the Board of MAC I know how much demand we have, how much of a benefit the partnership would be and the potential for a new space to charge a vision for arts and culture in our community. I would love to chat.

anonymous

6/23/2020 08:39 AM

Parking

anonymous

6/23/2020 08:45 AM

Museum

anonymous

6/23/2020 09:47 AM

A town Museum with Memorabilia about the Area, Town, Surrounding Lakes and People or a Fine Dining Steak and Seafood Restaurant.

anonymous

6/23/2020 09:59 AM

I'm not sure, but it would be interesting to embrace the history piece of this building. Halifax has Pier 21 - a place to acknowledge and learn about the unique history of the city.

anonymous

6/23/2020 10:44 AM

I think this building should remain a public space. In 1908 the funding was donated by Carnegie with the intent of providing free public education to the community. In honouring the heritage and historic purpose of the building I feel it is important to at least maintain the public aspect of the building if it is not to be used as a library any longer.

anonymous

6/23/2020 11:17 AM

Archives. Museum.

anonymous

6/23/2020 03:18 PM

Seniors Centre or Childrens Daycare centre

anonymous

6/23/2020 06:04 PM

An event space. A space to show the rich history of the area-the Scots, the Getmans, the icelanders. A working space for artists and studio space

anonymous

6/23/2020 07:55 PM

No ideas for this one yet. But such a pretty building and shouldn't be sold!

anonymous

6/24/2020 05:03 AM

Bring town office back to downtown

anonymous

6/24/2020 06:26 AM

Community live theatre

anonymous

6/24/2020 08:51 AM

Local artisan retail

anonymous

6/24/2020 01:06 PM

Museum

anonymous

6/24/2020 01:31 PM

It needs to remain as an historical building and properly maintained. I would recommend a wedding and event venue. I feel like Bracebridge is lacking in event venues outside of a resort setting. Or possibly a museum, art gallery that could also accommodate weddings, events, live theater productions, etc. A multi purpose venue. The town of Bracebridge needs to continue to own this building - it would be a shame to see it privately sold.

anonymous

6/24/2020 01:48 PM

museum and gallery rental spaces

anonymous

6/24/2020 02:28 PM

I am disappointed the library, which is key to a vibrant downtown is moving. A plan for this building could include a satellite library location in part, use of the building for educational, small scale entertainment, fundraising events, meeting rooms for the public use all at reasonable rates perhaps at no fee for not for profits and children's

groups

anonymous

6/24/2020 04:07 PM

Affordable housing. Or if not possible maybe a museum? Or a help center/community hub for people needing programs/assistance.

anonymous

6/24/2020 05:31 PM

This should never become a residence but rather anything towards historic/displays, possibly a museum since so little is shown of our heritage in this community, if it weren't for the Pioneer Power, arts n' crafts, or music hall, possibly an area for food/beverage. Lecture rooms to rent, meeting rooms, etc. This should remain a full access premise for the citizens to continue to enjoy its architecture.

anonymous

6/24/2020 05:39 PM

Let the Chamber of Commerce use it if they want to.

anonymous

6/24/2020 08:35 PM

This historic building could very well still continue to be a library... For its easy so close to the James Street retirement home I see they like to walk and use itit encourages a healthy active lifestyle to keep it a Public space they can use.

anonymous

6/25/2020 06:08 AM

Let's make sure we keep the facades of the past and find new uses for public use in the future.

anonymous

6/25/2020 08:36 AM

Would make an interesting public art gallery or perhaps a private art galley.

anonymous

6/25/2020 08:56 AM

Art store/gallery and cafe.

anonymous

6/25/2020 12:45 PM

I think this should become our Bracebridge cultural centre, with a restaurant / cafe and a gift shop that is owned and operated by the Town of Bracebridge and raises funds for our community.

anonymous

KEEP EXTERIOR AS IS. ARTISAN

6/25/2020 02:24 PM

GALLERY AND SHOPS.

anonymous

Dedicated to the arts and culture

6/25/2020 02:26 PM

anonymous

Possibly keep some Library and Community programs at this space. Such as classes that are hosted at the Sportsplex that could be moved downtown. The more people brought downtown, the more downtown will thrive. Moving our public spaces away from downtown is a mistake in my opinion. This space could also be used as a warming and cooling center for those in need in the community. It would be nice to designate this building to Indigenous events and studies for the town. A center where the community of Wahta and the community of Bracebridge could unite. It would be nice to have a public space designated to Seniors programs. Attaching a greenhouse to this building would be awesome to incorporate senior garden programs that are indoors for people with accessibility issues.

6/25/2020 03:50 PM

anonymous

A downtown theatre. Rene Caisse largely inactive. See Huntsvilles success with a downtown theatre.

6/25/2020 05:54 PM

anonymous

Keep it as a library/small community centre for families and kids to enjoy family programs. Lack of young family places to go with toddlers for something to do.

6/25/2020 08:49 PM

anonymous

Does our downtown have a museum? This could be a cool spot for one. Show case how far we have come as a community.

6/26/2020 10:29 AM

anonymous

Family hub? Services for cradle to grave. Space for community groups to meet

6/26/2020 12:55 PM

anonymous

6/26/2020 01:14 PM

Restaurant or event venue, museum.

anonymous

6/26/2020 03:29 PM

Keep the building under community ownership -- do not sell to private enterprise. Maintain historical integrity. Convert to a public space, perhaps for seniors -- it's a better building than the seniors centre. Include a library within the old library to help seniors continue to have a gathering place in the downtown core.

anonymous

6/26/2020 07:49 PM

I think the Carnegie building should continue to be a multi-use public space for the community. There are many artists and small business owners who cannot afford to rent downtown. If Carnegie were to be as an artist co-op or mini-mall, where many different artisans and businesses could rent space, year round. This would appeal to the tourist and seasonal visitors, but needs to also function for local residents. Likewise, it could provide jobs for those in our community with physical or learning disabilities. In Vietnam, there's a place called The Reaching Out Teahouse -- a tranquil oasis in the center of bustling Hoi An. They offer delicious coffee, tea, fruit juices and biscuits, served in the charming atmosphere of an ancient, tastefully decorated house in the heart of the town. The Teahouse staff are all speech and hearing impaired, you communicate through written blocks; it warms your heart as you savor the silence of this experience. All the flavors and aromas are sourced from locally grown products and artwork/ pottery / jewelry from local artisans are on display for sale. To mirror Reaching Out Teahouse in Bracebridge would be a fantastic way

to incorporate vendors from the farmers market, support small businesses and up-in-coming artists, while offering equal opportunity employment to those within our community with disabilities.

anonymous

6/26/2020 08:36 PM

Absolutely. Small group meeting space. A business office for people teleworking and need a more formal setting by appointment. Special event office space. Small group meeting space.

anonymous

6/27/2020 06:22 AM

A Bracebridge or Muskoka Museum or an Art Museum, again with event capabilities.

anonymous

6/27/2020 08:01 AM

Bracebridge/Muskoka Museum

anonymous

6/27/2020 12:08 PM

I should continue to be public space. Not retail. Perhaps entertainment and/or educational. Definitely something to attract a broad range of people into the core.

anonymous

6/27/2020 04:26 PM

The optimum strategy and the most practical is to tear it down and retain the facade as the front to another new state of the art building. In terms of public use it is not suitable for much in its current configuration- it is dirty and dillapitated riddled with mice, crumbling infrastructure and it leaks. It is completely inadequate as a public library (I know whereof I speak as I was a public librarian for thirty years) as it has no capacity for storage and it is not handicapped accessible and it is wasteful to staff and manage. The sentimental enthusiasm to retain the building is difficult to overcome- but other municipalities have come up with creative solutions eg Fergus, Ontario, the former Town of New Toronto that is now part of the City of Toronto and numerous other Carnegie Buildings

that are part of the Toronto Public Library suite of buildings. Making the existing building come up to current standards is likely impossible and as a financial move impossible to defend. I have heard that one justification to keep it is that it has the only public washroom on the main street! Maybe it could be used as a local history museum and archive- but only in a new piece of the building as archives could be destroyed in one leaking incident. Perhaps Ken Veitch and Gary Denniss could advise?

anonymous

6/27/2020 07:07 PM

Museum? Community Activity Info Centre? Sell for restaurant development - that's a tough one. Bed and breakfast development?

anonymous

6/27/2020 10:10 PM

Community space for youth / seniors. Game room, community room oh no! Affordable housing

anonymous

6/27/2020 10:15 PM

Please maintain the heritage building exterior. Not really sure what it should be, would like to hear ideas.

anonymous

6/28/2020 12:34 AM

Local museum. Or winter farmers/craft market. Town could rent it out as a restaurant

anonymous

6/28/2020 11:04 AM

Bar/restaurant

anonymous

6/29/2020 06:37 AM

Museum or art gallery

anonymous

6/29/2020 06:49 AM

Children's activity center. Drop in, Day care

anonymous

6/29/2020 12:01 PM

I worry that removing the library you will eliminate many older people who are in the downtown from using its services. Tearing down the old post office and make more downtown parking might be an option. This building might be another option for

small business to have shops similar to the wharf. Upstairs could be offices.

anonymous

6/29/2020 12:29 PM

Live Theatre would be perfect. It would be great to have another theatre location - more local and accessible by walking. And if there were to be enough room - part of this building could also house a museum for the History of Muskoka. Last year I attended a live theatre performance - at Algonquin Theatre in Huntsville. The show was called Huntsville - A Choral History. It was so very entertaining and informative. It told the story of how the whole Muskoka area has come to be what it is today. A very rich and fascinating story. It would be great to share the story of the development of Bracebridge and the Muskoka area, for both local residents and visiting tourists. Could also become the destination for student field trips.

anonymous

6/29/2020 06:50 PM

This should be turned into a museum and archives. This could also include rentable work and gathering space.

anonymous

6/29/2020 07:17 PM

Home for Archives Centre, Chamber of Commerce, BIA, Tourist Information Centre. Beautiful heritage building - keep it!

anonymous

6/29/2020 08:31 PM

Interactive history center. Combining history with current technology displays

anonymous

6/30/2020 06:25 AM

Keep in public hands

anonymous

6/30/2020 07:06 AM

A museum and art gallery is needed to reflect the rich heritage of the area.

anonymous

6/30/2020 08:16 AM

Town services building or sold with historical protection.

anonymous

Not sure but not tacky retail or just

6/30/2020 12:16 PM

office space. It would be nice to have mixed use for the public the opportunity to experience and appreciate Quality historic Architecture

anonymous

6/30/2020 01:20 PM

I would love to see this historic building carry forward as a meeting place, a place for our community members to gather, as it has for so long. Regardless of the use, please ensure it's character is not changed/harmed by future inhabitants. It's a stunning building.

anonymous

6/30/2020 01:47 PM

An Indigenous cultural and education centre. Why wouldn't you do this, in Canada, on Indigenous lands, when a lack of familiarity with Indigenous culture and history is a root of racism for those who lived here before us?

anonymous

6/30/2020 01:48 PM

definitely preserve, day care, adult learning centre

anonymous

6/30/2020 02:11 PM

Shared collaborative, innovative spaces for business owners.

anonymous

6/30/2020 02:34 PM

It's begging to be an art gallery and museum with a donut shop!

anonymous

6/30/2020 03:12 PM

It should become a community centre for social enterprises due to its aesthetics and its central location. It should not be privatized and sold off to a commercial business. There should also be a community space developed there which can be "rented" for small meetings without charge.

anonymous

6/30/2020 04:19 PM

Are there any front office services that the town of Bracebridge can bring downtown?

anonymous

6/30/2020 05:05 PM

It would make a beautiful library themed restaurant with the different rooms and levels.

anonymous

Museum on the History of

6/30/2020 07:35 PM

Bracebridge, Put some perspective on the ongoing fight between seasonals and locals as to how both came about and how both contribute to the other

anonymous

6/30/2020 07:38 PM

Tea room or restaurant. We need restaurants or eating areas where people can gather in large groups...ladies lunches, family gatherings

anonymous

6/30/2020 07:50 PM

How about an information center / history about Muskoka

anonymous

6/30/2020 09:41 PM

I think this building would be great for weddings and events if the price is reasonable. There's lots of parking, and the building itself is very beautiful. As it is on main street I think it should have some kind of entertainment or service to get people to come down town.

anonymous

7/01/2020 04:57 AM

Museums, gift shops, public washrooms

anonymous

7/01/2020 05:43 AM

Apartments. Visitors centre. Museum.

anonymous

7/01/2020 08:59 AM

Restaurant, banquet hall, town of BB museum.

anonymous

7/01/2020 09:36 AM

Mixed use space. The tourism office could be relocated here. There could also be potential to rent out shared/semi-private office space, which is lacking in Bracebridge.

anonymous

7/01/2020 04:04 PM

Retail space with local artists similar to the set up in Gravenhurst at the wharf.

anonymous

7/02/2020 10:17 AM

Should have left the library on the main st

anonymous

7/02/2020 10:49 AM

[New home for Muskoka Arts and Crafts. Gallery space for arts shows.

anonymous

7/02/2020 07:35 PM

Coffee shop, Internet cafe etc

anonymous

7/03/2020 09:26 AM

This would be a great building for a museum or art gallery or council municipal office

anonymous

7/03/2020 02:40 PM

Sell It and use fuNds toWards creation and expansion of The river land from the falls to theArena

anonymous

7/03/2020 07:35 PM

Art Gallery? (We already have that space down the road.) Museum? (Do we REALLY have anything interesting enough to create a tourist-drawing museum?) Private apartments (too nice for affordable housing though...AirBNB units run by the town could draw in some SERIOUS income to be applied to other town improvements.)

anonymous

7/05/2020 06:01 AM

Restaurants, retail

anonymous

7/07/2020 10:56 AM

Maintain it as a library branch for the downtown residents or expand the library into the adjacent post office building and keep the library on the main street. It is such an important historical building that needs to be protected as part of the downtown.

anonymous

7/08/2020 06:09 AM

See comments above.

anonymous

7/08/2020 08:53 AM

Theater!!! history museum, event hall,

anonymous

7/08/2020 10:43 AM

This is hard because it is such a unique building. Store front I don't believe will work unless there is the ability to change the building along with a restaurant. Could be used as local office space but it is a prime location and in the heart of the Main Street.

anonymous

Keep a branch of the library so it's in

7/19/2020 06:07 PM

the downtown core. Or create a heritage museum

anonymous

KEEP IT AS THE LIBRARY

7/21/2020 01:26 PM

anonymous

Its a beautiful facade on the main street. Sell it to be convert to a boutique hotel.

7/22/2020 08:38 AM

anonymous

Make it available for lower rent downtown Social service agency office spaces - accessible

7/22/2020 04:36 PM

anonymous

Rental for small events or family functions; public access to internet and technology in the middle of town; community hub of services

7/22/2020 06:39 PM

anonymous

It is an awkward building interior. Chamber of Commerce for more central location. Community centre or mental health centre. Perhaps retail or restaurant or tear down for additional parking

7/22/2020 06:57 PM

anonymous

Italian or Vietnamese restaurant.

7/23/2020 06:27 AM

anonymous

Commercial space. Fine dining. Office space. Town services that would benefit the walk in public - tourist information, Parks and recreation,

7/23/2020 11:26 AM

anonymous

Flex space and retail.

7/23/2020 07:22 PM

anonymous

Moving this library makes no sense. It is a beautiful historic building downtown. A new use could be a meeting space, such as a new location for community programing (such as early on).

7/24/2020 09:26 AM

anonymous

Flexible space/seating including outdoor seating for a variety of uses. Film screening room.

7/26/2020 08:23 AM

anonymous

It would be nice if this was left as some sort of cultural facility.

7/26/2020 09:55 AM

anonymous

7/26/2020 05:41 PM

Museum, a place of learning.

It would be great if Bracebridge had a museum. This would be a great building for this. In my home town our museum was always busy, and it was all about Huron County. A "Muskoka" museum would be awesome.

anonymous

7/28/2020 10:37 AM

No particular ideas other than making sure that there will be restriction on exterior changes to the building to maintain the architectural look of this historic building.

anonymous

7/28/2020 05:08 PM

apartment building.

anonymous

7/29/2020 08:12 AM

Bed and Breakfast or Hostel

anonymous

7/29/2020 12:00 PM

Museum of Bracebridge history / arcade or funhouse attraction

anonymous

7/29/2020 02:13 PM

Conference or meeting space for rent

anonymous

7/29/2020 05:46 PM

Maintain the building in its historical character, possibly office space etc.

anonymous

7/29/2020 07:24 PM

A museum

anonymous

7/30/2020 04:55 AM

No idea. Maybe a revamp the inside and make a youth centre. Somewhere for kids to go, especially in the winter. Either that or collective office spaces or a community centre.

anonymous

7/30/2020 12:06 PM

It would be wonderful to see the library converted into an art gallery and archive for local artists work. We have a vibrant arts community and the work of artists who are aging should be retained in for future generations. This could be come a new location for Muskoka Arts and

Crafts to operate for members, workshops, etc and the current Chapel Gallery could be turned into an archive location.

anonymous

7/30/2020 01:05 PM

public art gallery and workshop space operated by Muskoka Arts & Crafts or some other fine arts based use (dance studio, audio/video recording studios, culinary school and restaurant)

anonymous

7/31/2020 07:05 AM

professional office space municipal branch office

anonymous

7/31/2020 02:50 PM

Repurpose as a town hall. Town staff and services as well as information/chamber/ BIA in one central location for visitors. This not only serves the needs of our community in the heart of Bracebridge but increases economic spin-off for downtown businesses. (Public works can remain at current Town office building)

anonymous

7/31/2020 03:16 PM

Not sure

anonymous

8/02/2020 04:26 PM

Retain ownership for future town growth. Develop space for commercial rental, Ontario/Muskoka/Bracebridge visitor information, legal offices, dental services, optician, etc.

anonymous

8/02/2020 04:31 PM

Town could keep property, which will increase in value over time, and rent out to law firm or similar. Alternately, use for arts-purpose organization, although accessibility would be challenging.

Optional question (184 response(s), 25 skipped)

Question type: Essay Question

Q10 | The Downtown Master Plan is exploring improvements along Manitoba Street. What opportunities for improvements along Manitoba Street would positively contribute to the

Downtown and Bracebridge community?

anonymous

5/28/2020 03:18 PM

It would be lovely to street scape a more pedestrian friendly like Calvin presented in showing Collingwood and Niagara on the Lake but I acknowledge the challenges with old buildings on a tight street with hills.

anonymous

6/02/2020 03:31 PM

Pedestrian only spaces, expanded cafe/retail patios in summer.

anonymous

6/02/2020 03:32 PM

More pedestrian friendly. I love Burlington, Vermont. Could turn the bottom section of the street into a pedestrian only space. Would double as event space, market space, patios, trees, etc. Could re-route the traffic onto a new road behind buildings on east side / Timbr-Mart.

anonymous

6/02/2020 03:52 PM

Cohesive signage. Improvements to walkways and additional parking.

anonymous

6/02/2020 05:49 PM

Less restrictions on signage for businesses to advertise. Outdoor WiFi areas/zones. New street identification signage through out the downtown core.

anonymous

6/02/2020 06:34 PM

Longer retail store hours.

anonymous

6/02/2020 08:04 PM

Bike lane, easier to navigate sidewalks, more outdoor restaurant and bar seating ie: patios.

anonymous

6/02/2020 09:06 PM

More parking Retail stores Outdoor cafes that you can sit and enjoy people or scenery. Wider sidewalks Block part of Manitoba and create a bypass to allow for more space and opportunity for people to walk more freely and have events.

anonymous

6/03/2020 05:31 AM

Please, no more sidewalk cafes. The ones we have are nice but parking space is too important to give up for

anonymous

6/03/2020 06:15 AM

more.

Parking is an issue... I don't really have suggestions for that unfortunately. Make it easier, more convenient for pedestrians and cyclists. Bike racks would be a great addition .

anonymous

6/03/2020 06:43 AM

Reduce transport truck access to avoid lower Manitoba and the corner to Taylor Road. Pedestrian crossings are dangerous in that area. New parking spots on the main street do not accommodate SUVs or pickup trucks - the majority of the vehicles in Muskoka. Storefronts need to be refreshed and businesses need to be encouraged to remain year round versus the number of pop-up shops that are found.

anonymous

6/03/2020 08:37 AM

The sidewalks are a challenge to navigate with uneven bricks, etc. Summertime extension of patios into the roadway is a charming experience, however impacts parking spaces. The importance then is to provide parking areas which are available in other areas. Until that is addressed, there will always be congestion and/or vehicles driving around frequently to find an open parking space.

anonymous

6/03/2020 09:52 AM

Spruce up the exterior of the buildings.

anonymous

6/03/2020 10:24 AM

more nightlife/ outdoor restaurant and bar space

anonymous

6/03/2020 11:24 AM

More trees and outdoor patios . No car traffic downtown like other summer towns .A total remake .Wider sidewalks , store fronts are so boring !!! More variety of stores . Store hours should be all the same . We do not have a water front patio here !!!! With a restaurant ???? With

- entertainment !!!!
- anonymous**
6/03/2020 11:39 AM
roof patios bike lanes
- anonymous**
6/03/2020 11:45 AM
Art Murals Bike lanes Bike racks
- anonymous**
6/03/2020 01:17 PM
Most of the stores are nicely kept however there still are some that are a little tacky and don't seem to fit in.
- anonymous**
6/03/2020 04:47 PM
wider sidewalks lighting storefront beautification
- anonymous**
6/03/2020 05:33 PM
Crosswalks, better visibility
- anonymous**
6/03/2020 06:18 PM
Pedestrian only from 4 corners to Taylor road lights. (What is usually blocked off for midnight madness) build patios and picnic tables down center to encourage community hang out spots, eating from restaurants
- anonymous**
6/03/2020 11:55 PM
In conjunction with modifying the Rona property to a one way street, the opposite direction could be taken with Manitoba St from the 4 corners to Taylor Rd. This would allow quieter traffic flow, parking, pedestrian crossing, bicycle friendly usage, restaurants and cafes to have patio style seating, wider sidewalks and opportunities for greenery to be added as well as benches, garbage AND recycling, water fountains or more.
- anonymous**
6/04/2020 12:26 AM
Make the stairs to the lower parking lot at the Railway useable, clean up that area and make it look like it hasn't been forgotten
- anonymous**
6/04/2020 06:50 AM
Positive improvements would to upgrade without losing the historic small town look Bracebridge has. Keep the Heritage look; it is what attracts the tourists. There are plenty

of modern looking towns around for people who want that sort of thing, but not many places for those who don't.

anonymous

6/04/2020 08:05 AM

We desperately need a new movie theatre in town to keep locals from going elsewhere for movies - the one here is dated - it is terrible - and the only reason we are holding on to it is because it is downtown - but we are losing visitors and local to Orillia. Soon they will probably build a new theatre in Huntsville instead and then our restaurants and retail and such will be losing business to our northern neighbour. Build a new theatre and the old theatre space is an excellent area to develop as well - restaurant space, shops, retail, cultural space beside the park ... We need more downtown restaurants - upscale - keep the downtown more vibrant later into the evening - more parking and better lighting..

anonymous

6/04/2020 09:01 AM

Less red tape to open patios, more benches, . Some of the street lights are in some very awkward location. The the pavers in the sidewalk should all be removed. They are unattractive and somewhat dangerous. Just use sidewalk cement . The flowers have beautiful, keep this up. Include flowers beds in Memorial Park. Add a public washroom in the park.. very necessary.

anonymous

6/04/2020 01:28 PM

Better safety for pedestrians

anonymous

6/04/2020 02:33 PM

Accessibility is likely an area of concern on the hill, so that might be an item to consider.

anonymous

6/05/2020 10:36 AM

When comparing Bracebridge to surrounding towns in Muskoka, it is clear that others take advantage of

mainstreet involvement and interaction. Ideas such as replacing a parking spot to allow local businesses the space for patio furniture and outdoor seating. This was done for Kelly's Kitchen Pub, but it may also be useful to think about other businesses along the street. Similar actions could be taken to promote multiple businesses.

anonymous

6/05/2020 04:56 PM

More food trucks, and pop up shops to encourage a diversity of visitor experiences, something to tie together the Manitoba/Taylor road section and the Manitobe/MacDonald area, a board walk along the Rona waterfront area with connecting paved trails for bikes and rollers,

anonymous

6/06/2020 05:03 AM

As previously stated, closing the lower part of the Main Street off to vehicles. Providing the town with Bike lanes would be amazing. It would make all parties more comfortable.

anonymous

6/06/2020 06:20 AM

Pedestrian friendly so that people actually walk from one end to the other

anonymous

6/08/2020 09:19 AM

Move all service industries off Manitoba St and focus it on tourism related businesses, ie: restaurants, pubs and locally owned retail. Create more patio space and reduce street parking. Move accountants, medical services, funeral homes, box stores, real estate, law offices, banks off main street to where parking is better. Create pedestrian friendly walking area and remove all large truck traffic.

anonymous

6/08/2020 11:23 AM

Closing a portion of the street to make it more of an outdoor shopping area. Perhaps one way traffic in one lane or close it to make it similar to Sparks Street in Ottawa.

anonymous

6/09/2020 05:58 AM

Sign Program - so that all business signs meet a specific criteria (similar to Orillia) Public art installations (similar to Orillia) to showcase local arts talent

anonymous

6/09/2020 09:39 AM

Some of the brick and infrastructure is starting to crumble with some buildings needing repairs. Wheelchair accessibility into retail spaces and restaurants. Make Manitoba Street one way so shops and restaurants can expand their outdoor patio spaces. Free parking, pedestrian and bike pathways and signage.

anonymous

6/09/2020 12:08 PM

Wider sidewalks for patios, outdoor space

anonymous

6/10/2020 05:51 AM

Wider range of restaurants.

anonymous

6/10/2020 07:42 AM

show kid friendly shops

anonymous

6/10/2020 07:49 AM

expand sidewalk, make pedestrian only section, shared square for restaurant patio space, fire pits/warming space in winter,

anonymous

6/10/2020 08:36 AM

Street art by local artist

anonymous

6/10/2020 10:12 AM

Sidewalk repairs and on Taylor road. Sidewalk conditions are disgraceful.

anonymous

6/10/2020 10:05 PM

Bicycle lanes

anonymous

6/11/2020 07:53 AM

Trees and landscaping

anonymous

6/11/2020 09:10 AM

Wider sidewalks and more tree planting.

anonymous

You recently re paved the road so

6/11/2020 10:17 AM

that was a huge improvement for the quality of the street

anonymous

6/11/2020 10:38 AM

Can commercial traffic be re-routed from Manitoba Street? The noise from trucks labouring up the hill is deafening!! Plant more trees plse. Also, please ensure that we don't lose our cinema gem - The Norwood Theatre. This is a huge attraction for a small town, which so many lack - We understand that The Capitol Theatre, Huntsville, is on the market!

anonymous

6/11/2020 11:24 AM

Trees...our downtown is missing trees!

anonymous

6/11/2020 02:31 PM

One improvement for Manitoba Street is to restrict traffic in some way, making the downtown core as pedestrian friendly as possible. Eliminating traffic, full time, is not a feasible option but there are some cities that have one day per week or perhaps part of a day dedicated to pedestrians only. During this time vendors, like food trucks, could set up for business along the main street. Street performers would also make for an interesting, entertaining and lively addition to downtown life. Currently, large truck traffic does not enhance the outdoor dining experience along the main street. Bracebridge has done a great job allowing a few restaurants to open patios along Manitoba Street but conversation is sometimes difficult with the amount of loud traffic that currently exists. The stores and restaurants, along Manitoba, as well as residents and visitors alike would greatly benefit from some traffic free periods. Surely downtown Bracebridge would become an even more popular destination for a traffic free morning or afternoon.

anonymous

6/12/2020 08:09 AM

Trees, planters, ensuring sidewalks are where they need to be. For example, the sidewalk abruptly ends near the falls, where Entrance Drive curves sharply and leads into a public parking lot where people park to go down the trail to the falls. There is no sidewalk on the side where the parking lot is and low visibility to cross to the other side where there is a sidewalk - and people cross all the time to go further up Entrance Drive or down Manitoba St (to simply cottage or the ice cream shop) after leaving that parking lot. Someone is going to get hit there.

anonymous

6/12/2020 10:32 AM

actually do the sidewalks not temporary fixes

anonymous

6/12/2020 02:14 PM

Close to traffic July and August from Taylor to Entrance Dr., only pedestrian. MANY ways around for traffic and the core there will flourish.

anonymous

6/12/2020 04:51 PM

Reasonable retail (clothing shops)

anonymous

6/13/2020 12:32 PM

Focus on attractive pedestrian access. Take advantage of what is left of the original architectural style that incorporated the local red brick and the topography to create a European environment. Much of this is gone but perhaps there is an opportunity to revive it .

anonymous

6/13/2020 07:37 PM

We are concerned that historic buildings in the downtown area have (in the past) had ugly "modern" structures appended to them. The historic charm and value of buildings along Manitoba Street (and much of the downtown core) need to be protected. Very happy with the increased seating along the street, lighting, access, parking.

anonymous

Free parking, with the proviso that

6/14/2020 10:47 AM

any cars left overnight can be towed or ticketed, so the parking is kept for customers

anonymous

6/14/2020 01:11 PM

No parking spots. Bike lanes. Wider sidewalks. Small seating green areas. Room for more patios. Closed street Saturdays etc.

anonymous

6/14/2020 06:08 PM

" facelifts" for existing buildings

anonymous

6/15/2020 05:22 AM

Better shops and restaurants

anonymous

6/16/2020 10:29 AM

New sidewalks, wider. Just green space. It would be amazing to have music in the park by the water as Huntsville does. So we can enjoy a restaurant then walk over and watch the music. And not Annie Williams because that's too far, not enjoyable.

anonymous

6/17/2020 09:29 AM

No ideas, sorry.

anonymous

6/17/2020 02:05 PM

I can't think of any structural improvements, but would like to see more festivals and events that close off portions of Manitoba Street to vehicular traffic

anonymous

6/18/2020 09:53 AM

wider sidewalks, greening north end,

anonymous

6/19/2020 11:15 AM

More benches for sitting.

anonymous

6/19/2020 04:13 PM

Manitoba Street, as mentioned before should be parkland. This would be a huge boost to small businesses and increase pedestrian traffic, would be MUCH safer and would better facilitate seniors.

anonymous

6/19/2020 07:05 PM

The sidewalks with paving stones are too narrow and hard to walk side by side with two people or push a stroller and have a young child

walking beside parent. Although it looks pretty, tripping hazard, the curbs for entrances into parking lots are way too steep. Make the sidewalks wider and get rid of the decorative stones.

anonymous

6/21/2020 07:51 AM

Downtown murals. Fix sidewalks. More flowers, fountains and places to rest. Christmas music playing outdoors in December.

anonymous

6/22/2020 05:18 AM

Better side walks, more wheel chair assessable. Patios for the restaurants Angled parking!

anonymous

6/22/2020 11:05 AM

Wider sidewalks and less parking.

anonymous

6/22/2020 11:14 AM

Wider sidewalks Rejuvenate storefronts Get rid of patios that extend onto the road...concentrate restaurants and patios by waterfront

anonymous

6/22/2020 02:25 PM

Visitors to Bracebridge always remark, to me, on the beauty of our falls and ability to walk by the river and the charm of our main street. Let's keep it charming. Trees, park benches to sit and rest a bit, trails and parkland will keep it attractive as both a place to visit and a place to live.

anonymous

6/22/2020 02:57 PM

Wider sidewalks, bike lanes and bike racks, lots of trees and better stores to make it a destination place to shop. Perhaps one way traffic or no traffic !

anonymous

6/22/2020 04:26 PM

Parking off Manitoba st.

anonymous

6/22/2020 08:45 PM

Manitoba St would benefit from consistent decorating or standards for decoration. Covid aside, signage and postings are all over the place, some businesses decorate and some don't, office spaces take away from retail store fronts and attracting

visitors. Fixing the clock tower so you don't feel like something may kill you when you stand on that corner would be great. Outdoor music in summer, more patios, link uptown to downtown visually, fine landlords for empty spaces after a specific time. Keep the flowers and the street cleaners they are amazing!

anonymous

6/23/2020 08:39 AM

Renovate old structures.

anonymous

6/23/2020 09:06 AM

I think the main issue for locals would be that there is a clash during the summer months - people use Manitoba street as the main road to get through town but with the influx of people looking to shop downtown this slows down traffic. Maybe efforts can look into a bypass street connection without so many stop signs via McDonald st to Hiram St.

anonymous

6/23/2020 09:15 AM

Continue the charm of downtown but more businesses need to be attracted to open and stay open. Perhaps tax incentives etc. A look and feel like Niagara on the lake would definitely attract more people to Bracebridge.

anonymous

6/23/2020 09:47 AM

Wider sidewalks, as the current sidewalk on the upper part of Manitoba Street are so narrow and uneven. As a Senior this would really improve people being able to get around easier.

anonymous

6/23/2020 09:59 AM

A pedestrian and bike friendly downtown core. To encourage less cars and more environmentally friendly ways of life. This matters to young families. And it will appeal to younger tourists too. Our lifestyles will be much different in 20 years - so plan for that now.

anonymous

I've heard many people are

6/23/2020 10:44 AM

concerned about pedestrian safety along the Main Street, changing crosswalk materials from just asphalt with the Classic white "crosswalk/pedestrian space" paint to permeable brick pavers would further differentiate between car space and people space. This would also help with any flooding or extreme precipitation by allowing space for the rain to filter into the ground rather than pile up!

anonymous

6/23/2020 11:17 AM

Pedestrian access only from the bridge at the bottom, to Toronto St. Enhanced streetscape from the bottom north to Mary St or further.

anonymous

6/23/2020 03:18 PM

I don't mind it as it is maybe nice lighting and more trees

anonymous

6/23/2020 06:04 PM

Improved sidewalks. A bike lane.

anonymous

6/23/2020 07:55 PM

Does this mean downtown?
Encourage parking behind main street and more pedestrian friendly.
Create more patio space for restaurants (especially since COVID).
More places where people can to sit for a moment and enjoy an ice cream. Bigger sidewalks? More street events (post COVID)

anonymous

6/24/2020 05:03 AM

Glad to see more outdoor eating spaces allowed. Thank you

anonymous

6/24/2020 06:26 AM

Maximize pedestrian access and use
-

anonymous

6/24/2020 01:17 PM

Pedestrian only section between Taylor and Ontario with street retail / restaurant uses (summer only perhaps)

anonymous

6/24/2020 01:31 PM

more outdoor patio's for restaurants, tree planting

anonymous

6/24/2020 01:48 PM

fix the sidewalks and plant more trees

anonymous

6/24/2020 02:28 PM

It is a truth that fewer and fewer people are able to shop on Manitoba street and do their shopping elsewhere. is it a plan to then develop Manitoba Street to be attractive to our visitors.

anonymous

6/24/2020 04:07 PM

Making it more affordable for people who are small business owners to afford rent.

anonymous

6/24/2020 05:31 PM

The large block between Toronto and Ontario St becomes a pedestrian centre for shopping once parking is created to replace such a loss to nearby merchants. Have piped music, overhead decorative lighting across the street creating a festive atmosphere, with limited time at night keeping in mind there are lots of apartments nearby.

anonymous

6/24/2020 08:35 PM

Biking has become such a popular trend in our town yet there is no space on the road, especially crossing bridges, that most bikers feel safer biking on the sidewalk. Our food security needs to be taken in account with the master planning of our towns future. Fruit trees and in general just more trees so that we may have fruit and shade. Our tree management protocols 30 trees planted a year? It doesn't matter when we aren't caring after throwing them in the ground with salt and sand bring pushed up against and not pruned trees become sad. Hire someone to prune the trees every year plant 150 new trees every year while being as biodiverse as possible.

anonymous

6/25/2020 08:36 AM

Turn the section from taylor to ontario into a pedestrian mall and install a roof over the entire section.

anonymous

6/25/2020 08:56 AM

Improve the sidewalks. Remove the bricks as they are a distraction that is not required.

Remove some parking spaces to allow for patio space.

anonymous

6/25/2020 11:19 AM

I believe it should be pedestrian only after morning deliveries are done...benches, trees, patios, etc.

anonymous

6/25/2020 12:45 PM

Wider sidewalks and more patios for restaurants and bars. More cultural attractions, such as adding a cultural centre in the library building. Create murals on a lot of our large blank wall spaces in town e.g. 1. Veda Yoga building at the cross walk, where the post boxes are placed. 2. Smellies building - the front needs some colour whether it be their business logo in colour or a full mural. 3. On the Cinema wall facing the park. 4. On Taylor Road on the side of the Fine Thymes building.

anonymous

6/25/2020 02:15 PM

Bike lanes

anonymous

6/25/2020 02:24 PM

FACADE IMPROVEMENT TO FIR IN WITH HERITAGE OF BUILDINGS,, DEVELOPMENT OF EMPTY SPACES,

anonymous

6/25/2020 02:26 PM

Eliminate vehicle traffic from the silver bridge to the Norwood.

anonymous

6/25/2020 03:50 PM

Doing well!

anonymous

6/25/2020 05:54 PM

Green Plantings. Wider sidewalks. Marked and separated bike paths.

anonymous

6/25/2020 08:49 PM

More shops and patio restaurants. Better access to the water front where more attention needs to be paid to draw people to the water front.

anonymous

6/26/2020 10:29 AM

A public restroom / cooling station / breastfeeding station all in one little building with a water bottle refill station and maybe water for the doggies would be a nice addition - I understand it's more for our town staff to maintain but would be a nice addition. Maybe with the current information centre?

anonymous

6/26/2020 12:55 PM

Unsure

anonymous

6/26/2020 01:14 PM

More space for pedestrian traffic

anonymous

6/26/2020 03:29 PM

Improvement of sidewalks in the upper part of town. The interlocking brick does not work well. It is uneven and difficult for older people to walk on. Also, two people have difficulty walking side by side. Remove interlocking brick and replace with regular concrete.

anonymous

6/26/2020 07:49 PM

Parking is and always has been an issue. Across the street from Camp Muskoka coffee shop is a stretch of sidewalk lined on one side with metal handrails to prevent people from dropping off into the parking lot below. A large set of stairs needs to be placed here, to allow people to park below in the parking lot next to train tracks and still have direct access to the downtown. Halfway down these large stairs, have a sort of plateau with benches for elderly who may get tired, and commission a local sculpture to incorporate art into the design. Furthermore, what restaurants are lacking in the downtown is patio seating. Consider outdoor rooftop patios for expansion, especially if rooftop seating would allow for views of the water or parks.

anonymous

Reduce large truck traffic so patio

6/26/2020 08:36 PM

locations are not disturbed by large trucks and deliveries on the Main Street. Angled parking where possible to increase parking spaces.

anonymous

6/27/2020 06:22 AM

More sitting areas and greenery.

anonymous

6/27/2020 08:01 AM

Wider sidewalks, no parking on Manitoba, (put parking close, to but not on the street). Increase the pedestrian reason for being on Manitoba Street. Combine this with the live entertainment location at the old arena, and you now have a reason to be "downtown" for a night/day out.

anonymous

6/27/2020 12:08 PM

Some building facades need restoration. We also need more variety in terms of retail operations.

anonymous

6/27/2020 04:26 PM

The biggest issue for me on the main street is the lack of safe accessibility particularly in the winter. If we could be like some of the Scandic cities and have heated sidewalks that would be brilliant but it would not overcome the problems caused by what can be enormous snowbanks on the main streets and having to venture into traffic whizzing past to find a slot in the snowbank. I do concede that in the last two years the town of Bracebridge has made heroic overnight snow removal efforts that generally have helped but I do avoid the main street for much of the most snowy part of the winter. This is a problem as there are shops there that I truly love such as the Creative Cook, and the Pasta Shop (essential for me as I am gluten intolerant) and then there is my hairdresser, and my dental hygienist , an excellent shoe store (Beckers) and Shine-my favorite gift boutique. All these wonderful merchants and others lose

my patronage for much of the winter as it is too treacherous to access them. It seems impractical to allow only foot traffic on much of the mainstreet during the winter months- but perhaps during a week prior to Christmas or one day a month? I did write a long suggestion about creating a wide walk and a cycle path along the river so that businesses could entrances and perhaps patios on the river side as has been done in some towns-notably Fergus. It would be lovely for the folks at Kelly's Irish Pub to have a riverside patio- and in the summer it would be a treat to have an ice cream overlooking the river and sitting in the shade. In the good weather there are not a lot of places downtown to sit and rest in the shade and even fewer places to use a public washroom without entering a building and buying something-a challenging prospect for some elderly folks, and those with limited mobility on a fixed income. Even if one enters a building as a customer-in this age of pandemic-one can be refused washroom access-quite a challenge if one has to drive half an hour to shop! Unfortunately my extended prose somehow got lost when the questionnaire froze. I may try again when I have more time.

anonymous

6/27/2020 05:09 PM

Given the current and likely ongoing situation with Covid, wider sidewalks would be great and allow for more walking traffic while still having some space to distance from others.

anonymous

6/27/2020 07:07 PM

Lots of opportunities here!!!! 1) improve overall quality of the pedestrian streetscape with appropriate street furniture; lighting; landscaping - plantings; integration of pedestrian links to the downtown

core with sidewalk improvements from adjoining residential areas. (This could involve improvement outside of the study but would encourage greater local pedestrian traffic to the core area.)

anonymous

6/27/2020 10:10 PM

I think one way street might be beneficial.

anonymous

6/27/2020 10:15 PM

More retail variety. Currently too many vacant store fronts.

anonymous

6/28/2020 12:34 AM

Take away street parking (expand to side streets off Manitoba) and expand patios for restaurants and outdoor side walk sale space for retail. Bring inside out

anonymous

6/29/2020 06:37 AM

Making the downtown portion a one way street, widening sidewalks, more pedestrian friendly

anonymous

6/29/2020 06:49 AM

Route traffic away from downtown during peak time, Parking on back streets, Widen sidewalks, Art installations

anonymous

6/29/2020 12:01 PM

More seating. It would be lovely to close off the streets and have it like an open air mall. I know this is not really practical as traffic would have to be diverted around the centre of town and parking created. Also, a plan to have diversity of the stores but with commonality of design on some level. Perhaps this is already in place. A bakery is really needed downtown. Something like Mariposa in Orillia.

anonymous

6/29/2020 12:29 PM

I'm not sure if it would work - but possibly restricting Manitoba street to a full pedestrian street (between Entrance Drive and Dominion Street). It is already closed off several times a year for various events. Not knowing what the "new normal" will be - creating waiting lines on sidewalks at

retail locations may conflict with other pedestrian traffic. Keeping the sidewalks strictly for store line-ups - would allow the street to be used for two-way pedestrian traffic - creating a "street mall". Introduce large planters / seating areas / all designed to keep social distancing possible.

anonymous

6/29/2020 07:17 PM

Manitoba Street Marketplace

anonymous

6/29/2020 08:31 PM

Ensure all dumpsters are moved to the back of buildings & enclosed. Restaurants especially!

anonymous

6/30/2020 07:06 AM

Snow removal on sidewalks in winter is terrible keeping a lot of shoppers away and making it very difficult for people to get around. Store owners simply ignore their responsibility to keep their sidewalks shovelled.

anonymous

6/30/2020 08:16 AM

Streetscaping and multiuser Trails. Pedestrian specific hours (summer weekends) with opportunities for food trucks and travelling market booths, downtown restaurant patios.

anonymous

6/30/2020 12:16 PM

Need a mix of retail for full time residents and a draw for tourists. The draw for tourists need to be Muskoka specific and unique. It would be nice to accentuate locavorian food and artisan wood, stone and metals.

anonymous

6/30/2020 01:20 PM

Trees, trees and more trees! More places to lock up bicycles and more accessible storefronts. Bike lanes or bike-positive areas where it's clearer for drivers to know that bikes are welcome on the road. I think it's crucial to plan for a future where not all Muskokans will be driving cars (or at least, they would be driving less). One thing that I see already and would love to continue: open air patios/terraces in front of shops (Like at El Pueblito). It makes the whole

streetscape come alive and feel connected and VIBRANT.

anonymous

6/30/2020 01:47 PM

Make this street more friendly to pedestrian traffic, and have less vehicles parked along the sides of the road. Parking can be offset to less useful spaces. Also, more pedestrian coverage, like colonnades, would make it easier to manage walking spaces safely during the winter AND during sunny summer days where the sun can be dangerous for some. Tree canopy is great for this.

anonymous

6/30/2020 01:48 PM

divert car traffic, trees, public transit especially to and from new community centre

anonymous

6/30/2020 02:11 PM

More places for pedestrians to cross, retails spaces filled up. Bathrooms and water source for drinking.

anonymous

6/30/2020 02:34 PM

Some of the build at the top of the street are sad.

anonymous

6/30/2020 03:12 PM

Please see my comments above re use of the downtown area. Bracebridge lacks a centre, a heart, like the Zocalos in Mexico, where everyone gathers in the evening to walk and visit with neighbours, where kids run and play. While cars are present, this is an impossible goal to achieve. Traffic patterns can be designed to free up the centre of Bracebridge for people.

anonymous

6/30/2020 04:19 PM

Rents are high. Keeps some the more interesting and creative ideas from gaining a foot hold. Policies that discourage vacancy.

anonymous

6/30/2020 05:05 PM

Camp Muskoka is the best thing that happened to Manitoba Street lately
We need shopping that will encourage people to get a coffee and wander around

anonymous

6/30/2020 07:35 PM

fix the sidewalks - make it easier for people to get around once they get here

anonymous

6/30/2020 07:38 PM

Area for delivery trucks to be able to park. Common area for food trucks...to bring customers downtown, larger areas for outside patios, common areas where people can sit...maybe Muskoka chairs on street and down by the water.

anonymous

6/30/2020 09:41 PM

The road being repaved was a huge improvement already. I think paid parking should be taken out, and doing more sidewalk type sales where you close the road would be nice. I know towns like Orilla have sidewalk sales often and it brings out a lot of people for their events. People busking down town would be nice as well. Also allowing food trucks to park around bracebridge and downtown instead of staying in parking lots would be nice. Food trucks parking at memorial park would do really well.

anonymous

7/01/2020 04:57 AM

Accessible parking and sidewalk access,dark sky friendly lighting , emergency pay phone or pull

anonymous

7/01/2020 08:59 AM

Continue to upgrade the exterior of the buildings. More patio space for restaurants.

anonymous

7/01/2020 09:36 AM

Additional tree coverage for hot days. Murals on unused wall space. More benches.

anonymous

7/01/2020 04:04 PM

Not sure

anonymous

7/02/2020 10:17 AM

open up the zoning on permitted uses

anonymous

7/02/2020 10:49 AM

Repair the side walks. Get rid of the bricks so that pedestrians can walk unimpeded and side by side.

anonymous

7/02/2020 07:35 PM

Improve aesthetic of buildings, roof top patios or green space

anonymous

7/03/2020 09:26 AM

Perhaps where the 4 way stop is could it be transformed into a traffic circle. From the 4 way stop to the traffic lights this area could be transformed into a promenade allowing larger patio space for restaurants and retail space. This would be an opportunity to widen the pedestrian use especially during the new social distancing reality. Instead of side walks how about pedestrian ways where cyclists and wheel chairs mobile scooters and walkers joggers can have enough space to use it could also provide enough space for the physical distancing reality. More transit stops and more transit buses to cut down wait times and to be able to have a bus come back the other direction help out the building owners to create accessible entrances to their buildings or raise the grades to the heights of their entrances parking space is always an issue perhaps the down town could have an area or 2 where you could build above ground parking 3 or 4 tiers high?that way you can maximize the most out of a small space this would allow for an opportunity to create a beautiful structure that fits into the surroundings yet it is for parking and thus in return create a pedestrian down town with social distancing in mind.the municipal lot at the arena and library and railway could be possible sites

anonymous

7/03/2020 02:40 PM

There was a wonderful concept presented years ago shortsighted thinking stopped it big boxes are here now do that but FOCUS investment in creating seasonal retail,food along the river lands Put

the monies towards River area if you attract more people to the town By doing this they will naturally Drive the economy And not require public funds to try and sustain a downtown

anonymous

7/03/2020 07:35 PM

Rent caps. The shops that are there are neat & quaint. The perpetual vacancy likely has to do with too high of rent. Our various festivals along the street are wonderful! If the one section of Manitoba is converted to pedestrian traffic only (as some have suggested), WHERE would people park their cars? And how would traffic flow properly through the Taylor Manitoba intersection? I don't think pedestrian only is feasible...

anonymous

7/05/2020 06:01 AM

Change memorial park to an amphitheatre with winter skating venue, replace the grass with a hard surface so that events can be hosted year round no matter the weather

anonymous

7/07/2020 10:56 AM

Increased support for downtown merchants is necessary. The town is an important destination for tourists and locals alike. Assistance should be provided to encourage all storefronts to be filled. Tasteful amenities, such as benches, planters, hanging baskets. Continue to not charge for parking. Support summer patios. Create strong links to the new Timbermart property.

anonymous

7/08/2020 06:09 AM

See comments above.

anonymous

7/08/2020 08:53 AM

everyone always asks for more parking options. more accessibility for people to be able to enter shops

anonymous

7/08/2020 10:43 AM

We need to create a lifestyle. Simply take a snap shot of what Huntsville has done and we need to find a way to copy it. There downtown core is pumping with excitement throughout

the day and night. Top level retailers and restaurants as well that water front connection through the core of town. If we closed the warf bypass road and took a mix of Huntsville and Port Carling I feel we would hammer a home run. NO low end businesses and restaurants. Owners who take pride in what they do and have the ability to invest in constant change and innovation.

anonymous

7/19/2020 06:07 PM

Better marketing for consumers to know where they can shop and to support sales to grow businesses for sustainability!

anonymous

7/21/2020 01:26 PM

Parking access.

anonymous

7/22/2020 04:36 PM

More trees and spaces for larger patios

anonymous

7/22/2020 06:39 PM

Accessible storefronts;

anonymous

7/22/2020 06:57 PM

Remove the murals from the windows facing Manitoba St at the Taylor St corner Bliss boutique building. Downtown looks great otherwise. The flower hanging baskets are always beautiful. Parking is limited.

anonymous

7/23/2020 06:27 AM

Do whatever it takes to keep the stores open and active. Nothing looks worse than driving thru a small town and seeing large parts of it boarded up.

anonymous

7/23/2020 11:26 AM

Complete street redesign. Wider sidewalks. More space for business' to expand into the street. Patios. Shops and products open air front stores. Draw people and visitors to the street by offering a wide variety of summer walking and shopping attractions. Offer off street - close proximity for the majority of the

parking. Large Traffic/pedestrian safety flower planters. Improved and refreshed building facades.

anonymous

7/24/2020 09:26 AM

Our Downtown is beautiful. We just need to ensure that we have businesses in the storefronts. Expanding the area for safe walking and more patio use should enhance the experience. Perhaps a Sunday (no car) day would assist. Shops can expand out into the street which gives them more appeal.

anonymous

7/26/2020 08:23 AM

More outdoor eating or sitting areas. Give up more street parking to accommodate. More trees to 'soften' the look and provide shade.

anonymous

7/26/2020 05:41 PM

I think the downtown is pretty, and the small improvements over the years have made an impact.

anonymous

7/28/2020 10:37 AM

I believe the southern portion of Manitoba street could be converted into 100% pedestrian area only (with emergency and service lane one direction only) while diverting traffic around the first blocks of downtown. This will set this part of town apart for businesses that can service walking customers, showcasing small independent (non-franchise) business, which will drive to each other and away from the big box multinationals near the highway interchanges.

anonymous

7/28/2020 05:08 PM

main st to me doesn't feel very spectacular.. like its not something to remember. Its very boring we don't even have the bracebridge flags on the light poles anymore. Or if we do they don't stand out cause i dont remember seeing them. Better lighting - like year round lighting effects of some kind would be something to remember. (The millennial park in the winter with the glow lights looks amazing and its

memorable) there's very little trees or flowers so maybe add more.

anonymous

7/29/2020 08:12 AM

Further improvements / enhancements / restoration of historic architecture.

anonymous

7/29/2020 12:00 PM

Maps and directory / train rides attraction / more flowers / something more at memorial park in the summer time - maybe picnic tables ?

anonymous

7/29/2020 05:46 PM

Make the downtown core more inviting and visually pleasing. Again I use Niagara on the Lake as a prime example. A place where people will want to attend for photo op's, community events etc.

anonymous

7/29/2020 07:24 PM

More parking.

anonymous

7/30/2020 04:55 AM

Fix the older buildings that are abandoned so the local businesses surrounding them do not suffer structural damage. Possibly making part of it one way to allow for wider driving and angled parking spaces to allow more parking.

anonymous

7/30/2020 12:06 PM

Better access to: public washroom facilities, from behind store parking to the main street. More parking and stairs from behind store locations to main street.

anonymous

7/30/2020 01:05 PM

Increased parking opportunities, more green space/parkettes, aesthetically cohesive storefront facades along the main street.

anonymous

7/31/2020 07:05 AM

public washrooms in Memorial park dedicated bike lanes wider sidewalks with planters bypass to avoid heavy truck traffic a bakery

anonymous

7/31/2020 02:50 PM

With limited area downtown, developing side streets (ie: Ontario, dominion, Taylor, Ann) as an extension of the shopping district creates opportunities for new

business. We are obviously limited with Space restrictions however it would be wonderful to see more greenery (i.e. trees) throughout downtown in "kick-out" areas. An expansion of the patio project in areas gives a vibrancy to downtown. Create Restaurant/food area across from Memorial Park (bell building). Move bell to a more functional space. Create a more usable green space for the park. This space is not utilized to its full potential. The "band shell" could be a more functional structure such as an amphitheater.

anonymous

7/31/2020 03:16 PM

Close Manitoba between Taylor Rd and Ontario and make pedestrian only. Improve Hiram for bypass

anonymous

8/02/2020 04:26 PM

It works in the summer, but we have 5 months of winter to contend with that this town does not handle in a way that enhances visitor and resident appeal. Find a way to make the street attractive through four seasons.

anonymous

8/02/2020 04:31 PM

Find a way to bring municipal offices back into downtown. Not sure where exactly, but Town should have présence downtown. Possibly high school or old rink or Woodchester Villa locations. Tax commercial properties that consistently remain empty or under long-term construction so that there is incentive to actually rent out their space.

Optional question (177 response(s), 32 skipped)

Question type: Essay Question

Q11 | The Downtown Master Plan is exploring improvements and future uses for Woodchester Villa. What opportunities would positively contribute to the Downtown and Bracebridge community?

anonymous

Clear some lower branches to show

5/28/2020 03:18 PM

this building from Timbermart lands.
Figure out how to rent as wedding facility, small group event space?

anonymous

6/02/2020 03:19 PM

Continuing with the building as a site for events however parking is a concern as the small lot is shared with the Chapel Gallery and people do not use the Woodchester Parking Lot due to the steep walk up the driveway to Woodchester Villa. This creates a parking problem when both sites are holding events and street parking no longer is permitted.

anonymous

6/02/2020 03:32 PM

Take down way more trees so it is visible. Extend walking path to the waterfront of this property with a boardwalk. Find a long-term tenant who will make the space viable. Don't expect income.

anonymous

6/02/2020 03:52 PM

Event space?

anonymous

6/02/2020 05:49 PM

Art studio / community hub?

anonymous

6/02/2020 06:34 PM

Lived in Bracebridge for 20+ years and do not know where or what this is.

anonymous

6/02/2020 09:06 PM

It's too far from downtown and it's too out of the way for people to walk to and seek out. You would need to find a way to draw people there and want to walk there from downtown
How are is it to change building layout to make into cafe or restaurant?

anonymous

6/03/2020 05:31 AM

I've never been there.

anonymous

6/03/2020 06:43 AM

There needs to be more awareness of Woodchester Villa within the town and to visitors. It's sadly out of sight, out of mind. Perhaps focusing on the historical value and moving towards

anonymous

6/03/2020 08:37 AM

a full museum atmosphere.

It is a unique facility, which is under-promoted. Not sure of the stability/safety of the site? In addition to booked tours of the building, it could be a place for rentals (i.e. weddings, banquets)

anonymous

6/03/2020 11:24 AM

More signage ???? And public information .Very few are aware it exists .

anonymous

6/03/2020 11:39 AM

events artist in residence

anonymous

6/03/2020 11:45 AM

Community garden Art trail Artist in residence Small event space

anonymous

6/03/2020 01:17 PM

As there is very little parking perhaps a shuttle from downtown to Chapel gallery and the Villa would help. However the Villa is pretty much empty and very dark inside.

anonymous

6/03/2020 04:47 PM

leave as currentely using

anonymous

6/03/2020 05:33 PM

Walking trails

anonymous

6/03/2020 06:18 PM

It's doing great! More signage form downtown to lead people to explore it

anonymous

anonymous

My family and I have attended several family oriented activities here and they have been great. The property is beautiful as well. Perhaps just more promotion for its use for private events or the town hosting smaller events would be of benefit.

anonymous

6/04/2020 12:26 AM

Tea room and gallery,

anonymous

6/04/2020 06:50 AM

I have visited this place and I think it would be a lovely hotel, B&B or even a family restaurant with group rooms available.

anonymous

6/04/2020 08:05 AM

Signage for one - to let people know it is there?

anonymous

6/04/2020 09:01 AM

Needs parking, events and a private/public partnership should be explored. Some old ideas did not work and the town has invested funds into this building which at this time has added little to attract locals or visitors to it. This definitely needs work..!

anonymous

6/04/2020 02:33 PM

While it has potential as an event venue, there is minimal parking. This could also be considered as a potential museum location.

anonymous

6/05/2020 10:36 AM

Not many manipulations should happen to it, to retain the historical value. Although, it may be useful to promote the Villa more frequently, as some of the long-time Bracebridge residents may not even be aware of it's existence.

anonymous

6/05/2020 04:56 PM

This would be a good place for an outdoor sculpture garden! Some one needs to fill the gap for the Artful Garden and the town could do this. Look into the process of the tree Museum in Gravenhurst with the outdoor sculptures.

anonymous

6/06/2020 06:20 AM

A place for artists of all ages

anonymous

6/08/2020 11:23 AM

Increase promotion of the space online as part of the area's attractions.

anonymous

6/09/2020 05:58 AM

Family friendly "Muskoka Museum"

anonymous

6/09/2020 09:39 AM

The community has provided input in the past and a report should be on file about that consultation a few years ago. It would be a good home for the Muskoka Conservancy with information about land stewardship

anonymous

6/10/2020 05:51 AM

and hiking trails in the area.

Unfortunately the residence is far removed. With no proper kitchen rentals are difficult. Only thing I can think of is heritage and art gallery.

anonymous

6/10/2020 07:42 AM

walking trails and a museum.

anonymous

6/10/2020 07:49 AM

increase use as event space

anonymous

6/10/2020 08:36 AM

Offer free for local businesses to use that would enhance its charm

anonymous

6/10/2020 10:12 AM

Art gallery with lo rental space for local resident artists

anonymous

6/11/2020 09:10 AM

Indoor Playground

anonymous

6/11/2020 10:17 AM

Maybe an event space for outdoor summer concerts, speakers, comedy shows, ect... depending on the amount of land surrounding this area.

anonymous

6/11/2020 10:38 AM

Wonderful historic building and worth preserving. Hard to understand why so much money was spent on it with no focused use decided upon? While we realize that the historic preservation likely precludes opening up the small rooms to make the indoor space more useable, perhaps at least it could be made more practical with a kitchen on the main floor? (We used it for our Probus Outdoor Club and focused mainly on the lovely garden - but had to bring in everything from the Woodchester parking lot, which is quite a distance away). The verandas and garden are a lovely feature in the good weather - weddings and events? Other than that, perhaps a restaurant (if parking and directional signs could be improved?)

anonymous

6/11/2020 11:24 AM

As a designated arts community I would explore broadening the relationship with Muskoka Arts and Crafts and having them utilize this space as a gallery. In collaboration implementing an artists in residence program would be ideal at this location...wayfinding and and incline elevator to get people up to the gallery and Woodchester Villa would be a great tourist draw.

anonymous

6/11/2020 02:31 PM

The Woodchester Villa and the former Timbermart property must be developed together. This can and should be done by building a series of walking paths that join the sites to one another. The Villa site itself could provide an excellent vantage point to the Timbermart property and to the downtown core. The Woodchester Villa could be an excellent museum type of environment to allow visitors to learn about the early days of Bracebridge but that use alone is not sustainable. The building itself could be rented out for small events. Opening up the tree canopy to make the Villa visible would be a great starting point.

anonymous

6/12/2020 08:09 AM

Small wedding and event venue - link up with some wedding planners who an suggest this for intimate weddings.

anonymous

6/12/2020 02:47 PM

It would make a beautiful event space! I already like the weekly events that were happening at the Villa!

anonymous

6/12/2020 04:51 PM

Casual fine dining restaurant, function space for events, museum

anonymous

6/13/2020 12:32 PM

Perhaps this area could be developed as a town hub - relocate Town Hall their and create a vista looking up the river.

anonymous

6/13/2020 07:37 PM

A public/private partnership with a focus on developing a performing arts venue perhaps.

anonymous

6/14/2020 10:47 AM

I think it would be best sold as a house with restrictions on its upkeep.

anonymous

6/14/2020 01:11 PM

More budget. Open full time as small eating space. Rental space. Advertising and signage so people can find it.

anonymous

6/14/2020 06:08 PM

more events to be held there

anonymous

6/15/2020 05:22 AM

No comment

anonymous

6/16/2020 10:06 AM

Expanded arts centre so that more local artists can display/sell art.

anonymous

6/16/2020 10:29 AM

I don't even know where or what this is, so it's clearly not much of an attraction.

anonymous

6/17/2020 09:29 AM

It would be good to see it used on an ongoing basis. It is a pity that the Town did not further explore leasing it as office space to Muskoka Conservancy when it had the opportunity. I do not think Patrick Boyer's concept of an interactive museum is viable or sustainable.

anonymous

6/17/2020 02:05 PM

museum and event space for rent

anonymous

6/18/2020 09:53 AM

pop up art venue, weddings, small events,

anonymous

6/19/2020 11:15 AM

I have never been there and did not know it existed.

anonymous

6/19/2020 04:13 PM

Part of art gallery, tours and chamber music concerts.

anonymous

6/19/2020 07:05 PM

Love this historic building. Bring back the strawberry/tea social events and

have limited open houses for people to come through. It may not be viable to keep open all the time but a monthly open house that is not a ghost tour would be nice. Event planning. May not be not environmental opinion but I believe thinning out a few trees to see the downtown view would be nice.

anonymous

6/21/2020 07:51 AM

Crafts centre. A place for local artists and crafts people to sell there creations and demonstrate their crafts, combined with food like a bakery/cafe or small batch brewery and meditation garden.

anonymous

6/22/2020 05:18 AM

Add some adult park items? Work out equipment kind of things. We don't have many spaces for young young children maybe this is a safer spot away from the fast water, turn it into a toddler playground area?

anonymous

6/22/2020 11:14 AM

Museum art gallery

anonymous

6/22/2020 02:25 PM

We need a museum somewhere in our plan. Visitors almost always want to hear about the history of the place they are visiting.

anonymous

6/22/2020 02:57 PM

It needs to have regular, interesting events held there so it becomes a place people gather. A pedestrian walkway over the river from the new park to Woodchester Villa might help.

anonymous

6/22/2020 08:45 PM

I am not sure I know what to do about this building given the historical context and challenges with capacity. Mountsberg Wildlife Centre has a farmhouse on the property that they rent out privately for groups or for people to stay in and is decorated for the period it was built. Weddings, group events, etc. I would suggest given its location that a consultation with local environmental groups that

may provide programming would be ideal. Especially if they will be linked to the other side of the river eventually - potentially an environmental centre/historical building?

anonymous

6/23/2020 08:45 AM

Hospice housing

anonymous

6/23/2020 09:15 AM

Not sure if possible but a ski resort would be great. This would help the local economy in the winter attracting more visitors. We get so much snow in Bracebridge we need to capitalize on it. In the summer a slide can be added to the hill like they have at Blue Mountain.

anonymous

6/23/2020 09:47 AM

An outreach area for the homeless or youth.

anonymous

6/23/2020 09:59 AM

I'm not sure, but I suspect residents in that neighbourhood have lots of good ideas that would serve them well.

anonymous

6/23/2020 10:44 AM

Not sure, I like that it's being used as an event space, I think that's a good idea.

anonymous

6/23/2020 11:17 AM

Restaurant & museum.

anonymous

6/23/2020 03:18 PM

Parking and make it more accessible. No one wants to walk over the road and up a big rough path to the villa terrible access. Needs to be updated electrically, with better wheel chair access.

anonymous

6/23/2020 07:55 PM

Film, weddings, events - such a charming building.

anonymous

6/24/2020 05:03 AM

Liked the strawberry socials. Garden parties?

anonymous

6/24/2020 01:06 PM

Fix up and use as a tourist attraction

anonymous

6/24/2020 01:31 PM

Renovations to clean up and modernize the interior for event rental and wedding venue. I have heard from a few people that had rentals here that the interior was lacking and not very clean inside.

anonymous

6/24/2020 01:48 PM

more events there

anonymous

6/24/2020 02:28 PM

The Villa is not easily accessible from the point of view of parking and some of the entrances. At a small meeting of fewer than 20 people there was barely enough parking. If you want success at the Villa more people need to know about it. It could possibly be made into some kind of local Museum, although a more logical place for this would be the "old woolen mill" with its high visibility to visitors

anonymous

6/24/2020 05:31 PM

Woodchester Villa needs to become a reception area outlining an area for receptions, weddings, displays of historical significance, create ample proper parking. Use the chapel for far more activities instead of a empty art display which is so poorly used. Years ago, there were outdoor summer events, day and night. This jewel might be significant to the town if it could be lit at night and seen from the main street areas. (I'm not sure if this would be seen but... take a look at it!

anonymous

6/25/2020 08:36 AM

entice more visitors to the facility.

anonymous

6/25/2020 08:56 AM

A historical museum as per a previous use.

anonymous

6/25/2020 12:45 PM

Would there be a possibility of turning this into some sort of boutique accommodation (exclusive

B&B, Guesthouse) that is owned by the town but operated by a third party. You could keep the downstairs as an open to public area at certain times on the weekends or on weekday afternoons for afternoon tea / light brunch fare.

anonymous

6/25/2020 02:24 PM

MAKE AS A MUSEUM RESTORE THE FURNITURE TO THE SPACE , ART GALLERY SPACE.

anonymous

6/25/2020 02:26 PM

A learning centre for a cooking school or music school.

anonymous

6/25/2020 05:54 PM

Public events. I liked it when it was outfitted with the old furniture etc.

anonymous

6/26/2020 10:29 AM

I like how it is currently an event space. I hosted a bridal shower there and it was lovely. Maybe just better advertising?

anonymous

6/26/2020 12:55 PM

I didn't know this existed so better promotion for sure!

anonymous

6/26/2020 01:14 PM

Maybe a museum there.

anonymous

6/26/2020 03:29 PM

Community picnic and park space connected with Rona area.

anonymous

6/26/2020 07:49 PM

Woodchester Villa is a historic monument for the town of Bracebridge. It should be used as a Museum / Gift Shop / Cafe with daily tours. Guided walking tours that start at Woodchester Villa and proceed to hit other historic downtown monuments before returning to the the Bird house would also be a hit. It would be wonderful to have high tea on the wrap around patio or tables set out in the garden. Focus on the quaint and cozy.

anonymous

6/26/2020 08:36 PM

It is such a beautiful location that nobody knows about. To make it a

goal destination point for hikers would improve its use. As a Bracebridge information site, water refill station, rest room, visitor info station this could be better used.

anonymous

6/27/2020 06:22 AM

Also a great place for a museum of some sort. And events bring people out that wouldn't have gone in the first place and then they're exposed to it and bring visiting friends and family because it's in their minds.

anonymous

6/27/2020 08:01 AM

More restaurants, entertainment venues (old arena) expanded waterfront access.

anonymous

6/27/2020 12:08 PM

I still believe that the pitch Scott Young made for it to be shared office space for the Muskoka Conservancy and Friends of the Muskoka Watershed - with publicly accessible educational facilities - is the best use.

anonymous

6/27/2020 04:26 PM

This lovely and interesting building is a terrific asset, especially now that it has been so beautifully restored. It would be a lovely place for special events- such as the teas, or a small wedding- or birthday party. Parking arrangements need to be sorted out with the Chapel Gallery. I took some UK relatives who were visiting there last September on the weekend of the Silver Bridge Festival but it was closed. My cousins still enjoyed the view and admired the renovation (my cousin is a successful building contractor in the UK) and they were fascinated by the historical plaques. I see this unusual place as an educational and cultural asset with revenue generating possibilities by co operation with the arts and culinary community including folks like David Friesen and Beth from the Creative Cook. It would be a terrific place for small parties, weddings, and events. I have used Montgomery's Inn in

Toronto- a similar kind of venue- for a large wedding shower- the difference with the Bird's House is the view which is amazing.

anonymous

6/27/2020 07:07 PM

The existence of this great facility needs to be promoted; Holding more special events perhaps.

anonymous

6/27/2020 10:10 PM

Classical or jazz concerts weekly. Chamber music style.... What about a festival for one week.

anonymous

6/27/2020 10:15 PM

walking trails

anonymous

6/28/2020 12:34 AM

Arts Center or out door education Center

anonymous

6/28/2020 11:04 AM

We only moved here a year ago, not sure what this site is.

anonymous

6/29/2020 06:37 AM

Love it the way it is. Needs better marketing and access that hill is too steep for many

anonymous

6/29/2020 12:01 PM

Perhaps another attraction to go along with the villa. A little historical village/museum.

anonymous

6/29/2020 12:29 PM

Unfortunately, I have never visited Woodchester Villa. I believe it had been closed for some time - for renovations. I would like to visit in the near future. It lacks advertisement as a tourist location. Perhaps this would be a great location for a botanical garden and tea house.

anonymous

6/29/2020 06:50 PM

This could be converted into an event space for weddings or other gatherings while maintaining a historical setting and feel

anonymous

6/29/2020 07:17 PM

It's a unique little gem. Art gallery? Bed and Breakfast? Tea Room?

anonymous

6/29/2020 08:31 PM

Like what has been done to keep this historical gem. A historical walking

guide of the town.

anonymous

6/30/2020 06:25 AM

Keep in public hands

anonymous

6/30/2020 08:16 AM

Low or zero cost Community rental space for alcohol-free events, or regular cost for events involving alcohol.

anonymous

6/30/2020 12:16 PM

Been up here for 54 years and have never been to this museum. It looks beautiful! Better signage and marketing to promote this iconic beauty

anonymous

6/30/2020 01:20 PM

I loved the efforts that were recently made to draw in visitors -- use as an event space, as a place to screen outdoor movies, hold cultural trainings/events etc. I think you planted really good seeds here. I wonder how we could improve the visual communication/signage linking the parking lot across Entrance Dr. to Woodchester? If more events are going to be held there (weddings, birthday parties) a clearer link between the parking area to the building might be helpful? I realize this space holds unique challenges but it's a fantastic space. Being on the grounds takes you out of the busier downtown core and literally into the trees, where a few older growth pines still remain.

anonymous

6/30/2020 01:47 PM

I am not familiar enough with that space to answer.

anonymous

6/30/2020 01:48 PM

good walking and bike trails, refreshments on site

anonymous

6/30/2020 02:11 PM

A child care centre.

anonymous

6/30/2020 02:34 PM

Not sure. Starbucks? Ha sorry again.

anonymous

6/30/2020 03:12 PM

Can it be linked in as part of a walking tour of Bracebridge, or food and drink tasting tours. Use the gardens and green space to invite lingerers, to create that community feel.

anonymous

6/30/2020 07:35 PM

make it into something for teenagers - it is to off the main trail to help the downtown

anonymous

6/30/2020 07:38 PM

Grandstand like downtown Barrie has where musicians can play and large area with sitting for people to watch

anonymous

6/30/2020 09:41 PM

I think once more attractions happen at that end of town people will visit it more. Maybe have more events as well and less restrictions with events held there - ie weddings, etc. It is a very lovely site.

anonymous

7/01/2020 04:57 AM

Public meeting space covid safe

anonymous

7/01/2020 08:59 AM

N/A

anonymous

7/01/2020 09:36 AM

This would be an amazing spot for a restaurant/coffee shop, with extensive public gardens surrounding.

anonymous

7/01/2020 04:04 PM

Not sure

anonymous

7/03/2020 09:26 AM

This property is completely invisible and hidden. The surrounding trees should be trimmed back and open up the view so that you can get a better view of the down town from the site and the downtown can see up into the site . The signage does not direct you accurately and it isn't easily accessed. You walk past it and don't even know it was there or if you are allowed onto the property. This property I feel could be transformed

into a Royal Botanical garden type property it sits at one of the highest points in town and with some proper tree trimming and some redesign this could be a beautiful space. This unique building could be used as an information centre, meeting space conference centre tourist attraction especially eco tourism an added walkway at the water front would also enhance the space if social distancing is the new reality then perhaps this type of space is greatly needed

anonymous

7/03/2020 07:35 PM

I have no idea what or where this is?
Near the roundabout by Walmart?

anonymous

7/07/2020 10:56 AM

Museum. Possible event space for weddings or outdoor concerts.

anonymous

7/08/2020 08:53 AM

N/A

anonymous

7/08/2020 10:43 AM

Lived in Bracebridge my whole life and had to google what this was. I believe I went here once as a kid and we thought the building was haunted. We have an old community and inevitably if we want to see growth that must change. I am sure it has historical value but does it have value in the growth of our community and economy. In the hands of the right person maybe an extremely unique dining experience. Maybe a park for people to gather and have picnics ect as well see something historical to the town.

anonymous

7/19/2020 06:07 PM

Restaurant and community hub for concerts.

anonymous

7/21/2020 01:26 PM

Museum. Walking path.

anonymous

no comment

7/22/2020 08:38 AM

anonymous

7/22/2020 04:36 PM

Event space rentals - use for base for nature therapy walks, tourism events

anonymous

7/22/2020 06:57 PM

That's a hard one It is beautiful and could be a wedding venue, but the inside layout and the location make it difficult to use .

anonymous

7/23/2020 06:27 AM

No Sure. Maybe some more gardens so it could become an attraction for weddings??

anonymous

7/23/2020 11:26 AM

Town museum and archives. Large stone deck overlooking the river and the improved landscaped area of downtown the the current to be transformed Rona site. Perfect for wedding and events.

anonymous

7/24/2020 09:26 AM

This is good as a rental meeting space. Perhaps it can also be used as an art gallery. With Chapel Gallery right up the hill, it would create a space where you can go to 2 galleries close together.

anonymous

7/26/2020 05:41 PM

Event space

anonymous

7/28/2020 10:37 AM

No current ideas on this.

anonymous

7/29/2020 08:12 AM

Not sure

anonymous

7/29/2020 12:00 PM

Create a tower that overlooks the surrounding scenery. I've never heard of this building, make it part of a bucket list for sight seeing

anonymous

7/29/2020 05:46 PM

Unfortunately the Villa is restricted due to location and is not widely recognized by enough tourists etc.

anonymous

7/30/2020 04:55 AM

My family uses this trail all the time and we love it! We haven't really wanted to go in the building so I'm

not sure what could be done to
Improve it.

anonymous

7/30/2020 01:05 PM

I have attended workshop here and, aside from limited parking, the space works nicely as a rental space. Because the building is slightly outside of the downtown core, and kind of tucked away, it lacks the visibility required for retail use, but it could work well as professional rental space for practitioners who would benefit from the peaceful and private setting (counselling, massage, yoga etc)

anonymous

7/31/2020 07:05 AM

Museum space?

anonymous

7/31/2020 02:50 PM

I feel there is great benefit to protecting our historical sites for the public. This space could be used as an event space to generate income as well as remain part of our historical tour. It would be disappointing to not have this impressive piece of Bracebridge history and architecture available to the public.

anonymous

7/31/2020 03:16 PM

Event rental space. Weddings, private parties etc

anonymous

8/02/2020 04:26 PM

Suggest you sell this property to help fund the other initiatives. The topography is challenging for AODA standards and it is isolated by the river from the core. It would be attractive to many developers and bring necessary revenue for the town.

anonymous

8/02/2020 04:31 PM

Challenging property - is great as an arts space but if people can't walk there or if there is not easy curb-draw, then the foot traffic, and ultimately the sheer number of customers, will be less. Suggest that this property could be leveraged - as

revenue through sale to private developer, or as Town office property. Ideally, when looking at map, this very green property could be linked with parkland for trails etc but that probably would overly impact the tax levy.

Optional question (144 response(s), 65 skipped)

Question type: Essay Question

Q12 | The Downtown Master Plan is exploring improvements to Bracebridge Bay Park. What improvements would positively contribute to the Downtown and Bracebridge community?

anonymous

5/28/2020 03:18 PM

Install splash pad/skating rink where swings are at Kelvin Grove Park. Reinstall swings closer to parking area.

anonymous

6/02/2020 03:19 PM

Can't think of anything at the moment.

anonymous

6/02/2020 03:31 PM

Clean up trails and fencing with maintenance. Public boat dock space.

anonymous

6/02/2020 03:32 PM

Fix up historic walking trail and signage. Wharf parking lot is ugly and many features in that area look tired and old. Could use some modern landscaping, paths. Could turn into a mixed use area including restaurants, better event space, tour boat, tourism operator with boat rentals.

anonymous

6/02/2020 03:52 PM

Historic signage and improved picnic area

anonymous

6/02/2020 05:49 PM

Replace the deteriorating breaker wall at the bottom of the falls, fix the erosion from the 2019 flood, better boat access,

anonymous

6/02/2020 06:34 PM

I think the town should close Wharf road and put in restaurants and shops along the wharf with docks

allowing boat traffic from lake muskoka.

anonymous

6/02/2020 08:04 PM

Fix the break wall.

anonymous

6/02/2020 09:06 PM

Create photo spots for tourists. Define a good and proper walking trail with signs or maps. Create historical markers they provide tourists with history of the falls and items around it. Change restaurant to be more for everyday people, rather than high end Or look for a buyer to build something buy water that could bring people to the water like in Huntsville. Mill on the main type restaurant. There is nothing anymore that brings people to the water to site and enjoy it In at the falls was that place at one time and could be again if restaurant would market itself. There was a time where we would go there after work on Friday's and sit outside and enjoy the patio. So we need more of that as we have a beautiful water front

anonymous

6/03/2020 06:15 AM

Park side is great, wharf side needs some improvement. Steep bank from road to parking lot could be improved

anonymous

6/03/2020 06:43 AM

The condos on the riverbank have reduced the ability to capitalize on the wharf area. Additional boardwalks, washroom and perhaps snack bar could be available in the summer season, along with water sports rentals. The concrete pier clearly requires repair. It's unfortunate that there's limited space to develop a true community meeting space in this area which would include boardwalks, restaurants and music venues.

anonymous

6/03/2020 08:37 AM

Connect the park to downtown more visibly to encourage people to enjoy the environment. The bridge walkway

takes a beating through the seasons
- it needs to be really improved to
withstand the impact and be
encouraging for the public to visit.
Photo op areas (viewpoints_ along
the roadway would be a bonus for
people who visit Bracebridge.

anonymous

6/03/2020 11:24 AM

More benches to sit and relax .Picnic
tables are nice but a few more would
be nice with more garbage cans
.Large picture posters of Muskoka
scenery could line the paths plus
more Canadian Flags .Make it pretty
and relaxing .Such lovely scenery .

anonymous

6/03/2020 11:39 AM

have boardwalk vendors art
installations from local artists

anonymous

6/03/2020 11:45 AM

Art Murals

anonymous

6/03/2020 01:17 PM

I don't really use the park

anonymous

6/03/2020 04:47 PM

outdoor market

anonymous

6/03/2020 05:33 PM

Improve access, clean up shoreline,

anonymous

6/03/2020 06:18 PM

Build out pier and docks for more
room. Allow and Encourage food
trucks or a pop up ice cream
shop/candy in space. Revitalize the
landscaping. Kayak and canoe
rentals with racks of equipment to
enjoy a paddle from the bridge to the
lake

anonymous

6/03/2020 11:55 PM

Over the years, the improvements
have been excellent such as the
swim area and playground. More
signage or promotion of the walking
trail including the Trans Canada
would be wonderful. As well as more
vehicle and pedestrian friendly usage
along Wellington St. Currently, it's

very tight and uncomfortable when people meet crossing the bridge. This would make "The Loop" an actual attraction for fitness enthusiasts or a goal for anyone joining with friends for a brisk walk. As well as bicycle friendly traffic

anonymous

6/04/2020 12:26 AM

get rid of the parking there, make it a place to sit and enjoy the view, picnic type area, walking trail along the river on the town side and some trees for shade, expand the beach area for locals who don't drive so they can enjoy a day playing at the water. Annie Williams could also improve on that area. And make dogs have to be leashed. I'm afraid to use Annie Williams because dogs are let run free.

anonymous

6/04/2020 06:50 AM

I have been there many times with my grandchildren. I would only improve safety but not change the look of it. The kids love to look at the rapids.

anonymous

6/04/2020 08:05 AM

This is a nice spot - more outside concerts perhaps - great place to watch Canada Day fireworks - so perhaps more events, a stage, seating areas etc

anonymous

6/04/2020 09:01 AM

This is an absolutely untapped jewel for the down town and to put Bracebridge on the tourist map. I would suggest the hiring of a professional consultant who has bold ideas working with local residents. This group must in the young people in our community. I would encourage a committee be setup with students from our two high schools. It will be their park.. in the future.

anonymous

6/04/2020 02:33 PM

Rebuilding the breakwater that was broken during the flood of 2019. If pop-up shops are developed at the old Timber Mart property, it may be possible to have them here as well.

anonymous

6/05/2020 10:36 AM

I believe, allowing small businesses such as restaurants to operate within the Bay Park, could accelerate local economy. This park is in need of a driver, by this I mean, the park itself is beautiful but Bracebridge lacks waterfront scenery for those of whom are trying to enjoy a meal.

anonymous

6/05/2020 04:56 PM

Expand the existing beach area and make it safer for swimmers.

anonymous

6/06/2020 05:03 AM

Leave this bay alone! Please

anonymous

6/06/2020 06:20 AM

Encourage more picnics to be held there - more picnic tables and benches. We geo cashed there and enjoyed our time, so encourage more geo cashing

anonymous

6/08/2020 09:19 AM

Allow permits for kayak rental, etc. food trucks to service public beach as well as public washrooms

anonymous

6/08/2020 11:23 AM

Selling permits for food truck vendors to make the area more of an attraction to stay for longer period of time. More picnic benches and seating to encourage people to stay.

anonymous

6/09/2020 05:58 AM

Food truck vendor Ice Cream vendor (perhaps one of the existing ice cream stores would want to setup a satellite location for the summer)
Covered pavilion for picnics

anonymous

6/09/2020 09:39 AM

Paddle boat rentals and food vendors.

anonymous

6/09/2020 12:08 PM

Commercial, restaurant and retail

anonymous

6/10/2020 05:51 AM

Washrooms on the river side, not having to go under the road to get to them. Benches along the paved walkway by the river.

anonymous

Better pathway.

6/10/2020 05:51 AM

anonymous

walking trails

6/10/2020 07:42 AM

anonymous

splash park or fountain, washroom facilities

6/10/2020 07:49 AM

anonymous

Boat slips for cottagers to come into town by boat Live music on portable barge

6/10/2020 08:36 AM

anonymous

Nothing

6/10/2020 10:12 AM

anonymous

Repair damage done by the flood of 2019 Add docking for visiting boaters

6/10/2020 10:05 PM

anonymous

Cafes, bars, restaurants, trees, landscaping

6/11/2020 07:53 AM

anonymous

Better Accessibility

6/11/2020 09:10 AM

anonymous

Again, we NEED more restaurants and bars. This area would be nice because people can boat in to access the restaurants. A lot of people leave Bracebridge to go elsewhere for food since our options are limited, and some are just not great quality.

6/11/2020 10:17 AM

anonymous

This is a beautiful space. Perhaps more trees? a cafe or restaurant? Maybe a walking trail could connect this space with the current Rona space, assuming this is used as a park.

6/11/2020 10:38 AM

anonymous

The work done on the park side is great and the only thing I would add are more picnic tables. On the wharf side I would suggest creating a stepped seating area in the hill that has been washed away from last year's floods. Doing this in a

6/11/2020 11:24 AM

structural way would safely protect from flooding damage and also provide seating for more waterfront activities and attractions- SWS water show perhaps as well as our most amazing Canada Day Fireworks to name a couple.

anonymous

6/11/2020 02:31 PM

Unfortunately the waterfront portion of downtown is not as a popular destination as it could be. Granted it is a long boat ride from the lake to the falls but connecting the water to downtown somehow could make it more popular. For starters a more inviting place to dock your boat would make more people visit downtown by boat. Perhaps a shuttle of some kind from the bottom of the falls up to Manitoba Street would increase the popularity of this trip. The bay itself could use more picnic tables and umbrellas. Some food options would also increase the popularity of the Bay Park.

anonymous

6/12/2020 08:09 AM

Kids could probably use some new equipment, the bathroom is often locked and kids can't use it so that's a bit weird. The dock that people swim from is plywood so that causes splinters but I assume that's going to be upgraded at some point and is like that due to the flood.

anonymous

6/12/2020 02:47 PM

In Queens Paarl in Invercargill New Zealand, there are staggered fitness stations with signage. It's cool!

anonymous

6/12/2020 04:51 PM

Snack shack, basketball court, volleyball court

anonymous

6/13/2020 12:32 PM

Enhance the public facilities- providing accessible, attractive public washrooms would be a start. The existing trail system is good but not well advertised or enhanced to encourage use. Promote public transient use of the Bay area.

anonymous

6/13/2020 07:37 PM

We hope we can save this questionnaire and return to it at another time. There's a lot to think about here!

anonymous

6/14/2020 10:47 AM

Don't fill it with signs and clutter, do recognize view across it towards sunset from east is best, and buy up the land and houses that side for quality flats or old folks' homes three storeys max, not tall cheap flats as opposite.

anonymous

6/14/2020 01:11 PM

Larger beach. More amenities

anonymous

6/14/2020 06:08 PM

snackbars etc to nourish and hydrate visitors and residents
improvement of washrooms

anonymous

6/15/2020 05:22 AM

Fine as is.

anonymous

6/16/2020 10:06 AM

Year round accessible washrooms.

anonymous

6/16/2020 10:29 AM

Better and clearer walkways.

anonymous

6/17/2020 09:29 AM

Continue the process of naturalizing the vegetation and stabilizing the walkway that approaches the falls from below. Perhaps even more signage about the historical importance of the falls and Bracebridge's leading role in implementing hydro-electric power.

anonymous

6/17/2020 02:05 PM

It would be nice to portions of the wharf removed and an expanded beach/park area

anonymous

6/18/2020 09:53 AM

washrooms, expanded picnic area, safe walking/biking route to the park from west, food stands,

anonymous

6/19/2020 11:15 AM

Access to washrooms and water fountains on both sides, without having to walk to the top of the hill.

anonymous

6/19/2020 04:13 PM

Town sponsored snack bar... healthy food promoting kiosk. Floating gazebo rental.

anonymous

6/19/2020 07:05 PM

Add workout equipment to park area to encourage physical fitness.

anonymous

6/21/2020 07:51 AM

Some sort of water toy rental to get people out on the water in the bay and a food concession with more unique touristy offerings like funnel cakes, apple fritters made from deep fried apple slices or wood oven pizza.

anonymous

6/22/2020 05:18 AM

Public bathrooms? Better access from the main road.

anonymous

6/22/2020 11:05 AM

Washrooms.

anonymous

6/22/2020 11:14 AM

Think it's ok

anonymous

6/22/2020 02:25 PM

I think the park is fine the way it is.

anonymous

6/22/2020 02:57 PM

More park benches, not closing the pedestrian bridge all winter every year.

anonymous

6/22/2020 04:26 PM

Improve kayak, canoe launch area
Improve swimming area

anonymous

6/22/2020 08:45 PM

Recreational space, retail and market space (art in the park?), outdoor patios, boardwalks and bike paths, Covered area for eating/shade, possibly something to address the sandbar in the centre for safety? Is this an issue? Let's build an island! lol.

anonymous

6/23/2020 08:39 AM

Fix the concrete that's falling into the water. More sand to the beach, more trees for shaded areas, more tables and garbage cans.

anonymous

Fishing public bathroom on both

6/23/2020 08:45 AM

sides . Beach improvement, food venders

anonymous

6/23/2020 09:15 AM

Create a boardwalk and strip that has shops, eating establishments, games, etc.

anonymous

6/23/2020 09:47 AM

More picnic tables and shade trees.

anonymous

6/23/2020 09:59 AM

I like this park - our kids spend a lot of time here. I think the tennis courts and the rowing & paddle facilities could be invested in. Those are activities that our older kids/teens would benefit from and also activities that set our town apart. The idea that my family can launch a kayak in the bay - which is 10 minutes from our home - was a huge selling point in moving here six years ago. When you upgrade the playground, check out Earthscape Play (www.earthscapeplay.com) - this would really help our town stand out and good for our kids as well :)

anonymous

6/23/2020 10:44 AM

More signage on the Main Street about how to access the Bay parks and beaches. On another note, I saw on Facebook someone mentioned that they would like to see more sand at the Wharf Beach but I think this beach is a good size as is. Enlarging the beach and adding more sand could create sediment built up issues with future flooding events and would allow more people to use the beach when this really isn't the safest swimming space to begin with, I think promoting other beaches like Kirbys would be better than enlarging this beach.

anonymous

6/23/2020 11:17 AM

It seems fine right now for community use.

anonymous

6/23/2020 03:18 PM

Washrooms, picnic tables, fountains for drinking just more people friendly.

anonymous

6/23/2020 06:04 PM

A riverwalk or boardwalk.

anonymous

6/23/2020 07:55 PM

Signs to get there. Snack bar? Food truck?

anonymous

6/24/2020 05:03 AM

Clean up the shrubby brush on the town side of the bay so you can see the falls. Plant trees

anonymous

6/24/2020 01:06 PM

Public walkways and historic signage

anonymous

6/24/2020 01:17 PM

remove paved parking area and replace with soft landscape / pedestrian areas

anonymous

6/24/2020 01:31 PM

Perhaps just updating current playground equipment, adding more benches

anonymous

6/24/2020 01:48 PM

a food vendor and bathrooms

anonymous

6/24/2020 02:28 PM

I guess making it a lake is out of the question. The land area around the Bay is limited and makes the use of this bay difficult for big events - such as the Rotary Fireworks. Sadly we cannot make more waterfront

anonymous

6/24/2020 04:07 PM

A place to sit and relax. Benches or picnic tables along trails and by the warf. Fix the wall by the warf. Fix the beach up. It looks awful and isn't very accessible.

anonymous

6/24/2020 05:31 PM

The Bracebridge Bay Park is totally underused with limitations to enjoy other than picnics, kids play area, swimming or walking path. It needs areas, that performers could give concerts, entertainment of some sort, a possible seasonal restaurant that would provide patio seating to enjoy the Bbdg Bay, have a burger and a beer... yep... beer! Some proper docking area for boats, which

currently is none existent and completely has stopped any boat traffic from the lakes to our downtown.

anonymous

6/24/2020 05:39 PM

A better walking and cycling trail.

anonymous

6/24/2020 08:35 PM

Trees planted along the road to prevent erosion. Natural habitats for beavers and otters signs Recycling cans and more benches... The warf is in need of a whole new level of update take out the cement Please stop paving with black tar It's only heating up our world more... I know it was a quick fix but like the bike racks modelled after silver bridge the quick fix won't last 5 months..

anonymous

6/25/2020 06:08 AM

Let's make this whole area a People place showcasing the absolute beauty of Bracebridge and Muskoka. No other Town in Ontario has this great a natural asset.

anonymous

6/25/2020 08:36 AM

connect by walking trail to the regenerated Rona park area

anonymous

6/25/2020 08:56 AM

More landscaping features. Perhaps a fountain in the middle of the bay. A landscaped seating feature at the base of the slope adjacent the wharf parking area. Would be well used for Canada Fireworks and other Bay activities.

anonymous

6/25/2020 12:45 PM

This area is beautiful and has been kept really, really well. I'm not sure what I would add here except for perhaps some food/drink down this way, even if it's just a license for an ice-cream truck, a food truck or a little tuck shop in the summer that sells bottles of water and small snacks. More picnic tables and easier/safer access to the water on the North Side.

anonymous

6/25/2020 02:24 PM

REPAIR DAMAGE FROM FLOODING OF 2019. BETTER WALK-ABILITY OF DILL STREET TO CONNECT TO DOWN TOWN. ADD SIDE WALKS AND CONSIDER MAKING ONE WAY STREET

anonymous

6/25/2020 02:26 PM

Close the road to traffic and create a covered arts and crafts venue and/or a year round farmers market....like the beard market in Ottawa. Consider ice surfacing in the winter and an enhanced swimming area in summer.

anonymous

6/25/2020 05:54 PM

As much flow over falls as possible, all year long. Waterside restaurant? Patio?

anonymous

6/25/2020 08:49 PM

Better access to draw more people to the area. More walking paths/bike paths, more patio restaurants near the water for a reason to go down there. Just better access to the area so you can get out and go for a walk along the water.

anonymous

6/26/2020 10:29 AM

I love the big park and beach. The only part that sucks is needing to drive to the other side of the river to get from one to the other. I don't see a remedy for that. Putting in a footbridge would be way too expensive.

anonymous

6/26/2020 12:55 PM

Dockage, fishing spots, more picnic areas.

anonymous

6/26/2020 01:14 PM

Good and drink/ ice cream available there.

anonymous

6/26/2020 07:49 PM

I think Bay Park should be expanded. Here's this large body of water in the middle of town, and yet I never think of it as somewhere to go swimming. The access to water is rather limited. Perhaps build up the beach with imported sand, plant trees for shade, add a public bathroom, concession stand, amenities and water sports

(paddle boards etc.)

anonymous

6/26/2020 08:36 PM

We love Bracebridge Bay and use it frequently. Recently took our granddaughter to the beach side. It would be nice to see the beach expanded. More picnic tables and even shade canopies.

anonymous

6/27/2020 06:22 AM

Less concrete, more green. More access to the view.

anonymous

6/27/2020 08:01 AM

Is it possible to expand? Private ownership seems to have locked in public space. Expanded bicycle paths (if possible) reduce vehicular traffic if possible. Expansion of water activities could help. Small craft rental perhaps.

anonymous

6/27/2020 12:08 PM

It's looking pretty good of late. Perhaps a bit of buff and polish at the wharf. Some cleanup of the trail under the railway bridge. More consistent grounds keeping throughout while still maintaining to the greatest degree possible the natural shoreline.

anonymous

6/27/2020 04:26 PM

I do not use this park but it is very pretty. I realize there are sometimes vandalism issues but those who use the park-and the immediate neighbours would be better equipped to comment.

anonymous

6/27/2020 07:07 PM

It's unfortunate that the major roads go over the falls and its very difficult for occasional visitors to appreciate the beautiful setting of the falls. The land area is there with access and parking - perhaps some beautification of the area with public gardens, plantings and flowers - all expensive to maintain but will pay significant dividends in attracting tourist and visitors to the downtown - supporting restaurants and retail. Need signage directing all to visit.

We all benefit!!!

anonymous

6/27/2020 10:10 PM

Patio

anonymous

6/28/2020 12:34 AM

Stop allowing swimming off beach side (west) bank as people drown yearly not realizing how deep it is. Make playground special needs friendly so all kids can play! Put outdoor work out equipment for locals to enjoy working outside

anonymous

6/28/2020 11:04 AM

More water access

anonymous

6/29/2020 06:37 AM

Change rooms, washrooms, street vendors, food trucks, ice cream, and music

anonymous

6/29/2020 06:49 AM

Naturalize.

anonymous

6/29/2020 12:01 PM

Upgraded boat mooring spaces so it becomes somewhere to go for the day. Maybe a restaurant or group of food trucks. Port Carling had down this well.

anonymous

6/29/2020 12:29 PM

From all the areas mentioned - the Bracebridge Bay Park area has been the most developed. The playground equipment could use some updating. The other features - the boardwalk - leading into the paved river side walk - the new lights on the falls - all excellent features. Very people friendly. Although, the shabby Christmas lights on the bridge could be vamped up a bit.

anonymous

6/29/2020 06:50 PM

The space currently feels unwelcoming. The space with the playground is a bit isolated from downtown and the side with the docks and parking lack a welcoming feel and space.

anonymous

6/29/2020 07:17 PM

Improve trail and heritage signage.

anonymous

6/29/2020 08:31 PM

This is a beautiful area. Keep it natural.

anonymous

6/30/2020 07:06 AM

Open washroom buildings on both sides of the river, more picnic tables and park benches would encourage people to visit more. We have more and more retired people and people with small children who require convenient washroom facilities.

anonymous

6/30/2020 08:16 AM

Some sort of "treasure hunt" local education trail activity directed towards youth and guests.

anonymous

6/30/2020 12:16 PM

Better access and parking to get to area and beautiful natural gardens for all seasons along with some public art.

anonymous

6/30/2020 01:20 PM

I love the park area. I don't think I have any complaints, except for the fact that the tall condos ended up being so overpowering...but thats all said and done. Public washrooms on the Wharf Rd side would be nice. I see a lot of littering along the shore -- I'm sure you already have quite a few trash/cigarette butt bins but maybe more could help? I hope we can take our kid back here soon, once the pandemic recedes.

anonymous

6/30/2020 01:47 PM

I am not familiar enough with this space to provide ideas, although all public spaces can use more public amenities, drinking fountains, public use space, and gardens.

anonymous

6/30/2020 01:48 PM

better walking and bike paths, transit, trees

anonymous

6/30/2020 02:11 PM

Places to fill up water bottles, bigger beach, a path that goes all the way around the wharf.

anonymous

6/30/2020 02:34 PM

I'm not sure- I feel like it's a dangerous area.

anonymous

6/30/2020 03:12 PM

Again, link it in for pedestrian and cycling traffic.

anonymous

6/30/2020 04:19 PM

Continous path system through the area. Encourage walking /biking downtown

anonymous

6/30/2020 07:35 PM

I like the park - think it's great

anonymous

6/30/2020 07:38 PM

Areas for families to gather and people to sit and relax. Exercise stations like Barrie has on their waterfront.

anonymous

6/30/2020 07:50 PM

Having someone looking after it cleaning it up on the regular. And not just this park but all of them. Parents shouldn't be finding needles and glass all the time

anonymous

6/30/2020 09:41 PM

The boardwalk at Kelvin grove is really nice, it would be nice to have something like that along the other side as well, along with the trail. The beach area could use some love as well, maybe expanded and raked. There have been large logs and pipes in that beach in previous years, so just making sure it's safe to swim. Food vendors down in both areas would attract more people as well - maybe an ice cream type vendor?

anonymous

7/01/2020 04:57 AM

Beach sand improvement. Covered picnic area hand washing sinks Toilets.

anonymous

7/01/2020 05:43 AM

Expand the beach. Put in a few dock slips that the town could lease each season to house boat style restaurants/ cafes.

anonymous

7/01/2020 08:59 AM

More trees and picnic spaces.

anonymous

7/01/2020 09:36 AM

Benches at the concrete pier. More use as an events space, for pop-up markets, etc.

anonymous

7/01/2020 04:04 PM

Not sure

anonymous

7/01/2020 04:56 PM

A ramp to make the trail more accessible.

anonymous

7/02/2020 10:17 AM

the park is awesome ... keep it well maintained

anonymous

7/02/2020 07:35 PM

Biking path, improved dock space, more parking

anonymous

7/03/2020 09:26 AM

The river should be dredged from the falls to the mouth to help to reduce severe flooding issues allow for safer boat traffic and revitalize the wharf and docks this would allow larger vessels such as the lady Muskoka to be able to embark at the wharf just like the steamers did before the erection of the Wellington street bridge. Make the wharf a wharf again so that the down town can be accessed by water this could provide another way of promoting the down town.

anonymous

7/03/2020 02:40 PM

If we could only be bold enough to venture into a P3 leased arrangement with developers then opportunities are there if not just improve pedestrian access Just make it a one way street take the other lane for pedestrians

anonymous

7/03/2020 07:35 PM

It's great as it is. Don't waste time changing a good thing. Develop the waterfront above the falls at the Rona site etc. to help keep tourists in THAT area where there are already thriving businesses that need greater tourist traffic.

anonymous

7/05/2020 06:01 AM

Looks good the way it is

anonymous

7/07/2020 10:56 AM

Bracebridge Bay Park is an important destination for tourists and locals.

The docks for visitors need to be replaced and the breakwater needs to be restored from the flood damage. The falls look unsightly with the shiny metal on the right hand side. The generating station appears to be taking too much of the flow so that often there is almost no water going over the falls. This is the key natural focus of the town and should have the highest aesthetics. Amenities such as benches, lighting, garbage cans should be tasteful and consistent with the downtown and the new park at Timbermart. Native riparian buffers should be planted and maintained. The interpretive signage is good but needs to be restored.

anonymous

7/08/2020 06:09 AM

On a smaller scale, you may find some inspirational elements from what Branson, Missouri did with their waterfront:
<https://www.explorebranson.com/retail-shops/branson-landing>
<http://www.bransonlanding.com/>

anonymous

7/08/2020 08:53 AM

remove dead trees by the water way, bigger parking lot for the boat launch

anonymous

7/08/2020 10:43 AM

Developed into a mix of Huntsville and Port Carling. Have a reason for people to boat and come explore our downtown. Create a vibrant lifestyle that muskoka is all about.

anonymous

7/19/2020 06:07 PM

Restaurant on the water.

anonymous

7/21/2020 01:26 PM

Improve access to beach area for swimming. Beautify the pathways across waterfalls etc as they look very post industrial with chain links and graffiti. This historic walk is important for tourism. It needs attention to its appearance.

anonymous

Just put some money into the care of

7/22/2020 08:38 AM

the place. Pick up the garbage. For Gods. sake the erosion from LAST year flooding isn't even fixed!

anonymous

7/22/2020 04:36 PM

Outdoor stage area? Music venue there or at timber mart area. More use of waterfront.

anonymous

7/22/2020 06:57 PM

Please no more condos or development. I love it just as it is.

anonymous

7/23/2020 06:27 AM

Fix the broken retainer wall near the hydro station. Perhaps have lifeguards at the beach to encourage more use?

anonymous

7/23/2020 11:26 AM

Already a great area. Has been neglected over the years. In serious need of much improved landscaping and regular upkeep. The idea is there, just needs to be improved on. Improved docking. Draw people to the downtown from the lake. Offer Marina services. Better beach and pic-nic area. Clean it up.!

anonymous

7/23/2020 07:22 PM

It should be converted into a boating and recreation centre.

anonymous

7/24/2020 09:26 AM

More Boardwalk space along the waterway, expanding the playground.

anonymous

7/26/2020 08:23 AM

One or more restaurants on the river with outdoor seating & heaters.

anonymous

7/26/2020 09:19 AM

Improve water access.

anonymous

7/26/2020 09:55 AM

Bracebridge Bay is being consistently used for water front access for residents and visitors which I think is great. If anything could be done to enhance it, would be beneficial. Many cannot drive to a beach, or afford to own waterfront in Muskoka. Benefits of having a place to cool off during a heatwave is a great town feature. Public access to waterfront is

very important.

anonymous

7/26/2020 05:41 PM

Replace the walkway that washes out often with a floating walkway, like they have in Huntsville along Hunters Bay Trail.

anonymous

7/28/2020 10:37 AM

By changing the south blocks of Manitoba street to pedestrian traffic there will be a need to improve streetscape and parking in the area below the falls. Special event lighting of the falls might enhance the utilization of this space.

anonymous

7/28/2020 05:08 PM

The park side is beautiful. The beach side looks awful. That side needs a makeover. The beach is small and not very inviting. Maybe Make the beach bigger, more picnic areas. Washrooms and water fountain.

anonymous

7/29/2020 08:12 AM

Some more retail close by.

anonymous

7/29/2020 12:00 PM

More waterfront attractions similar to port carling's shops and docks

anonymous

7/29/2020 05:46 PM

More attractive landscape and design. Possibly a refreshment area as currently there is nothing easily accesible.

anonymous

7/30/2020 04:55 AM

Cleaning up the wharf side of the park where parking is. The beach area could use more Landscaping and tree coverage around picnic areas. A lot of the paved sidewalk is crumbling away into the river. Changing the cement dock into another fenced boardwalk/ swimming area like the opposite side Of the wharf would make it a much safer area for families with children walking near it and swimmers to enjoy it while keeping the boat traffic flowing to the boat docks. Youth are always going to be swimming on that side anyways, might as well make it safer

for everyone.

anonymous

7/30/2020 01:05 PM

Haven't used this park recently, so nothing to suggest at this point.

anonymous

7/31/2020 07:05 AM

increase naturalization public viewing platforms and improved walkways a few, not many, food outlets of some sort - bar/restaurant

anonymous

7/31/2020 02:50 PM

Food & market vendors on either side. Further develop the beach side. Increase the size of the beach. Build a retaining wall to protect the road & level the green/park area to make the space functional. Incorporating a splash pad To the park space to increase activities.

anonymous

7/31/2020 03:16 PM

Fix the breakwall. Otherwise it's great

anonymous

8/02/2020 04:26 PM

This is our one single location that provides a marine traffic destination in the town. The plan needs to determine if we want to have that kind of appeal to our seasonal population.

anonymous

8/02/2020 04:31 PM

This is the only accessible area by motorized boat to Lake Muskoka. Need to leverage this but keeping in mind the long route from lake, and the need to not erode the river banks along the way. If the Rona site can be developed as a park, then this area could include retail restaurant, niche stores, but Make sure to retain some green space. At the very least, more accessible docking might entice shopping and restaurant customers to Manitoba Street.

Optional question (175 response(s), 34 skipped)

Question type: Essay Question

Q13 | Are there any additional sites or locations within the Downtown or waterfront area that you think should be considered with the Master Plan?

anonymous

6/02/2020 03:07 PM

Memorial Park band shell needs updating.

anonymous

6/02/2020 03:31 PM

The corner of Eccelstone/Manitoba entrance to town by Rona location - this is an opportunity to wow visitors and locals with a sense of clean and openness.

anonymous

6/02/2020 03:32 PM

The river in front of Woodchester Villa and the Timbr-Mart should have a board walk that continues at least to Taylor Road...possibly further on the west side.

anonymous

6/02/2020 03:52 PM

The former BMLSS building which is currently sitting vacant.

anonymous

6/02/2020 05:49 PM

The old high school is a total eyesore and has so much potential. The development of it by previous owners has been a major disappointment.

anonymous

6/02/2020 06:34 PM

Close wharf road and put in restaurants along the waterfront. With dockage for boats to access the town from Lake Muskoka.

anonymous

6/02/2020 08:04 PM

The old high school property is an eye sore.

anonymous

6/02/2020 09:06 PM

Rotary park. The old Alben hotel lot. It's still empty Railway parking lot

anonymous

6/03/2020 06:15 AM

The old Albion needs some attention

anonymous

6/03/2020 06:43 AM

The old high school is an eyesore but a considerable piece of real estate. This location needs to be assumed by the Town and redeveloped into a community resource. This could have been a location for a new library, but could be refurbished into functional space.

anonymous

6/03/2020 08:37 AM

More Public Washrooms around town would benefit the town.

anonymous

6/03/2020 11:24 AM

Please clean up the Lumber yard downtown .The sooner you take that over the better .It is a total eyesore for a beautiful Muskoka Town !!!!!

anonymous

6/03/2020 11:39 AM

memorial park

anonymous

6/03/2020 01:17 PM

The courthouse, Wilson's Falls,

anonymous

6/03/2020 06:18 PM

*MURALS!! Need more art in Bracebridge. Rotaract club of Muskoka is interested in funding a mural project for the retaining walls that flank Taylor road before coming into downtown. As well as supporting more street art in the downtown and around Bracebridge.

anonymous

6/04/2020 12:26 AM

Move the courthouse someplace out of the downtown area, that would be great for expanding the business and hospitality areas.

anonymous

6/04/2020 06:50 AM

More picnic areas/tables close to the downtown area. There are take-out shops along the main street but not many places to go with that take-out.

anonymous

6/04/2020 08:05 AM

The theatre - we need a new theatre and this area could be put to great use - inovative restaurant, cultural or retail beside the park.

anonymous

6/04/2020 09:01 AM

Annie Williams Park, the new complex on Salmon Ave, and the Sportsplex

anonymous

6/05/2020 10:36 AM

I'm aware that the Inn at the Falls is a privately owned property but, a look into their development may be a useful proposition as they have a terrific view of what Bracebridge should be known for; the waterfront/falls.

anonymous

6/05/2020 04:56 PM

I think that the main street space should be expanded to include the

areas (alleys) that are to the East of Manitoba in a more business and pedestrian friendly way to connect with the new riverfront area of the Rona site. For example, the space by the train station, the old site of the Albion, and the area around Martins framing building could use a redesign to be more naturalized while encouraging pedestrian traffic, attractions, water features, etc.

anonymous

6/06/2020 06:20 AM

A heritage walking tour

anonymous

6/09/2020 09:39 AM

It would be amazing to have a trail system along the east side of the Muskoka River most of which is open shore road allowance linking it up to the Wilson's Falls trail.

anonymous

6/10/2020 07:42 AM

no

anonymous

6/10/2020 08:36 AM

Muskoka foundry

anonymous

6/10/2020 10:12 AM

No

anonymous

6/10/2020 10:05 PM

Train station area is bleak, perhaps a splash pad for children

anonymous

6/11/2020 07:53 AM

Train station

anonymous

6/11/2020 10:17 AM

Not in the downtown or waterfront area but I heard a couple years ago there was talk about putting a Galaxy theatre in near Smart Centres..... this would have been an incredible thing for the town and would bring people in from surrounding areas to spend money at our restaurants, shops, and gas stations. The theatre we have here is awful and I know myself, and everyone else I know

travels to Orillia to watch a movie, and we spend money there on food, shopping, ect.... this is something I think you should consider again as it would be a huge draw to bring people into town for a fun night, "date night", or night out with friends.

anonymous

6/11/2020 10:38 AM

Hiram Street is a bit of a wasteland - a large empty site has been left which looks ugly! We are still hoping to regain a train service with a practical schedule!

anonymous

6/11/2020 11:24 AM

I think the town should work with Bell Canada to relocate them out of the downtown core. This building would be an ideal location for a boutique hotel in the heart of downtown.

anonymous

6/12/2020 02:14 PM

Not sure

anonymous

6/12/2020 04:51 PM

Downtown needs to be appealing to tourists and locals to ensure longevity of businesses.

anonymous

6/13/2020 12:32 PM

The pedestrian facilities are dismal. It is not pleasant to walk the length of Manitoba Street from McDonald St to the Wharf. There need to be more amenities to encourage public use. What about a splash pad in one of the parks? An exercise loop? The local businesses have done a great job providing destinations to attract people, the public amenities have mostly been removed or have had nothing done to attract people to the area. The one exception is the winter rink in Memorial Park that was installed because of public action. the Town was not initially supportive. You need to encourage active engagement through landscaping and streetscape design, not seasonal decorating. People on the street is what creates community.

anonymous

6/13/2020 07:37 PM

The high school on McMurray Street

anonymous

6/14/2020 10:47 AM

The station area, the old High School development

anonymous

6/14/2020 01:11 PM

Old high school!!!

anonymous

6/15/2020 05:22 AM

No

anonymous

6/17/2020 09:29 AM

I was intrigued to see the area across the River that is outlined as part of the Downtown. The woods near Woodchester Villa are lovely and should be preserved and maintained, but perhaps there should be signage indicating they are part of a public park to encourage use of the trails.

anonymous

6/17/2020 02:05 PM

no

anonymous

6/18/2020 09:53 AM

it would be nice to have a bike route into mid of downtown that is off the main street and place to lock up bikes...

anonymous

6/19/2020 11:15 AM

Yes. Along the river, especially upstream from the falls.

anonymous

6/19/2020 04:13 PM

Trolley service on Manitoba Street that also services the new community centre.

anonymous

6/19/2020 07:05 PM

Really like the winter skating rink in Memorial Park and seeing people enjoying the town. Nice to see families and young children. I would like to see other forms of entertainment right in town (like splashpad) where passerbys could also enjoy seeing families have fun.

anonymous

6/22/2020 11:05 AM

Train station. Opportunity to connect with old area.

anonymous

6/22/2020 11:14 AM

Old post office?

anonymous

6/22/2020 01:14 PM

More places for swimming spots and dog parks

anonymous

6/22/2020 08:45 PM

I think once this development is in place a general cleaning of the river banks would be great- remove fallen tree hazards, eye sores, add some reinforcement to River Road towards Bass Rock from downtown in the form of trees on the banks/retaining walls- a cross walk from River Road to the parking lot by the Pawn Shop as that is an insane corner and people cross there all the time.

anonymous

6/23/2020 08:45 AM

Old high school track

anonymous

6/23/2020 09:47 AM

The old Zellers building and the old restaurant building across from Zellers should be occupied. Having them sitting empty for so long doesn't do much for the appearance of the town. It would be nice to see the Salvation Army go in next to Habitat, as there is more parking and it would allow people to go to one location to drop off stuff for donation, and the 2 businesses are similar and could share the building.

anonymous

6/23/2020 10:44 AM

None that come to mind!

anonymous

6/23/2020 03:18 PM

Laneways like up to the Griffin Pub have lots of history but hidden away so is the Dominion Street same

anonymous

6/24/2020 08:51 AM

Clean up old Albion site beside MAP

anonymous

6/24/2020 01:06 PM

More events at bandshell

anonymous

6/24/2020 05:31 PM

The complete waterfront along River Road could greatly be improved with landscaping and picnic area accessible from Train station region. It would be great to see graceful swans each summer enhancing the river with their beauty similar to what Owen Sound has done with this from Harrison Park to Mill Dam.

anonymous

6/24/2020 08:35 PM

Former BMLSS G. Gardens R. Recreational therapy A. Arts C. Cooperative E. Epicenter Bridge Matrix Project

anonymous

6/25/2020 08:36 AM

Old Bracebridge High School should be utilized. Perhaps a new group could move progress along towards an Apartment/Condo complex.

anonymous

6/25/2020 08:56 AM

Old Albion Hotel site and Railway station area.

anonymous

6/25/2020 12:45 PM

The corner of Taylor Road and Hiram Street needs attention. Also, all along Hiram is a beautiful walk and could be developed into an extension of the parkway at the Rona Site - some sort of walking / cycling path.

anonymous

6/25/2020 02:24 PM

THE STRIP MALL ON MANITOBA NEED TO BE IMPROVED .

anonymous

6/25/2020 02:26 PM

The old BMLSS should be converted to apartments and include geared to income options. The rail line should not run through the downtown core....another accident waiting to happen. The Bell building and some other buildings across from the park should be renovated to suit the style and character of the town.

anonymous

6/25/2020 05:54 PM

The Old High School seems dormant. Can it not be put to good use?

anonymous

6/25/2020 08:49 PM

Water front needs improvement to draw more attention and people

there.

anonymous

6/26/2020 10:29 AM

None that come to mind

anonymous

6/26/2020 12:55 PM

Unsure

anonymous

6/26/2020 03:29 PM

We'd like to see dedicated bike lanes from the bridge downj to Santa's Village Road and Beaumont Drive.

anonymous

6/26/2020 07:49 PM

I believe the Court House should be preserved, but I do wonder what will happen to the building that housed the Post Office before it changed locations. With prime real estate in downtown, and and accessibility ramp, that building should not go to waste.

anonymous

6/26/2020 08:36 PM

The docks and park at Kelvin Grove park are lovely

anonymous

6/27/2020 06:22 AM

I think the northern part of downtown Manitoba Street closer to Monk Rd could use some beautification. Bring the Historical look of the Southern end into it.

anonymous

6/27/2020 08:01 AM

If available, possible bicycle/walking paths along the North Branch from Taylor Road and North. It could be incorporated to the people place developed on the Timber Mart/Rona site. It could also tie into the Old Arena area that could be a live entertainment venue

anonymous

6/27/2020 12:08 PM

The old high school. The playfields behind.

anonymous

6/27/2020 04:26 PM

Yes- I think the Annie Williams Park, the area around the high school, and the former high school and Balls Flats should also be included they all include municipal properties-similarly the area around Cedar Lane

including the Walmart and Home Depot plazas and all areas adjacent to highway 118 as it passes through Bracebridge. They all affect each other

anonymous

6/27/2020 07:07 PM

Bracebridge has a lovely downtown - much better than Gravenhurst!! The market in general needs help. The bandshell could be refurbished and could have weekly events (eg Gravenhurst dock musical events); How do you promote restaurants??? These bring people to the core - they spend money and they walk the streets before and after. People are always looking for places to go. We drive to Crossroads in Rosseau for looking for a great place to eat and socialize. There needs to be a critical mass of these type of businesses to attract people to the core. Bracebridge has the potential to do it!!

anonymous

6/27/2020 10:10 PM

Bike path that connects from Annie William park all the way (along water edge) to the upper end of Manitoba street.

anonymous

6/28/2020 12:34 AM

Move main park to lumber yard and use old park space along Manitoba for parking.

anonymous

6/29/2020 06:37 AM

A sidewalk from Dill St down to the public beach. Makes no sense that as you approach a hill and corner the sidewalk ends!!

anonymous

6/29/2020 12:01 PM

Not at this moment

anonymous

6/29/2020 12:29 PM

I'm not sure if this falls within the jurisdiction of the "Downtown" master plan The Muskoka Foundry on Entrance drive also had plans for redevelopment. An evening fundraiser gala was held in the fall of 2016 with proposals and floor plans

for this space - and nothing to be heard of since. It would be nice to include this in the Master Plan. If there still are plans for this location - it should be investigated so as not to conflict with the development of the other locations mentioned.

anonymous

6/29/2020 07:17 PM

Bird Mill Mews Memorial Park and Bandshell Trail Systems

anonymous

6/30/2020 05:43 AM

Better paths and bike paths throughout

anonymous

6/30/2020 06:25 AM

former Bracebridge high school

anonymous

6/30/2020 08:16 AM

Better signage or some app situation for parking lots to get people walking more in downtown. Former high school site cleanup. Lowered vacancy rates and improved assistance for landlords attempting to improve heritage buildings. Consider one way traffic downtown to improve pedestrian space and streetscaping.. Improved graphics on "around town" maps to encourage visitors to explore. Make Bracebridge a destination town rather than a place people pass through.

anonymous

6/30/2020 02:11 PM

I think I'm general we need to consider how we are going to move in future. Let's make the town more bicycle accessible, with bike lanes.

anonymous

6/30/2020 02:34 PM

Wellington Street is VERY SAD. All the buildings are depressing and very dated.

anonymous

6/30/2020 03:12 PM

It seems as though Memorial Park is underutilized as far as the building of a sense of community. Even having a bar/restaurant on the edge of it would improve the sense of community. that business should be one that gives back in a substantial way to the community. Better, it

could be a Town of Bracebridge enterprise, rather than being privatized.

anonymous

6/30/2020 04:19 PM

The water front in general. From Wilson's falls down to Annie Williams.

anonymous

6/30/2020 05:05 PM

Take out the parking by the

anonymous

6/30/2020 09:41 PM

I think the old zellers building and the old Kelseys buildings should be looked at. Also the old BMLSS building. Those are two large buildings that have been empty for quite some time. Let's get something in them! Please not just new condos in them either. Something the whole town can enjoy or utilize. The town has too many people just getting by, so events and attractions need to be accessible for everyone.

anonymous

7/01/2020 04:57 AM

Water splash pad. Supervised lifeguard Outdoor swimming pool , Washroom for summer use. Heritage information and display. Stage area for entertainment

anonymous

7/01/2020 08:59 AM

Old Bracebridge High School property. Something needs to happen there.

anonymous

7/03/2020 09:26 AM

The old high school site, the old fire hall across from court house

anonymous

7/03/2020 07:35 PM

Old HighSchool eyesore area of construction rubble surrounding it.

anonymous

7/05/2020 06:01 AM

Main street buildings ie the old Albion site

anonymous

7/08/2020 08:53 AM

not to sure at this moment

anonymous

7/08/2020 10:43 AM

I don't believe so. Be nice if we could deal with the eye sore that was the old BMLSS

anonymous

7/19/2020 06:07 PM

No

anonymous

7/21/2020 01:26 PM

Integrated biking path with area.

anonymous

7/22/2020 08:38 AM

Of significant consideration is how the rear of the stores along Manitoba 'blend' into the new waterfront.

anonymous

7/22/2020 04:36 PM

A museum/ art gallery? The library could be a good site for that also

anonymous

7/22/2020 06:39 PM

Old high school is an eyesore - keep some of it but make it something more affordable and practical for permanent residents not over priced condo units

anonymous

7/22/2020 06:57 PM

The former Albion hotel. Additional housing or apartment could go there. Providing exterior is visually pleasing.

anonymous

7/23/2020 11:26 AM

Please do something with the old BMLSS. Would make a great hillside winter events park with tubing and tobogganing. Are ovary the current building, build a large stone deck area facing west, and use it for large events. Weddings. Conference space. Concert evenings.

anonymous

7/23/2020 07:22 PM

The old Albion and associated parking area.

anonymous

7/24/2020 09:26 AM

Continue the hiking trail to the new Rona area to encourage walking and use of businesses in the area. The area behind / around Riverwalk should more inviting with better signage.

anonymous

7/26/2020 09:55 AM

The backside of the buildings along Manitoba Street that back onto the river need some improvements ie. what they have done in Huntsville makes a huge difference and attracts residents and visitors to your downtown core.

anonymous

7/26/2020 05:41 PM

The fire station building.

anonymous

7/28/2020 10:37 AM

A) An architectural plan and guideline for downtown will need to be developed that will maintain the village feel of Bracebridge and will not allow the downtown to be the recipient of poor architectural choices in styles and /or colours. (Bell building etc.) b) Traffic circles should be instated in more areas to replace streetlights where possible and promote traffic flows while promoting safety. c) enhance and build sidewalks/bikepaths throughout the community to reduce vehicular traffic lanes

anonymous

7/28/2020 05:08 PM

millennial Park could use a new band stand and permanent washrooms. It currently has outhouses, which are there in the winter and now summer but it would look a lot nicer with a permanent public washroom.

anonymous

7/29/2020 08:12 AM

Not sure

anonymous

7/29/2020 12:00 PM

Memorial Park

anonymous

7/30/2020 01:05 PM

Nothing comes to mind at this time.

anonymous

8/02/2020 04:26 PM

Old BMLSS site is an eyesore. The track and sports field is a potential opportunity. What about an outdoor speed skating track. There are portable artificial ice making surfaces that could be removed in the off-season.

anonymous

8/02/2020 04:31 PM

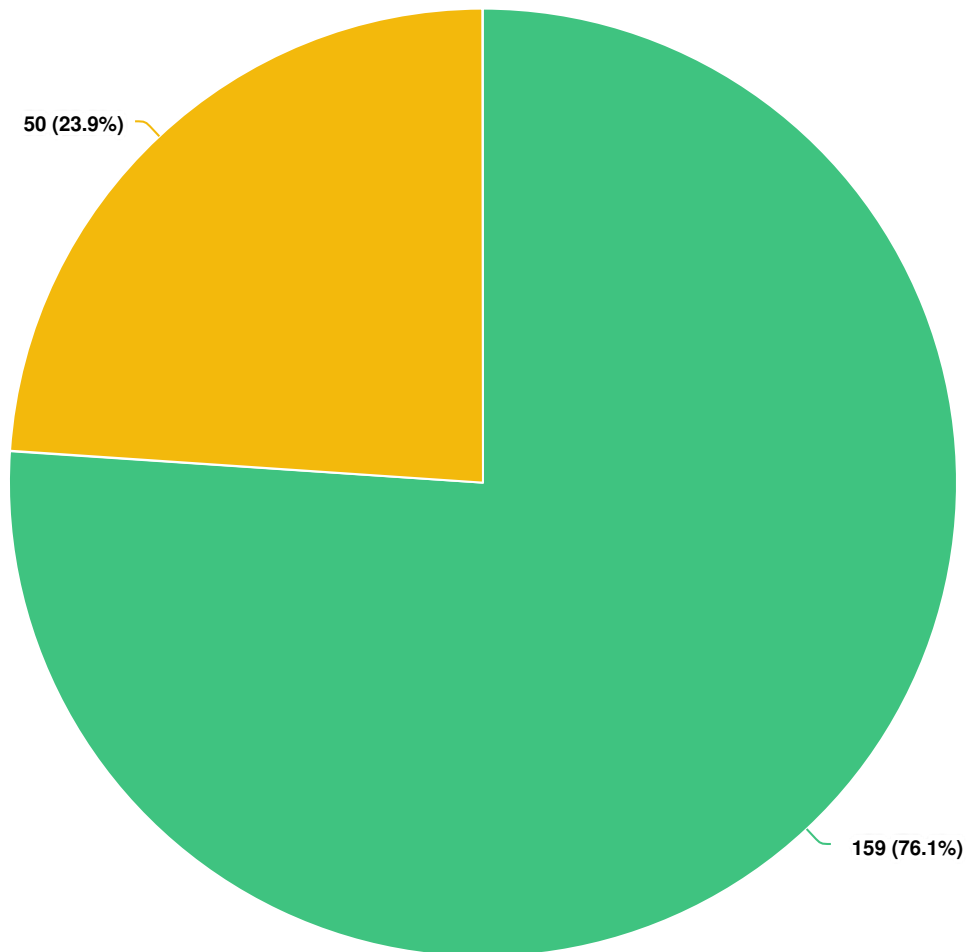
Former high school site is an eyesore and an embarrassment. Although it might be under litigation, this site could be used for affordable housing. The plans for this location, like all

other suggestions in this survey
response, need to be taken as a
while in concert with the big picture
of the while downtown area.

Optional question (113 response(s), 96 skipped)

Question type: Essay Question

Q14 | Would you like to be contacted so that we can provide future information about upcoming engagement opportunities.

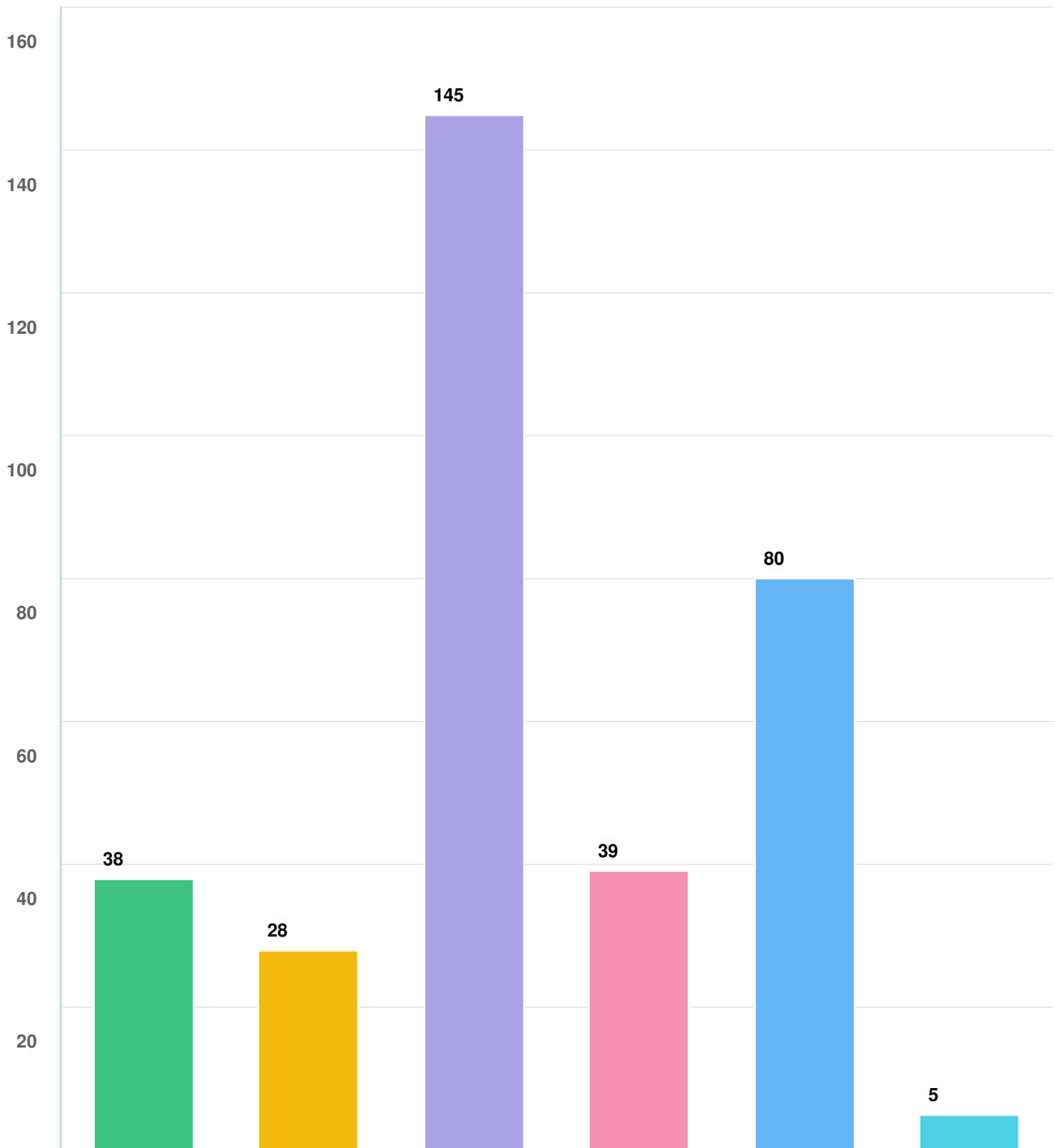


Question options

- Yes
- No

*Mandatory Question (209 response(s))
Question type: Radio Button Question*

Q15 If you answered yes to Question #14, what method of consultation would you prefer for future Downtown Bracebridge Master Plan project engagement? (Select all that are applicable)



Question options

- Telephone call
- Video conference call
- Email
- In-person session (at a social distance of 2 metres)
- Online engagement (e.g. surveys, Q & A)
- Other (please specify)

*Optional question (159 response(s), 50 skipped)
Question type: Checkbox Question*

Q16 If you answered yes to Question# 14, please provide your contact information.

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5/28/2020 03:18 PM

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8/02/2020 04:26 PM

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8/02/2020 04:31 PM

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Optional question (154 response(s), 55 skipped)

Question type: Single Line Question

Q17 | Please provide any other input that would be valuable for the Master Plan process.

anonymous

5/28/2020 03:18 PM

I have several maps for walking routes through town of varying lengths and change elevations

anonymous

6/02/2020 03:32 PM

My two biggest foot streets paved bike paths and big waterfront paths.... if we solved those two things I'd be in heaven (minus the bugs).

anonymous

6/02/2020 08:04 PM

We need to bring out youngsters back to the downtown to make it vibrant again. We lost so much community when the high school was moved out of town. Be sure to ask the residents how the downtown can be improved not just property owners but EVERYONE. This way we get a diverse community enjoying our town. Maybe a visit to schools in September to discuss improvements would work.

anonymous

6/03/2020 06:15 AM

I would love to see more bike paths and trails. Sidewalks that don't end. Not everyone is comfortable riding

their bike on the road, especially with children. Accessibility is key! There are often times I plan on stopping at local coffee shops or businesses but change my mind when there are no parking spaces available.

anonymous

6/03/2020 06:43 AM

I think there needs to be a strong long-term vision rather than jumping to the first idea that sounds good, which tends to be Bracebridge's planning schema. The Bay Park and/or sale of property towards Annie Williams Park/Wellington Street for condo sales. This limits public access to prime waterfront space which could be developed into attractions that would benefit the town.

anonymous

6/03/2020 08:37 AM

I feel it is important not to overshadow the beauty of the riverfront, by avoiding over-building at the shoreline. Keeping access open to the public with space to 'breathe' is important.

anonymous

6/03/2020 11:24 AM

You need a visionary for the next 50 yrs on your committee . The plan for downtown Barrie and Toronto are terrific especially looking ahead 50 yrs .

anonymous

6/03/2020 06:18 PM

Have students be involved as they are growing up here and are the real future of this community.

anonymous

6/04/2020 06:50 AM

As you update you Master Plan please keep in mind the current Visual Appeal of the town of Bracebridge. I have lived near Collingwood, Ontario for 38 years. I have watched the town 'improve' to attract tourist, but attracting the 'Citiot's' is not useful. They come in to change the town to be the city they left behind. Those of us who moved here from the city because we like the small town atmosphere are now looking for other small towns we can

move to. Even my kids have moved to other small towns because their University experiences in the city have shown them small town life is better. Improve the safety of buildings and the quality, but don't change the look to be modern.

anonymous

6/04/2020 08:05 AM

Our downtown strategy has always been too protectionist rather than innovative - we have to change that for the downtown core to thrive.

anonymous

6/04/2020 09:01 AM

This project would a historic turning point for our community. Let's not succumb to those who do not want change or think the cost will be too great. The under 40's in our community need to be engaged... they are the future.

anonymous

6/04/2020 01:28 PM

Pedestrian safety, seriously nearly every time we go out we are almost hit by a careless or inconsiderate driver that seems to think that saving 30 seconds of time is worth putting my family in danger. Drivers in Bracebridge are hostile to pedestrians and better and more serious enforcement action is required. As of right now Bracebridge is not pedestrian friendly.

anonymous

6/05/2020 04:56 PM

I am excited to see the town take advantage of this new waterfront area and consider making it a destination 'Muskoka style' experience. Not only will this be good for locals, by day-trip tourists who can't afford a cottage on the lakes will have reason to come and visit and linger, and ultimately spend at local businesses.

anonymous

6/06/2020 06:20 AM

I had to use a fake postal code as I live in Dorset ... I shop often in Bracebridge as we have family that live there still I think any postal code should have worked

anonymous

6/08/2020 09:19 AM

Do not encourage or include any fast food restaurants in the downtown core. Only allow them in the box store locations. Look for ways to encourage year round tourism. Create a downtown signage bylaw to eliminate all backlit signage. Create a theme for downtown helping businesses make improvements and moves required to enhance the theme of main street. The town will benefit from locally owned and operator run businesses to encourage more tourism.

anonymous

6/08/2020 11:23 AM

Thank you for seeking input for residents to show community matters in your planning!

anonymous

6/09/2020 05:58 AM

Thank you! This process is valuable - please do more marketing on social media, newspaper, billboard, mail flyer, perhaps contest incentive to get people to sign up and engage :)

anonymous

6/09/2020 09:39 AM

Make the plan pedestrian and bike friendly.

anonymous

6/10/2020 10:05 PM

Put a skate park in front of new fire station. The children at this end of town need activities to engage in

anonymous

6/11/2020 10:17 AM

The same as question 3 regarding the Galaxy in Smart Centers.... we are losing out on money because people would travel from other areas to catch a movie in Bracebridge and spend money at our local shops, and restaurants. Everyone I know does not go to our local theatre because it's awful and drives to Orillia instead and spends money on food+shopping there. We NEED more restaurants/bars. We don't have enough good quality restaurants and a lot of people go to Huntsville, Port Carling, Gravenhurst instead to get a decent meal. We have a few great go-to restaurants

but not nearly enough options. This is a perfect opportunity to have waterfront restaurants with an amazing patio!

anonymous

6/11/2020 10:38 AM

We attended a consultation session when the last review was carried out some years ago and were quite disillusioned. It seemed to us that the consulting co. hired had their own agenda and many of the points raised by residents were ignored.

anonymous

6/11/2020 11:24 AM

Think outside the box...please this town has the opportunity to lead but if we continue to keep doing what others do we will never progress.

anonymous

6/12/2020 10:32 AM

someone really needs to research the ice pad size requirements so kids dont have to travel to Orilla

anonymous

6/12/2020 04:51 PM

I am eager to see the new developments. This has become home over the last 16 years & I am excited for Bracebridge's future

anonymous

6/13/2020 12:32 PM

The nature of the Bracebridge core creates challenges but it also creates opportunity. The Town has undertaken master planning programs before but has never really taken advantage of the opportunities. Indeed, by moving all of the public facilities out of the core , first the high school and rec centre, then town hall and now the arena and the library, Council seems to have actively worked against supporting the vibrancy of the core. What continues to support it is an attractive retail hub, good restaurants and an old style movie theatre. With the issues currently facing these sectors as a result of the covid crisis, all of these uses will be under stress and may not survive. Urban structure may take on a very different form. To be successful this process is going to have to be bold, progressive and

visionary. I hope we can move away from the car oriented, suburban focused thinking that has characterized Bracebridge over the past 20 years and achieve this.

anonymous

6/13/2020 07:37 PM

As noted earlier, it will be helpful to have an opportunity to save this survey, think more deeply about the scope and possibilities and return to the survey several times before finalizing and sending.

anonymous

6/14/2020 10:47 AM

Stop at Walmart and Home Depot, move the LCBO to downtown, encourage tax rebates to allow housing above retail, and tax rebates for retail which attracts customers. Go look at Port Hope, great architecture, can't keep the stores filled.

anonymous

6/15/2020 05:22 AM

Galaxy movie theatre, the current theatre is terrible. I know many people who would rather drive 40 minutes to Orillia to avoid seeing a movie on Bracebridge

anonymous

6/17/2020 09:29 AM

I have been troubled by the decentralization of key services (especially the Town hall and high school, and the upcoming move of the arena and the library) out of the downtown core. I understand there are good reasons having to do with cost, space and opportunity that justify these decisions, but it has resulted in a loss of vibrancy that is hard to explain but easy to feel. There are many people will not come downtown if they do not "need" to come downtown. I hope this planning process helps give local people and visitors a reason to spend time in our downtown.

anonymous

6/17/2020 02:05 PM

Right now the river is largely hidden through much of Downtown. It would be nice to open it up to be more of a focal point, especially in the Taylor

Road area. This is going to be a challenge as long as there's a railway next to the river...

anonymous

6/19/2020 11:15 AM

I would like to see a map of the zoning and ownership of all real estate in the study zone, and it's current occupancy (i.e. is it being used).

anonymous

6/19/2020 04:13 PM

Pool and exercise and wellness center in community centre. Noise reduction, large trucks re-routed. ESSENTIAL to bring back rail service, work with Metrolinx. Improved intermediate bussing until train network developed.

anonymous

6/22/2020 11:05 AM

Please consider moving the library to the timber mart location.

anonymous

6/22/2020 04:26 PM

Good luck Keep up the good work

anonymous

6/22/2020 08:45 PM

I would hope the Town is intentionally reaching out to invite key members to participate such as MAC or other groups that may be affected by development. The BIA conf calls for downtown business owner updates would be a great way to inform businesses of upcoming opportunities but not all participate in those. Also groups that may not be currently connected to downtown development may be interested and see opportunity in getting on board.

anonymous

6/23/2020 08:45 AM

Talk to people living in Manitoba st.

anonymous

6/23/2020 09:15 AM

Like I previously mentioned we need to look at communities such as Blue Mountain and Niagara on the lake and copy what is already working for them. They key is to attract more visitors to Bracebridge that can bring in millions of dollars to the local

anonymous

6/23/2020 09:47 AM

economy.

I lived 56 years in the City of Toronto, and moved to Bracebridge 4 years ago. This is the first time I have lived in a small town, and I am loving it. I have been coming up to a cottage outside of Bracebridge for 39 years, and often spent the summers up here. When my husband and I retired we looked at Gravenhurst, Bracebridge and Huntsville. We both agreed that Bracebridge was the town for us, as it is the most beautiful of the 3 towns, and the people were so friendly and welcoming. I was worried I wouldn't like that small town vibe, but I absolutely love living in Bracebridge. So a huge thank you to the people who run the town, and the people living here for making the town what it is, a piece of paradise !

anonymous

6/23/2020 09:59 AM

I love Bracebridge and I think you've done a good job of balancing development and growth with maintaining the character of the town. We are raising a young family here. My husband works remotely from Toronto and I have found a job in Bracebridge. We hope to see our town be a leader in environmentally-friendly growth. More bikes, less cars. Better transit for seniors and lower income populations. Lots of green space that supports outdoor activities for all. Not more parking lots and wider streets for cars. I hope we can think ahead 25 years and design a town for what our lifestyles will be - not what they have been. Please consult the high school students as well - they will have invaluable feedback to share, I'm sure. You are all doing a great job - thanks so much :)

anonymous

6/23/2020 03:18 PM

Don't take forever to do this.

anonymous

6/24/2020 01:06 PM

Online guide for visitors that leads them to attractions downtown and vicinity (Rotary Gardens)

anonymous

6/24/2020 01:31 PM

I used to own a business on the main street and I always felt like the downtown core needed to attract people for more than just shopping. It needs to be lively at night with patio's live musicians, and the water front needs to attract people at all times of the day and evening. Create green space and parks along the water front, a boardwalk along the river, adequate lighting so that people can walk in the evening and have alternative spaces where people can go to after enjoying a meal downtown, or a beautiful park to explore and play in after getting ice cream with the kids. The Timber mart location is the perfect setting for a gorgeous park!

anonymous

6/24/2020 04:07 PM

Make Bracebridge more accessible to pedestrians and cyclists. This town is way too car focused. Maybe have pedestrian Sundays on main Street so it brings people together out in the community, have music, entertainment, food vendors, sales at shops. You could do it once a month in the summers and it would draw a lot of tourism and money to our downtown shops. Plus we need to promote hometown talent and bring in other entertainment groups from Toronto so we can experience different cultures of music, food, etc.

anonymous

6/24/2020 08:35 PM

Practicing more ecology for our economy

anonymous

6/25/2020 06:08 AM

The future of Bracebridge is vital and you now have the opportunity with all these great assets coming available for interconnection to do something

anonymous

6/25/2020 08:36 AM

reall special.

Stick to the carpentry saying "measure twice, cut once" meaning to insure that whatever is done is what should be done. Listen to all voices and consider all points of view.

anonymous

6/25/2020 08:56 AM

Review some of the existing reporting completed for the Bracebridge Streetscape Design. Consultant was Stantec's Bracebridge office - now Pinestone Engineering Limited.

anonymous

6/25/2020 02:24 PM

NEED TO ENCOURAGE BUSINESS TO THE AREA FOR JOB CREATION AND YEAR ROUND COMMUNITY.

anonymous

6/25/2020 02:26 PM

Thanks for seeking input!

anonymous

6/25/2020 03:50 PM

Adding low maintenance perennial gardens would be cost effective and environmentally friendly. Adding more recycling downtown would be great. A downtown communal vegetable garden would be great. Considering more shoreline protection and riparian buffers set a good example for private land owners.

anonymous

6/25/2020 05:54 PM

Make all decisions as green, pedestrian friendly and people-oriented as possible.

anonymous

6/25/2020 08:49 PM

Downtown Banff would be a great "vision" for Bracebridge.

anonymous

6/26/2020 12:55 PM

Consider low or no fee services.
Consider accessibility.

anonymous

6/26/2020 08:36 PM

Noise restrictions on the train through town at night would be greatly appreciated

anonymous

Places for new and interesting

6/27/2020 06:22 AM

Vendors other than the same old Farmer's Market vendors as well as more events and spaces for them in all seasons bring community out and together.

anonymous

ohhhh I think I've said enough.

6/27/2020 08:01 AM

anonymous

Please make better use of that lovely river running through the town and think of the challenges faced by an increasing aging and vulnerable population.

6/27/2020 04:26 PM

anonymous

Cohesive bike Walking trail from Macaulay school/Wal-Mart to opp / villa/ Annie William /new library/ high school .waterfront, walking controller blading....

6/27/2020 10:10 PM

anonymous

I would like to hear and understand the proposals being made before decisions are made. This is a good start with wide open feedback, but I simply don't have enough community data and contact to understand what the needs of the community are in more than a general sense.

6/27/2020 10:15 PM

anonymous

I am sure more will come to mind. Is there a way to add other thoughts.

6/29/2020 12:01 PM

anonymous

I work for a custom home builder and receive many clients who are interested in - or planning to - move and/or retire to the Muskoka area. I'm not sure of the statistics, but I would imagine the majority of population currently living in this area (or the ones planning to move here) are in the 50 plus age group. This age group - including myself - is always looking for new and exciting things to do. Developing Bracebridge to incorporate such venues would be a great plus to the community and would encourage more people to get out and become involved. I am sure

6/29/2020 12:29 PM

there are many out there who will support your positive decisions. Thank you.

anonymous

6/29/2020 06:50 PM

The library is the heart of this community and deserves much more of a focus than it has been given. It could be doing so much more if given the proper space and facility to do so.

anonymous

6/30/2020 06:25 AM

Contact me to learn more about community economics

anonymous

6/30/2020 07:06 AM

As a member of the BIA and a local retail store I can tell you that the 2 biggest problems in downtown Bracebridge are parking and washrooms. This is not unique to Bracebridge. It's everywhere in Muskoka and yet it's never resolved.

anonymous

6/30/2020 08:16 AM

Many retailers/service providers are unable to afford an annual Lease, and inventory that goes with Owning a business. Having a location that can be temporarily leased to suitable vendors (artisans, food retailers, etc) will allow for more frequenting of downtown, resulting in more population one spending. That said, care should be given to ensure suitable groups (ie. not Bell or fly-by-night flea market vendors unless those are the "theme" for the day/week/weekend).

anonymous

6/30/2020 01:20 PM

I just want to say that I really appreciate how open this process has been so far, and hope it will continue to be so. I like knowing that as a recently returned Muskokan, my age demographic might finally have a say over how our town improves and grows into the future. Thank you!

anonymous

6/30/2020 01:47 PM

A green future is the only future for the region. Making Bracebridge more accessible and usable for its own

residents, year round, will reinvigorate the area and create a stronger community. All rural spaces must become self sufficient, so plans that make us more dependent and cater towards visitors will become unsustainable. The responsibility of a municipal area is first to its residents, then to its visitors.

anonymous

6/30/2020 01:48 PM

reduce the necessity for cars every way possible

anonymous

6/30/2020 02:11 PM

This is a huge opportunity to make this town attractive all-year round, but firstly o think we have to consider our own residents. We need more indoor recreation facilities that don't just fit the norm. Let's think creatively and talk to the youth as well.

anonymous

6/30/2020 02:34 PM

Well should I say it again? I really think we need a bakery.

anonymous

6/30/2020 03:12 PM

What more can I say? regular public transit linking to all town facilities, the District and the hospital; develop extensive bicycle and active transportation infrastructure; bike parking; EV charging stations around the periphery; food plantings included as part of all town green space; create a new town position TOWN GARDENER to oversee all community gardens.

anonymous

6/30/2020 05:05 PM

I think about towns like Elvira or Stratford. Bracebridge needs to have a brand. We have a beautiful waterfall. This town could be so vibrant. Ask the young people who have returned to live here!! One last thought. We need a bakery cafe!! For those who remember, Waites bakery drew people from far and wide.

anonymous

6/30/2020 07:35 PM

Sometimes more is not better - sometimes new is not an improvement. As with the case with

the interlocking brick - sometimes it is best to just leave things as is. Make sure that whatever you do isn't some 'out there' idea that has no place in our town. Unless you are planning on plowing it down and starting over. Work to improve what we have - which is pretty darn good as it is.

anonymous

6/30/2020 07:38 PM

Our postal code is a Gravenhurst but we pay our taxes for our house to Bracebridge and we have a business downtown Bracebridge

anonymous

6/30/2020 07:50 PM

Please really consider the second ice pad. Neighboring towns would also drive there to use it. There is a real shortage of ice time available in Port Carling and other areas

anonymous

6/30/2020 09:41 PM

Affordable housing needs to be considered with any plans - even ones for downtown. Could there be a development for more housing somewhere downtown? If there isn't more housing available, Bracebridges population will inevitably decrease because people will find housing elsewhere.

anonymous

7/01/2020 05:43 AM

Henry Ford said it best; If I had asked the market what they wanted, they would have said faster horses.

anonymous

7/03/2020 09:26 AM

In order to be an all inclusive community there has to be native representation and insight from the surrounding communities We really need to think outside of the box so to speak in order to honour the past and to bring the down town in to the future.especially with social distancing as a possible long term reality. Pedestrian traffic and use as well as green spaces at the forefront.

anonymous

7/03/2020 02:40 PM

The natural hilly terrain And water are our features to leverage. If A few routes were converted to one way At

a minimum cost it would permit diversion of truck traffic And maximize pedestrian traffic . It will be. A shame if we miss opportunity for Creation of A river all looped trail like theY did at Halifax harbour Waterfront in an equally challenging seasonal environment and still Have an ability to connect to a downtown

anonymous

7/05/2020 06:01 AM

We should be partnering with Santa's village for a theme

anonymous

7/07/2020 10:56 AM

Huntsville is a good example of how they have kept their downtown vibrant through its connection with River Run Park, pubs with patios overlooking the river and a downtown theatre, whose patrons spill out onto their main street and support the local stores, restaurants and bars. We need something similar for Bracebridge. Yearly events such as Canada' Day , Fathers Day all help to draw the community into the downtown and are essential. The Farmers Market is also a wonderful community event and should be supported and promoted.

anonymous

7/08/2020 08:53 AM

N/A

anonymous

7/08/2020 10:43 AM

I understand this will not be easy or cheap. But I truly feel we need to make a big change in bracebridge to bring it back to a vibrate thriving community. Our schools are at an all time low as far as numbers and the community I feel is just getting older. If we don't take steps to bring youth to this town who will be left to enjoy it.

anonymous

7/21/2020 01:26 PM

Think about 25 and 50 years in the future. What type of city do you want to live in.

anonymous

The waterfront need be fully available

7/22/2020 08:38 AM

to community and visitors alike. No private developments. No condos.

anonymous

7/22/2020 06:57 PM

Try to retain downtown uniqueness. Also less development more nature. I appreciate this opportunity to give my opinion.

anonymous

7/23/2020 06:27 AM

Thanks for starting this process so we can keep our downtown thriving.

anonymous

7/23/2020 11:26 AM

I am originally from a small Laurentian (Qc.) town (Saint-Sauveur-des-Monts) locates 60km north of the city of Montreal. Better know as ski country. Their no1 attraction is tourism. And they go out of their way to develop their town master plan based solely on that premise. They capitalise on the esthetics, street design, pedestrian flow, shopping/restaurant experience and Accessibility of their downtown and surrounding area. They promote, attract and encourage new business. They facilitate the incorporation of new and existing business. But most of all, they take extreme pride in the looks and feel of the town. I am beyond convinced that this board, looking into developing a Bracebridge downtown master plan, coupled use with a summertime fact finding and research trip to my home town for ideas.

anonymous

7/26/2020 08:23 AM

Provide interim summaries of feedback up to that point to stimulate everyone's thinking and prompt more engagement.

anonymous

7/26/2020 09:55 AM

Any master planning should be inclusive as possible for residences of all ages, and from all backgrounds. People need to feel comfortable and safe in their surroundings.

anonymous

I know this is quite vague. Their

7/28/2020 01:59 PM

needs to be a draw for people to go downtown other than the shops on the street. Their needs to be a place for people to congregate. A place that provides street side cafes and street side restaurants open markets. Maybe a st. Lawrence market idea that open more than just a Saturday morning.

anonymous

7/28/2020 05:08 PM

a big issue I see more than esthetics is the housing issue. So many people looking for apartments and can't find one that's not outrageously priced. Housing should be in the master plan. The arena spot would and could be an amazing site for an apartment building.

anonymous

7/29/2020 12:00 PM

Youth should have important role in these decisions, they will be more likely to stick around if they know change is coming and it is change that they have approved and added ideas into.

anonymous

7/29/2020 05:46 PM

Could there possibly be some sort of property tax incentive for property owners to improve their buildings and landscape to create a more pleasing environment for both local families and tourism? Just a thought to explore.

anonymous

7/31/2020 07:05 AM

planxty@vianet.ca

anonymous

7/31/2020 03:16 PM

The ice skating Trail at memorial park has a valuable impact on the community. The lights on and around the bandstand are stunning. This type of active engagement that highlights architectural or natural features make Bracebridge a year round attraction.

anonymous

8/02/2020 04:26 PM

Think big picture, what will make Beacebridge a uniquely desirable place to be for residents, seasonal

residents, Ontarians, Canadians and International guests.

anonymous

8/02/2020 04:31 PM

Positive feedback: I am glad you are not just asking about the Rona site, but are considering the whole downtown area. The decision about one area greatly impacts on decisions about other areas.

Optional question (98 response(s), 111 skipped)

Question type: Essay Question

Opportunity Sites Concept Survey

SURVEY RESPONSE REPORT

04 February 2020 - 13 April 2021

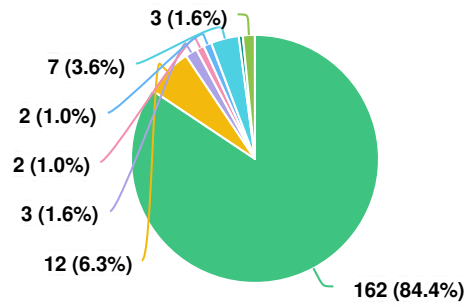
PROJECT NAME:

Downtown Master Plan



SURVEY QUESTIONS

Q1 | Please identify your association with the Town of Bracebridge.



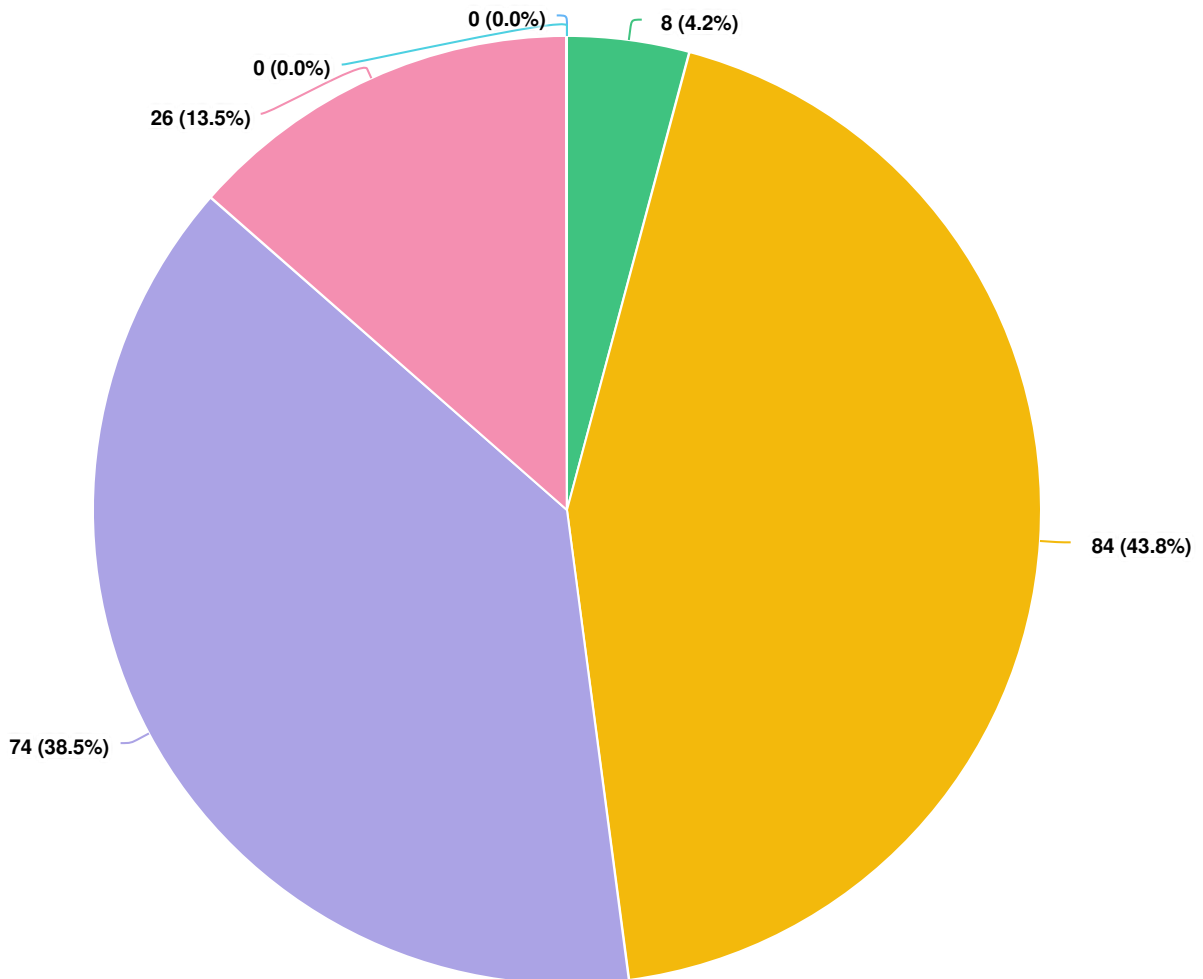
Question options

- Permanent Resident of Bracebridge
- Permanent Resident within the District of Muskoka
- Seasonal Resident of Bracebridge
- Seasonal Resident within the District of Muskoka
- Tourist/Visitor
- Business-owner within Downtown Bracebridge Study Area
- Business-owner outside Downtown Bracebridge Study Area
- Other (please specify)

Mandatory Question (192 response(s))

Question type: Dropdown Question

Q2 What is your age group?

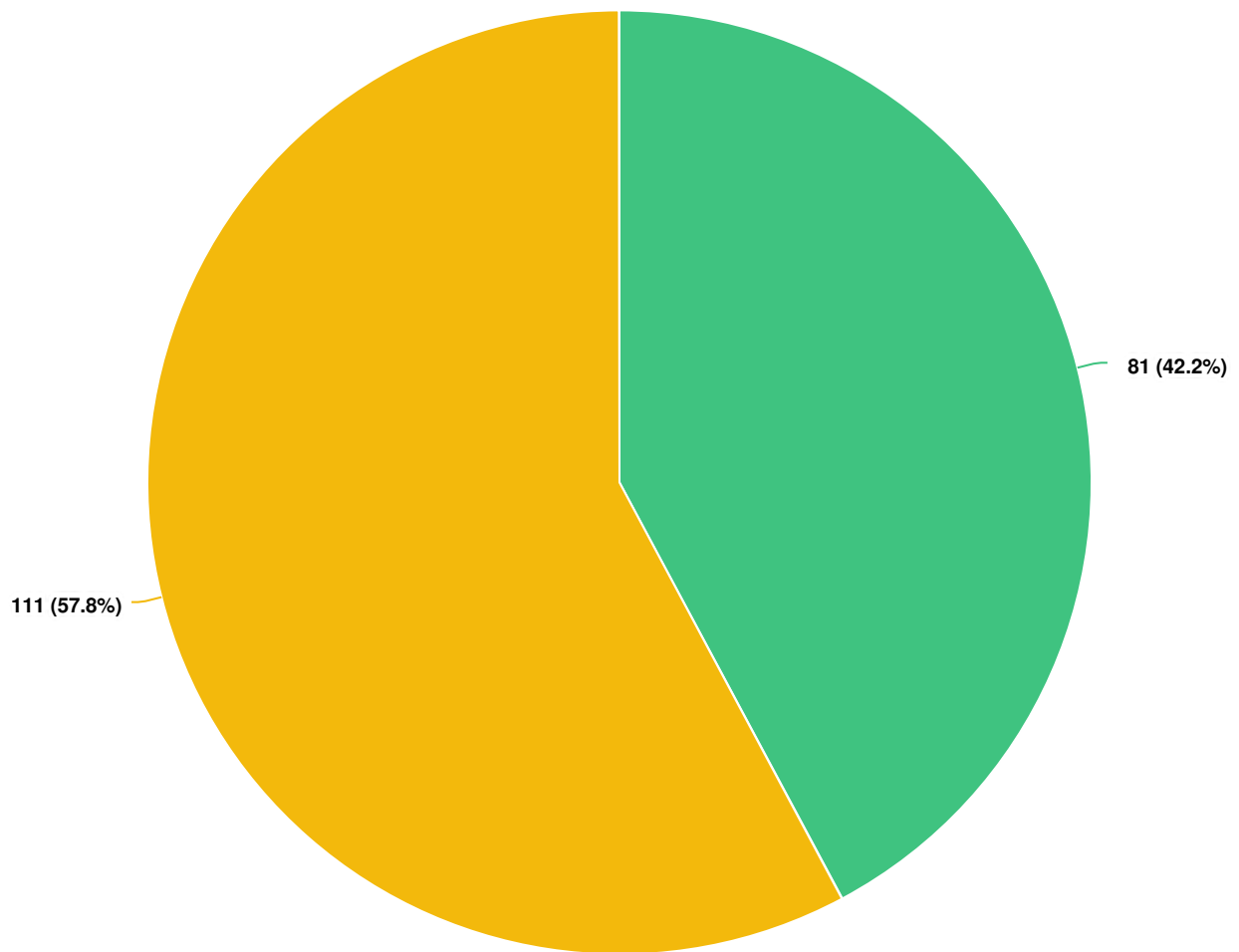


Question options

- 16-24 years old
- 25-40 years old
- 41-64 years old
- Over 65 years old
- 15 years old and under
- Prefer not to answer

Mandatory Question (192 response(s))
Question type: Dropdown Question

Q3 Did you watch the public meeting presentation?

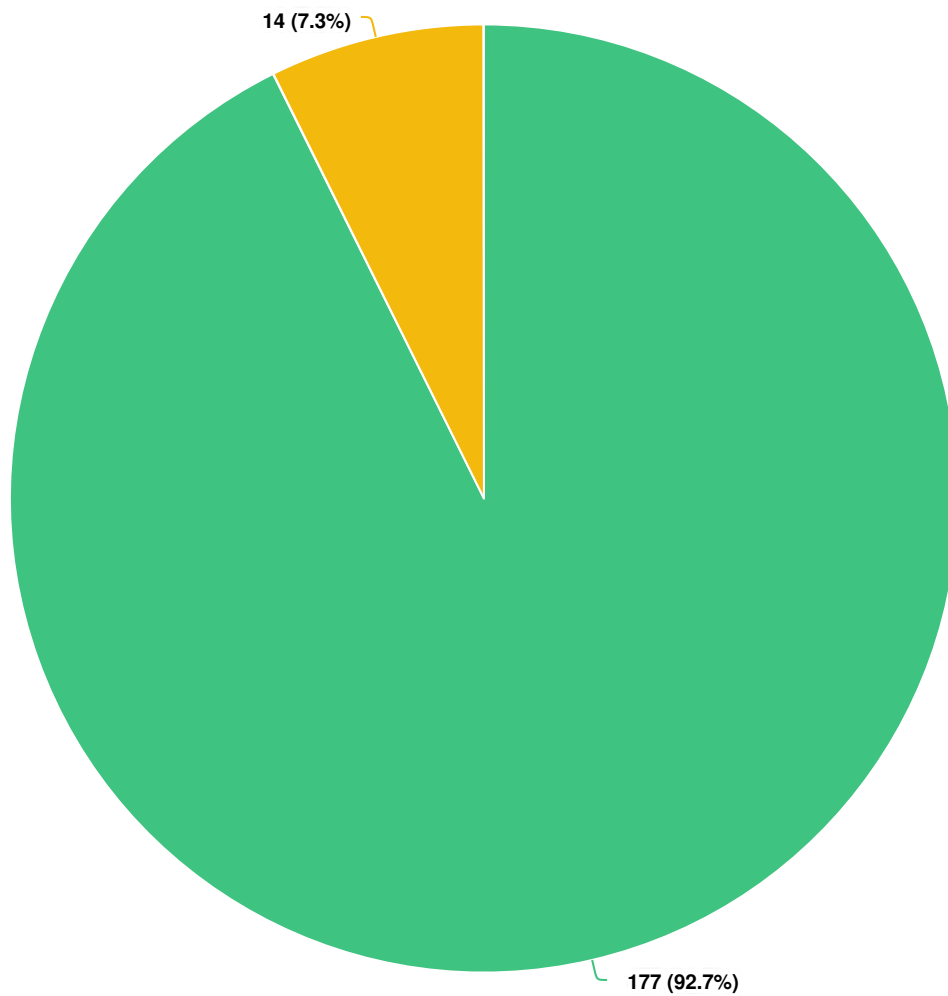


Question options

- Yes
- No

*Mandatory Question (192 response(s))
Question type: Radio Button Question*

Q4 | Do you agree with these recommendations?



Question options

- Yes
- No (please specify)

*Optional question (191 response(s), 1 skipped)
Question type: Radio Button Question*

Q5 | Is there anything else that you feel is missing from the design concept or ideas for Upper Manitoba Street that you would like to see included?

anonymous

1/15/2021 05:47 PM

Would mostly encourage sufficient throughway spaces in lieu of park benches, planters and such. Perhaps a light post flag/decorative opportunity to showcase local artists?

anonymous

1/16/2021 12:15 PM

Not that I can think of. I LOVE this idea!! I believe that converting flexible parking stalls into more outdoor patio space in the summer will be a HUGE draw to downtown. Very excited about this possibly.

anonymous

1/18/2021 09:17 AM

I would love to see more trees!

anonymous

1/21/2021 03:34 PM

Consider adding Destination Charging Stations for EV's. With the legislated push to ev's, and the increasing number of locally owned ev's in Bracebridge it will draw people in.

anonymous

1/22/2021 03:33 PM

EV Charging stations

anonymous

1/24/2021 08:02 AM

Upper and Lower Manitoba Street need a strong connection, either through streetscape design, colour, signage, etc., but need to have identifiable connection... ie. this is the same street.

anonymous

1/24/2021 01:07 PM

Pleased consider pervious concrete for sidewalks in particular if they are widened. Stormwater Management such as in use in the Queensway Project in Toronto and Highway 7 Viva project would ensure vegetation survives and prospers

anonymous

1/25/2021 07:49 AM

it would be good to see some bump outs as well for pedestrian crossing and traffic calming

anonymous

1/26/2021 10:01 AM

Single side parking with widened sidewalks.

anonymous

1/26/2021 12:01 PM

Some of the older shops, store fronts updated a bit, re-designed.

anonymous

1/26/2021 04:05 PM

Just use a long term material that will last and won't need to be fixed every spring... Those pavers were a bad idea from the start, and cost us more money then it was worth

anonymous

1/26/2021 10:03 PM

Will Hiram Street be used for through traffic, when there is less space on Manitoba Street? Manitoba does get pretty busy and I can't imagine cyclists feeling safe to use it unless car traffic is diverted.

anonymous

1/27/2021 05:55 AM

Keep the Muskoka Vibe, trees, Precambrian shield, erratics, water,

anonymous

1/27/2021 06:07 AM

I would rather see an individual bike path. I personally am not a biker but I'm always worried about hitting one.

anonymous

1/27/2021 06:42 AM

Bike lane, wheelchair accessible curbs

anonymous

1/27/2021 07:07 AM

looks good!

anonymous

1/27/2021 07:12 AM

If there was some way just to let people know there are stores north of a Taylor Rd. It seems like 90% of the walking traffic stays south of Taylor Rd.

anonymous

1/27/2021 07:40 AM

Recycling and compost...let's not encourage just garbage disposal in our downtown.

anonymous

1/27/2021 07:50 AM

There is already a lot of street furnishings that match - benches, garbage cans, some streetlight posts...build on this look to extend to tree grates, planters.

anonymous

Would like to retain the same feel.

1/27/2021 08:09 AM

Retro not modern

anonymous

1/27/2021 08:11 AM

Don't take up too much space for bikes and bike parking. It won't be used much.

anonymous

1/27/2021 09:26 AM

Bus stops

anonymous

1/27/2021 10:07 AM

Allow for sidewalks to fit 2.5 people comfortably

anonymous

1/27/2021 11:00 AM

no

anonymous

1/27/2021 12:47 PM

Benches for people to rest/eat/view

anonymous

1/27/2021 01:25 PM

Low-impact development stormwater management infrastructure (e.g., infiltration structures), which could be incorporated in sidewalk areas. Plenty of examples in other cities.

anonymous

1/27/2021 02:48 PM

As long as you get rid of the bricks on the sidewalks and make them level and walkable , I don't care what else gets donesidewalks in BB are BRUTAL !!!

anonymous

1/27/2021 06:03 PM

Please consider the planting of trees for shade and traffic control. Ensure that there is sufficient un-paved or un-sidewalked to allow sufficient room for root growth and tree health.

anonymous

1/27/2021 06:27 PM

Eliminate parking spot at north bound at bottom of hill.

anonymous

1/28/2021 04:45 AM

make sure there is room for snow banks, and truck traffic

anonymous

1/28/2021 09:32 AM

Just get rid of the street side parking and make the roads wider!

anonymous

1/28/2021 12:32 PM

just a concern; haven't we already tried to plant trees, which have died; do we not have benches and

coordinating garbage containers so why change; do you think flex parking will work - wearing masks doesn't...will people feel it's their right to park where ever

anonymous

1/28/2021 12:53 PM

Parking on one side of the street and make a bicycle lane not shared with cars.

anonymous

1/28/2021 03:29 PM

Add a public washroom in the Memorial Park area.

anonymous

1/28/2021 08:02 PM

Bike lanes instead of flex parking would be preferred. Bike rental options along these pathways.

anonymous

1/29/2021 08:58 AM

More trees would be more inviting. Suggestion for old post office is a YMCA. Good for everyone.

anonymous

1/29/2021 10:41 AM

Including cyclists as in South Manitoba Street.

anonymous

1/29/2021 02:11 PM

On street parking is not always necessary but accessibility should be considered

anonymous

1/29/2021 07:52 PM

Seasonal banners on lampposts.

anonymous

1/30/2021 04:19 AM

Parking on both sides of the street makes it awkward to drive Manitoba street, especially just north of Taylor road coming down the hill to the intersection of Manitoba and Taylor road. There is a good amount parking for the down town at the south end across from RONA and up the entrance drive. Definitely would like to see more garage cans in bracebridge. Around the falls especially.

anonymous

1/30/2021 07:33 AM

More patio space is needed for businesses.

anonymous

1/30/2021 10:38 AM

Too bad there is no room for an All Ages & Abilities bike infrastructure. I would love to be able to bike this

street. Sharrows only attract 1 - 7% of people on bikes, those that are classified as "strong and fearless". Missing out on 50 - 60% of potential "interested but concerned".

anonymous

1/30/2021 11:20 AM

More trees

anonymous

1/30/2021 12:39 PM

COVID is teaching us the art of doing things outdoors; can we look to maintain outdoor retail and restaurant options through at least 3 seasons? Perhaps room for tables, displays, tables and chairs, or artist easels for workshops?

anonymous

1/30/2021 03:37 PM

Extend seasonal decorating up the street, utilize or further develop green space to make it more inviting

anonymous

1/30/2021 07:51 PM

Possible to have seasonal planters? Or if desire tree plantings, have them on-grade; easier to manoeuvre around.

anonymous

1/31/2021 07:50 AM

I think that the hill should not have any parking on either side because it is a dangerous intersection with the added pedestrians. In the winter with the added snowbanks there is even less space to maneuver. The hill can also get quite slippery and the fewer vehicles around the intersection the better. I also believe that there shouldn't be parking on Manitoba street in the winter. The added snowbanks making the driving/pedestrian space tighter and more unsafe. Especially on the hill by the Taylor road intersection.

anonymous

1/31/2021 08:45 AM

Bus Services

anonymous

1/31/2021 03:28 PM

more plants

anonymous

sounds lovely! possibly including

1/31/2021 04:08 PM

community art in some form? murals
or street light banners. from all ages
including little ones?

anonymous

Hydro wires underground please

1/31/2021 06:13 PM

anonymous

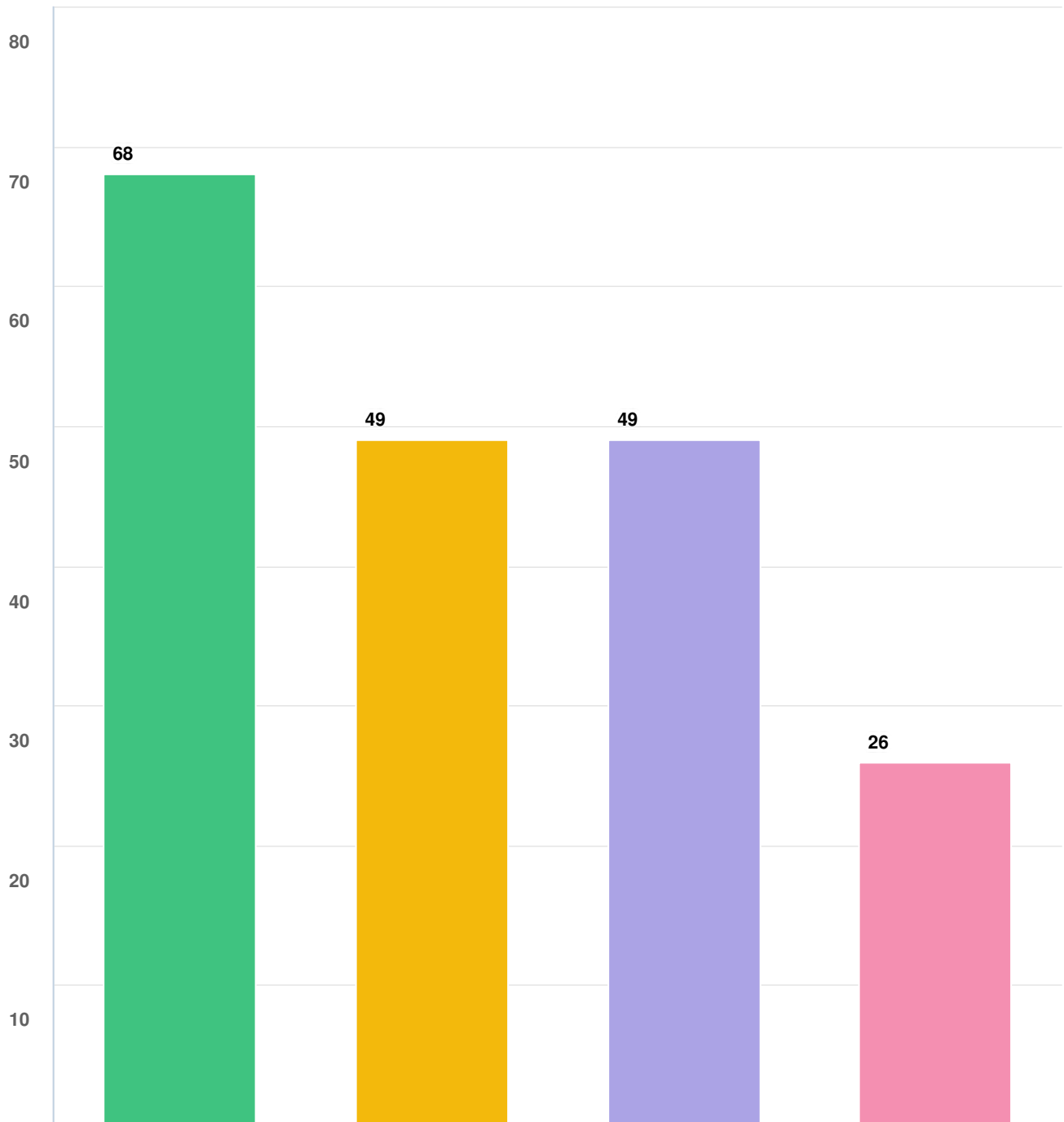
Bike lane

1/31/2021 08:40 PM

Optional question (52 response(s), 140 skipped)

Question type: Essay Question

Q6 Of the three concepts for Lower Manitoba Street, which option do you prefer?

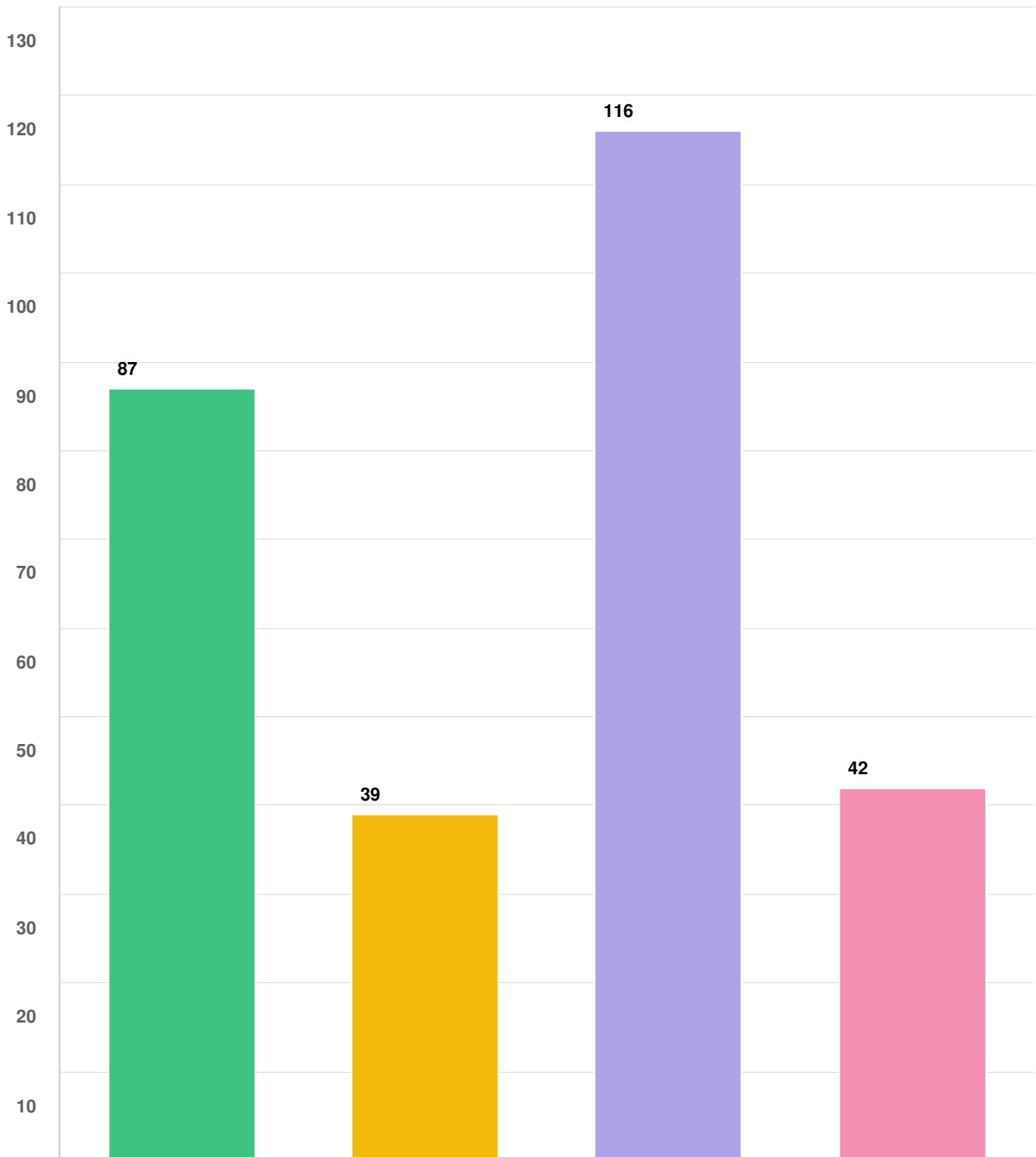


Question options

- Two way between Entrance Drive and Taylor Road with no parking stalls
- One way travelling North between Entrance Drive and Taylor Road with one lane of parking stalls
- Full closure between Entrance Drive and Taylor Road
- None of the above

Optional question (192 response(s), 0 skipped)
Question type: Checkbox Question

Q7 What do you like about the option you chose? (Choose all that apply)

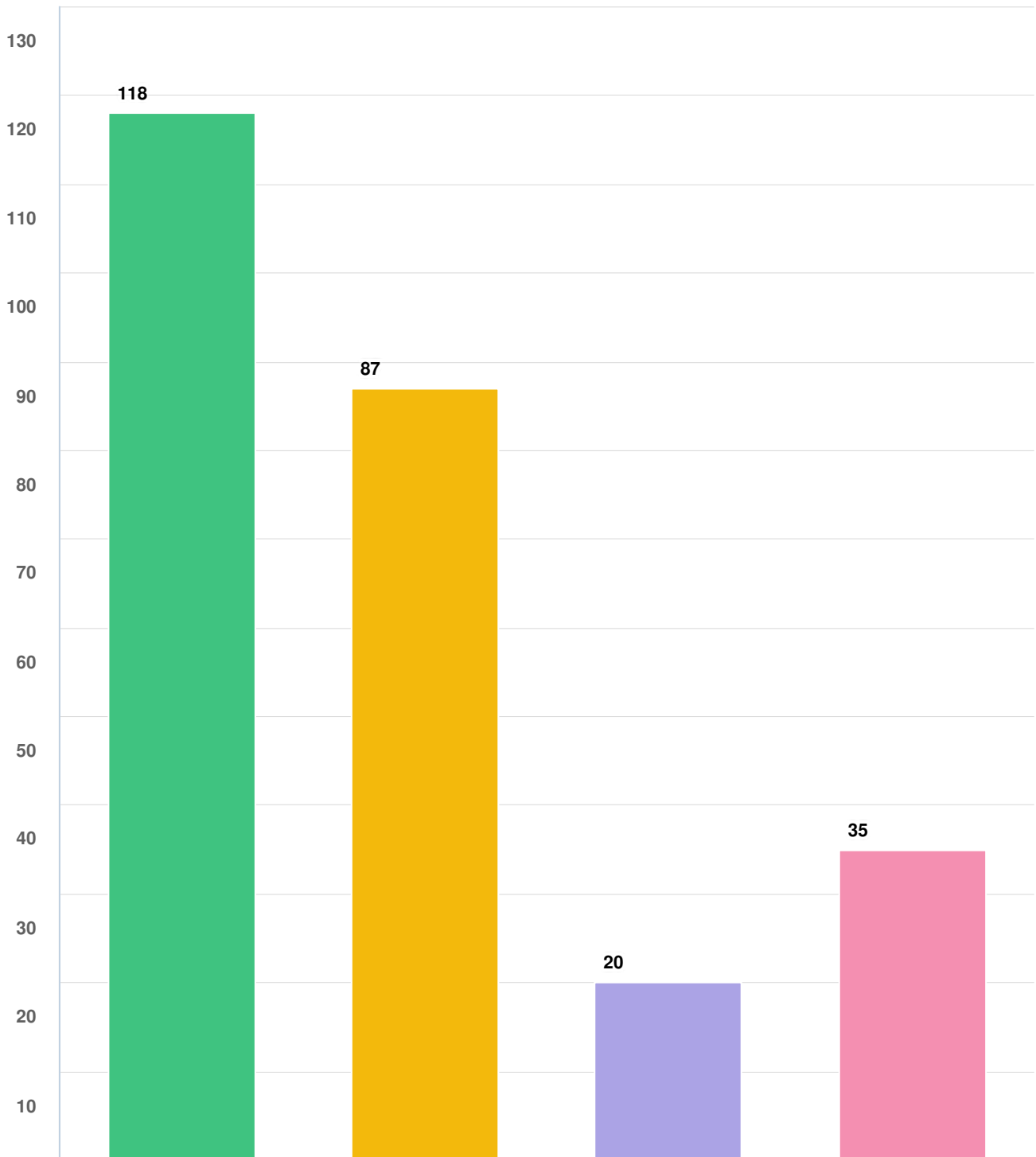


Question options

- Traffic flow
- Parking configuration
- Pedestrian focus
- Other (please specify)

Optional question (190 response(s), 2 skipped)
Question type: Checkbox Question

Q8 What do you dislike about the other two options? (Choose all that apply)

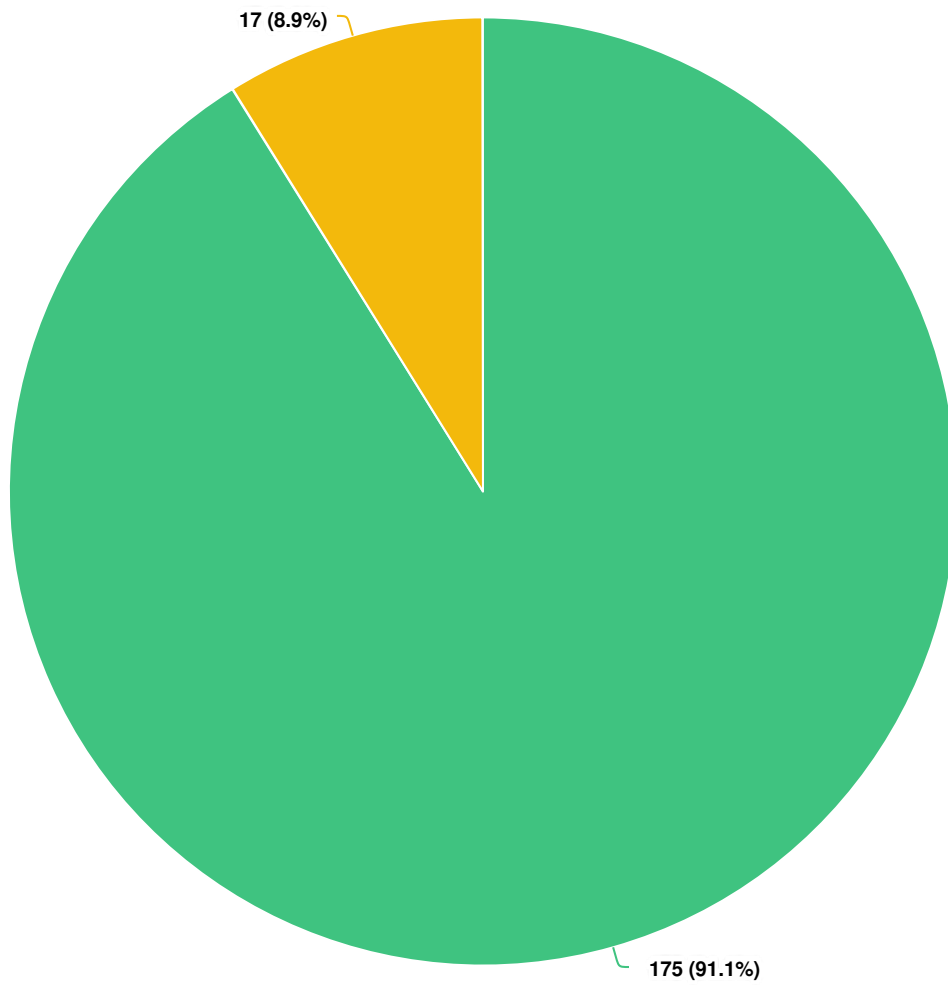


Question options

- Traffic flow
- Parking configuration
- Pedestrian focus
- Other (please specify)

Optional question (190 response(s), 2 skipped)
Question type: Checkbox Question

Q9 Do you agree with these recommendations?



Question options

- Yes
- No (please specify)

*Optional question (192 response(s), 0 skipped)
Question type: Radio Button Question*

Q10 | Is there anything else that you feel is missing from the design concept or ideas for Upper Manitoba Street that you would like to see included?

anonymous

1/15/2021 09:28 AM

test

anonymous

1/15/2021 05:47 PM

Opens up the opportunity to make the Rona lands space a natural flow-point, perhaps a central area for larger events like community dances, movie nights, local music performers, roadside food truck businesses, community learning events like town business, outdoor cooking or art classes, a roving town hall.

anonymous

1/18/2021 10:55 AM

For follower Manitoba, license the pedestrian area to allow the free flow of alcoholic beverages.

anonymous

1/21/2021 03:34 PM

The worst decision ever made was to install a cement/brick blend on our sidewalks. They only work in a southern setting with no frost.

anonymous

1/22/2021 03:33 PM

EV Charging stations

anonymous

1/24/2021 08:02 AM

again, as stated earlier in the survey, Upper and Lower need to be connected, as they are both part of downtown core of Bracebridge

anonymous

1/24/2021 01:07 PM

Stormwater Management with LID design elements, in particular infiltration) to improve water quality and support vegetation growth

anonymous

1/25/2021 07:16 AM

While I acknowledge it was mentioned in the presentation, if traffic was cut off or even limited with a one-way, the extra congestion on other streets would be difficult to deal with. Improvements to the Dominion St/Manitoba St intersection would have to be made to allow for that flow.

anonymous

1/25/2021 07:49 AM

Please put in some bump outs as well as pedestrian scaled lighting (as opposed to lighting just for cars).

anonymous

1/26/2021 10:01 AM

Ensure accessibility for persons with disabilities.

anonymous

1/26/2021 02:15 PM

Better diversion of traffic through Hiram Street to alleviate traffic flow through downtown.

anonymous

1/26/2021 10:03 PM

I like it, but I'm someone who is able to walk and cycle long distances. Those who are less mobile will probably want to know where they can drive and park to access the downtown core. So far that part isn't explained.

anonymous

1/27/2021 04:20 AM

Allow for overhead awnings if business so choose.

anonymous

1/27/2021 04:43 AM

How about a plan to keep essential things down town....community theater, library, post office, schools, as more than just a draw for tourists over 2 months of the year

anonymous

1/27/2021 05:14 AM

I wonder if in the one lane proposal if the travel direction is the appropriate way and I wonder what kind of thought and research has been put in to choose traveling North

anonymous

1/27/2021 06:07 AM

Bike path. Recycling bins (may be included in "trash" bins)

anonymous

1/27/2021 07:07 AM

no

anonymous

1/27/2021 07:13 AM

- keep a small section of parking in front of the bank so the elderly and those with mobility difficulties can still have access. - allow for delivery truck parking in front of stores

anonymous

1/27/2021 07:12 AM

Longer free parking. 3 hours is not enough!

anonymous

1/27/2021 07:20 AM

I don't think having a patio area for the lower part of the street is necessary. I have seen many person trying to park in the ever shrinking width of the spots that are there now. Let the people in the upper part of Manitoba have patios as there seems to be less congestion, and it may draw people up that way as they pedestrians have ALWAYS been on the lower part.

anonymous

1/27/2021 07:40 AM

Would you consider tree planting along the sidewalk instead of just widening for pedestrians? And I would also encourage the planting of native plants in planters/garden beds. Encouraging recycling and compost would also be my recommendation. Let's try and zero waste our town!

anonymous

1/27/2021 07:47 AM

not sure if it includes the park but think it should have a BBQ that is for charity use only or town run feeding the hungry

anonymous

1/27/2021 07:57 AM

Increased parking elsewhere. Rona grounds may help with this but they will have their own 'draw'. That section of road is well used and lots of cars and deliveries. Some of this I feel has to remain but minimizing it would be great

anonymous

1/27/2021 08:11 AM

Again, don't overdo the focus on bicycles.

anonymous

1/27/2021 10:07 AM

Focus on the traffic build up but allow ease of pedestrian traffic

anonymous

1/27/2021 10:41 AM

More flowers/foliage

anonymous

1/27/2021 10:42 AM

The biking through town is a bit worrisome. I always worry about someone getting hit. Also, not too many people come into town on their bikes, so I wouldn't worry too much about all the bike parking. Maybe

some here and there, but don't over-do it.

anonymous

1/27/2021 11:00 AM

no

anonymous

1/27/2021 12:47 PM

Easy parking access for visitors to visit/shop/invest in downtown. Residents will always find a way but visitors need to be invited & parking is a big option.

anonymous

1/27/2021 01:25 PM

As above, low-impact development stormwater management infrastructure. Doesn't have to be large.

anonymous

1/27/2021 05:55 PM

The 4 way is becoming very dangerous. We need lights or a roundabout. I witnessed a a vehicle almost clip a child there last week, I have almost been hit. It's not acceptable

anonymous

1/27/2021 06:03 PM

- Addition of more trees, particularly along the eastern side of the street, for protection from summer sun. Please allow sufficient space around each tree free of pavement and sidewalks for tree health. - Please consider proper trash receptacles and placement of same. Presently trash cans are placed directly beside a bench. Have you ever sat on one of these benches in the summer? You have to hold your breath to avoid the stink from the garbage.

anonymous

1/27/2021 07:01 PM

Plan for additional parking

anonymous

1/27/2021 08:08 PM

As long as street parking is still avail

anonymous

1/27/2021 08:26 PM

Room for store booths, pop up artisanal kiosks, and food trucks. Community art installments integrated into buildings, sidewalks, and other streetscape materials.

anonymous

1/28/2021 04:45 AM

Emphasis on using ecologically responsible materials/resources-integrating green energy.

Remove the grass in memorial park, put paving stones on the whole area so more festivals could be held. also replace the bandshell with an amphitheatre.

anonymous

1/28/2021 09:32 AM

You need to make the roads wider for the winter time!

anonymous

1/28/2021 12:32 PM

just curious as to where all these new retailers are coming from. Downtown is struggling with the Covid-restrictions which we will be years recovering from - perhaps helping those retailers we have get through it would be a better choice than trying to implement new changes on them

anonymous

1/28/2021 12:53 PM

The pavers were a mistake from day one! Who ever designed it was not aware of people with walkers or mobility issues. Never should have been put in.

anonymous

1/28/2021 02:21 PM

Not really missing but to stress the idea of beautification of the downtown and making it a more user friendly place to hang out.

anonymous

1/28/2021 02:23 PM

I think the parking needs to stay on Manitoba street. It is always busy during the summer throughout that whole stretch, and people are more inclined to visit small businesses if they have the opportunity to park closer. If there is only parking at one end and there's no chance of parking at the other end, people may not even try. The one way street I think is a very bad idea - Manitoba is too busy to only have traffic flow going one way. Wherever the detour is will get bottlenecked.

Rick Mroz

Public Washrooms

1/28/2021 03:29 PM

anonymous

1/28/2021 05:12 PM

Please no one way traffic! 911 vehicles will find this difficult to maneuver

anonymous

1/28/2021 05:41 PM

My concern is how will business get their deliveries whether it is Upper or Lower Manitoba Street?

anonymous

1/28/2021 08:02 PM

Love the painted road design, not sure of the final design but this is a great idea.

anonymous

1/29/2021 06:08 AM

See question 7 comment

anonymous

1/29/2021 08:58 AM

Post office needs cleaning up. Trees, gardens, siding. The steep hill going up main Street is an eye sore. Not sure who owns this space. Cleaning up with lanscape of trees finishing that area would be more appealing on a walk. Library gardens look pretty and will hopefully, be kept up.

anonymous

1/29/2021 10:41 AM

I would suggest having trees by current Chamber of Commerce and Memorial Park white lights lit all seasons, as if the Silver Bridge with coloured lights. People enjoy the led lights on Bracebridge Bay Power Plant and falls. Having the other trees lit would encourage pedestrians to explore more of Manitoba Street,

anonymous

1/29/2021 02:11 PM

bicycle racks

anonymous

1/29/2021 03:04 PM

Nothing missing. This redesign has me thinking of the UpTown Waterloo redesign. The one thought I had (stemming from Waterloo) would be at grade/sloped curbs between the vehicle space and pedestrian space.

anonymous

1/30/2021 04:19 AM

Close Dill Street from beach to wharf and create a walking market,. Bracebridge last farmers market is lacking in comparison to gravenhurst,

anonymous

1/30/2021 06:43 AM

I think this would be a way better location for it.

anonymous

1/30/2021 07:33 AM

Keep traffic flow the same in both directions. Do not open to full pedestrians I'll move towns that's the worst idea ever. Make room for parking and for cyclists. Do not make for one way traffic or close the road you might as well bolt the businesses doors closed.

I like the idea of a pedestrian Sunday or Saturday. Something that allows pedestrians to walk the street, visit the businesses and have street merchants. Kensington market utilizes this approach with success.

anonymous

1/30/2021 08:10 AM

No, closing Manitoba street entirely south of Taylor road is an awful idea, and having one way traffic is not a solution either. Please leave the road open to year round residents.

anonymous

1/30/2021 10:19 AM

No, this would be a huge improvement for the downtown area

anonymous

1/30/2021 10:38 AM

Secure bike parking facilities. Maybe one car parking spot (or more) dedicated for bike parking.

anonymous

1/30/2021 12:39 PM

LOWER (this box is mislabeled) traffic flow in winter and room for snow banks needs to be kept in mind. I see the open market idea from Victoria Day weekend through Thanksgiving weekend, then revert to two way traffic

anonymous

1/30/2021 03:37 PM

Murals, temporary or permanent, signage throughout the entire Manitoba St to unify downtown and encourage shopping on the north end

anonymous

1/30/2021 05:47 PM

Garbage cans and benches very frequent

anonymous

1/30/2021 07:51 PM

Only have full closure during warmer months, when patios are more

popular to encourage walking and have more space for greenery. But then there is option for short closures for special events at other times. Please avoid one way traffic. Keep in mind ease of plowing snow in winter (eg. removable fences for 'summer' patios, etc) How will you 'connect' Manitoba with Rona lands? Is there space at Taylor/Hiram/the river for a roundabout to ease traffic issues there?

anonymous

1/31/2021 01:25 PM

closing or limiting traffic on the main street will divert traffic to all the side roads which will be horrible to get around town.

anonymous

1/31/2021 03:28 PM

multiple fun predestrian crossings

anonymous

1/31/2021 04:08 PM

Gorgeous plans, very exciting! A stop light at Queen St and Entrance Rd for safety purposes and better pedestrian support. As well as some thoughtful planning and support for the use of Shier Street, as it is already too busy and dangerous.

anonymous

1/31/2021 06:13 PM

Stop signs for safety and control of speed.

anonymous

1/31/2021 08:40 PM

Safer place for bike riders. The town doesn't want bikes on the sidewalk but it is not safe for kids or any bikers really with how busy and narrow Manitoba street is. Bike lanes throughout the town would be amazing. This is Muskoka, we advertise and pride ourselves on being an active, outdoor community yet there is nowhere to safely bike.

Optional question (65 response(s), 127 skipped)

Question type: Essay Question

Q11 | A few different programming options can be supported within the Carnegie Building. Of the options listed below, please rank your top choices.

OPTIONS	AVG. RANK
Community building/hub (meeting rooms, artist gallery, workshop, co-working spaces, etc.)	2.73
Archive/History Museum	2.95
Restaurant/Cafe	3.16
Visitors Centre	3.24
Retail	4.12
Offices (for Town staff offices or the Downtown Business Improvement Area Association)	4.33

Optional question (186 response(s), 6 skipped)
Question type: Ranking Question

Q12 | Is there another option for use of the Carnegie Library?

anonymous

test

1/15/2021 09:28 AM

anonymous

Make it a Carnegie Hall, a place for theater, music, performing arts. Rival Gravenhurst and Huntsville.

1/15/2021 05:47 PM

anonymous

Perhaps a combination of a few of the above suggested uses?

1/16/2021 12:15 PM

anonymous

How about a childcare centre/daycare?

1/18/2021 09:17 AM

anonymous

Residential/Loft Condos that maintain the architecture and heritage. Not designed as affordable housing.

1/18/2021 10:55 AM

anonymous

Move town hall from Taylor Court to

1/21/2021 01:52 PM

the downtown core.

anonymous

1/21/2021 03:34 PM

Why not make it a youth hostel for the homeless?

anonymous

1/22/2021 03:08 PM

Could a children's museum be an option? To incourage younger kids to be down town. Have it be about Bracebridge hisory but make it interactive? Some way to bring more family activities to the down town for not only tourism but locals would be a great idea.

anonymous

1/24/2021 01:07 PM

New Town Hall would ensure municipal presence and support economic viability of local small businesses

anonymous

1/25/2021 07:49 AM

Keep it as a library

anonymous

1/26/2021 02:15 PM

Maybe a place for cooking classes where Chef's in the area can offer courses.

anonymous

1/26/2021 06:44 PM

Community resources forhomeless, employment, education, training

anonymous

1/26/2021 10:03 PM

I think it's pretty lovely as a library, but I don't mind if it is used for something else as long as the public can get inside the beautiful building.

anonymous

1/27/2021 01:30 AM

Shelter for homeless

anonymous

1/27/2021 04:43 AM

A library would perfect Otherwise a community theater.

anonymous

1/27/2021 05:10 AM

Affordable housing

anonymous

1/27/2021 05:14 AM

A daycare!!! Much needed in our community!!

anonymous

1/27/2021 05:55 AM

Don't know where this is? I don't think I would be drawn there as a

tourist. So keep for local creative use, art, writing, coffee shop and poetry vibe.

anonymous

1/27/2021 06:01 AM

Chamber of commerce

anonymous

1/27/2021 06:07 AM

Entertainment zone. Children and youth club.

anonymous

1/27/2021 06:34 AM

Kids programs

anonymous

1/27/2021 06:46 AM

An adult activity center. Games / drinks / good times

anonymous

1/27/2021 07:20 AM

can't think of one

anonymous

1/27/2021 07:26 AM

Boutique hotel (not sure if necessary sq. footage but perhaps could be expanded to the rear)

anonymous

1/27/2021 07:47 AM

homeless shelter

anonymous

1/27/2021 07:50 AM

I like the idea of a Muskoka-wide archive space. I also think this building could be a satellite library in one section. Finding multiple government uses will ensure it's longevity. Tenants come and go. Maybe partner with District Community Services.

anonymous

1/27/2021 07:56 AM

Offices that are not for town staff... But a company that will rent it out. Not like a hub, but a whole company.

anonymous

1/27/2021 08:09 AM

Seniors apartments? Not likely to happen, but would be lovely to have seniors integrated in the downtown.

anonymous

1/27/2021 09:00 AM

Community exhibition space where people in town can contribute art/ subjects together

anonymous

1/27/2021 09:25 AM

I think it should be used as a museum/ heritage place to learn

about all things Muskoka. Much like Gravenhurst had grace and speed for their waterfront we should have something tourist oriented to learn about Muskoka and buy Muskoka souvenirs etc.

anonymous

1/27/2021 09:26 AM

Regional Tourism office

anonymous

1/27/2021 10:07 AM

Multi use events space

anonymous

1/27/2021 10:42 AM

Leave it as the library ;-)

anonymous

1/27/2021 05:55 PM

Mixed use museum and community center with satellite library campus to ensure those who may not be able to get to the new location have service

anonymous

1/27/2021 06:57 PM

Retail food art combination

anonymous

1/27/2021 08:26 PM

I believe a community multi use space would be the best option but could possibly integrate even more to include cafe kiosks, visitor info, and historical education oportunities.

anonymous

1/28/2021 04:57 AM

Child Care Centre, or a "satellite" library for the folks who don't have easy access to the new centre

anonymous

1/28/2021 06:29 AM

Create a local education Center for our local indigenous population.

anonymous

1/28/2021 09:32 AM

Homeless shelter? Mental health association to help people.

anonymous

1/28/2021 12:32 PM

could apartments be put on the upper levels that would generate income to cover cost of the building for some other use on the lower levels

anonymous

1/28/2021 12:53 PM

Library could remain and be expanded into the post office next door with meeting rooms, visitor center, art gallery, etc.

anonymous

1/28/2021 02:23 PM

Event center(weddings, banquets), shelter/housing, other resource center.

anonymous

1/28/2021 08:02 PM

Artist workshops is a great idea or a year round market.

anonymous

1/29/2021 08:15 AM

A museum would be excellent, local culture and history.

anonymous

1/29/2021 08:58 AM

Workrships from local business e.g. pottery, art classes, bird carving, but houses, forum po

anonymous

1/29/2021 09:08 AM

leave it as the library

anonymous

1/29/2021 10:41 AM

Combination of Town Office , Chamber of Commerce, cafe

anonymous

1/29/2021 10:45 AM

Dance hall, arts centre

anonymous

1/29/2021 02:11 PM

incorporate the Seniors Centre into the Carnegie Building

anonymous

1/29/2021 03:04 PM

Event Space (indoor farmers market/art shows)? Adult education centre? If retail, something similar to "The Forks" in Winnipeg would mix well with the buildings architecture and the downtown revitalization thats happening.

anonymous

1/29/2021 05:43 PM

low cost rentals

anonymous

1/29/2021 08:38 PM

I would love to see it used for a community hub for young families! A place where families can meet (music classes, mommy and me yoga, lactation services, mental health resources for families) and a spot for EarlyON would be incredible

anonymous

1/30/2021 04:19 AM

I'd like to see it used to support local artists and small businesse (woodworkers, coffee roasters,

	bakers, . I also thinks there's room for a visitors center as well.
anonymous 1/30/2021 06:43 AM	Heated event space. The woodchester building up the street is a poor excuse for an "event space". I understand the town had to think of a reason not to tear it down but that a bad one. Lawn isn't plat for yoga and rooms are small/ dark. Aka not event
anonymous 1/30/2021 07:33 AM	We should have kept this building as a library. If not, then use at least part of it (downstairs) for community events. Invite foot traffic downtown.
anonymous 1/30/2021 08:10 AM	Community/youth centre with after school activities
anonymous 1/30/2021 10:19 AM	Multi-use - cafe/restaurant in heritage building on main street and private office space in the other parts of the building.
anonymous 1/30/2021 10:38 AM	Children's interactive museum.
anonymous 1/30/2021 10:56 AM	
anonymous 1/30/2021 12:39 PM	the current museum is in bad disrepair; perhaps establish permanent displays in this location
anonymous 1/30/2021 03:37 PM	Could also be a satellite learning site for Georgian or the high school/adult education centres
anonymous 1/30/2021 07:51 PM	Could it be an inn? With a small cafe on main floor at the front?
anonymous 1/31/2021 06:24 AM	Mental Health Clinic/ Day Care/ Seniors Library
anonymous 1/31/2021 09:57 AM	Some for families with young children, earlyon, ect.
anonymous 1/31/2021 01:25 PM	the library should stay here rather than be relocated to a sports centre

anonymous

1/31/2021 03:28 PM

youth centre / hang out / music hall

anonymous

1/31/2021 04:08 PM

could possibly combine a few ideas
in the space. ie: art gallery and
museum and or visitor centre

anonymous

1/31/2021 06:13 PM

Continue with library services.

anonymous

1/31/2021 06:53 PM

Turn it into a hostel - the area needs
less costly boarding options for
travellers

anonymous

1/31/2021 07:44 PM

Wedding or special event venue

anonymous

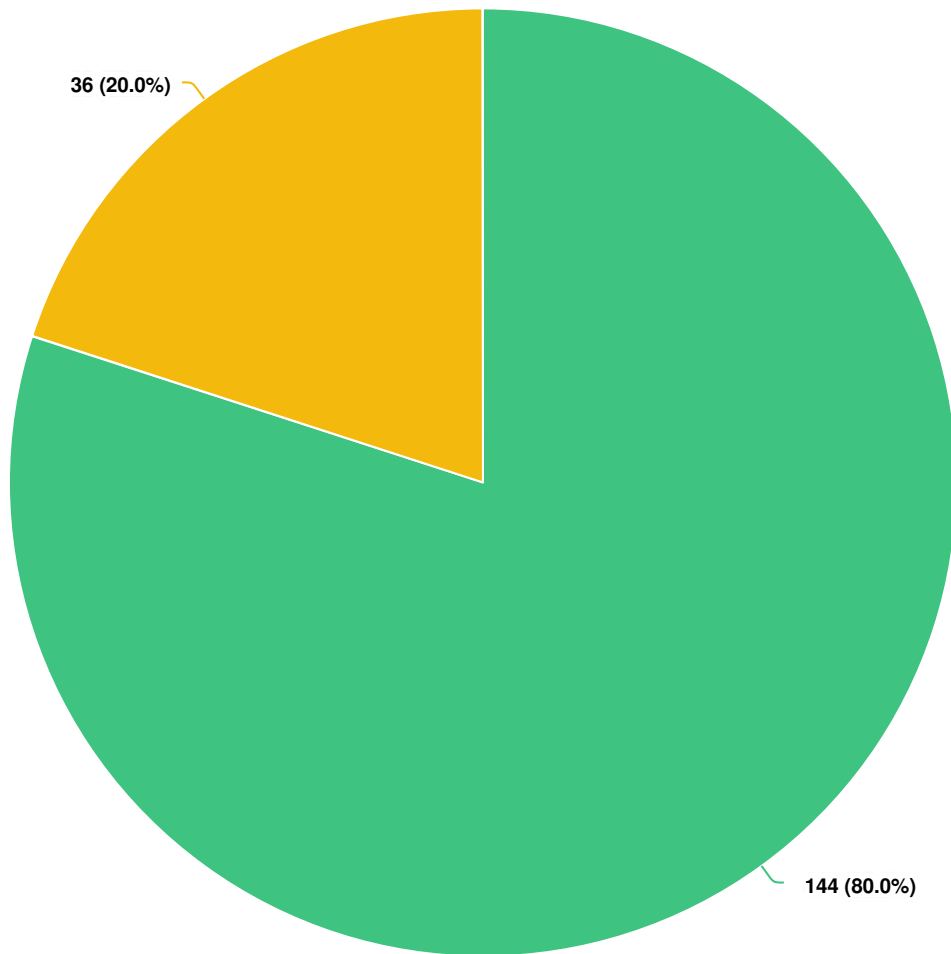
1/31/2021 08:40 PM

Youth club. Afterschool activities.

Optional question (70 response(s), 122 skipped)

Question type: Single Line Question

Q13 Do you have any additional thoughts or comments about the Carnegie Building?

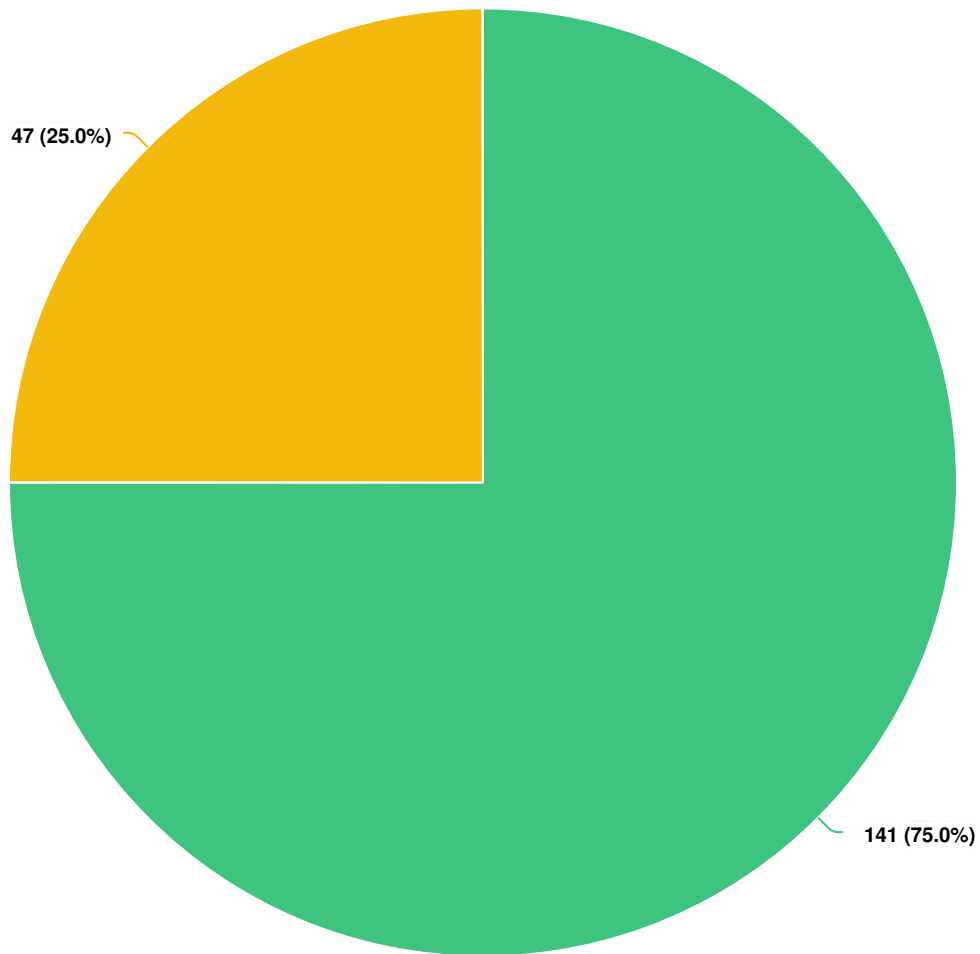


Question options

- No
- Yes (please specify)

*Optional question (180 response(s), 12 skipped)
Question type: Radio Button Question*

Q14 | Do you agree or disagree with the proposed use of the Post Office land?

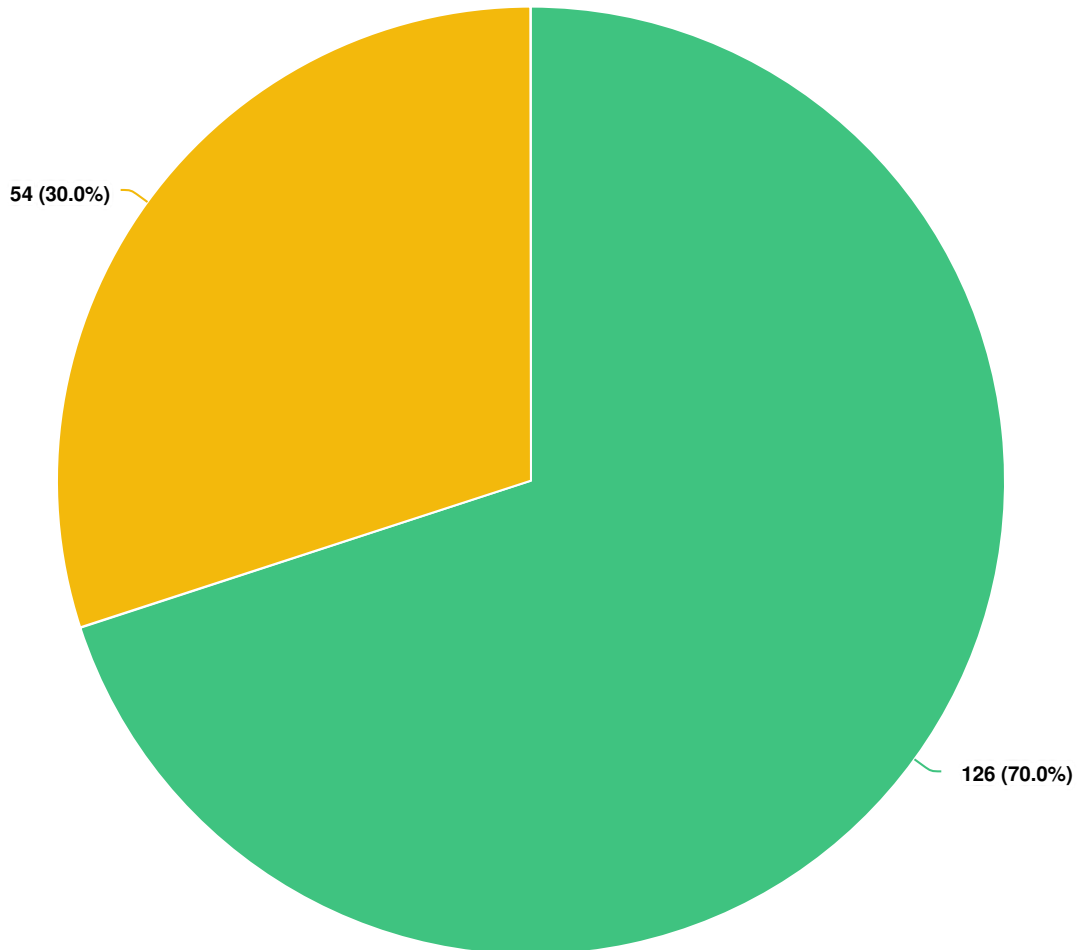


Question options

- Agree
- Disagree (please specify)

*Optional question (188 response(s), 4 skipped)
Question type: Radio Button Question*

Q15 Are there any other opportunities that you feel should be considered for the Post Office Site?

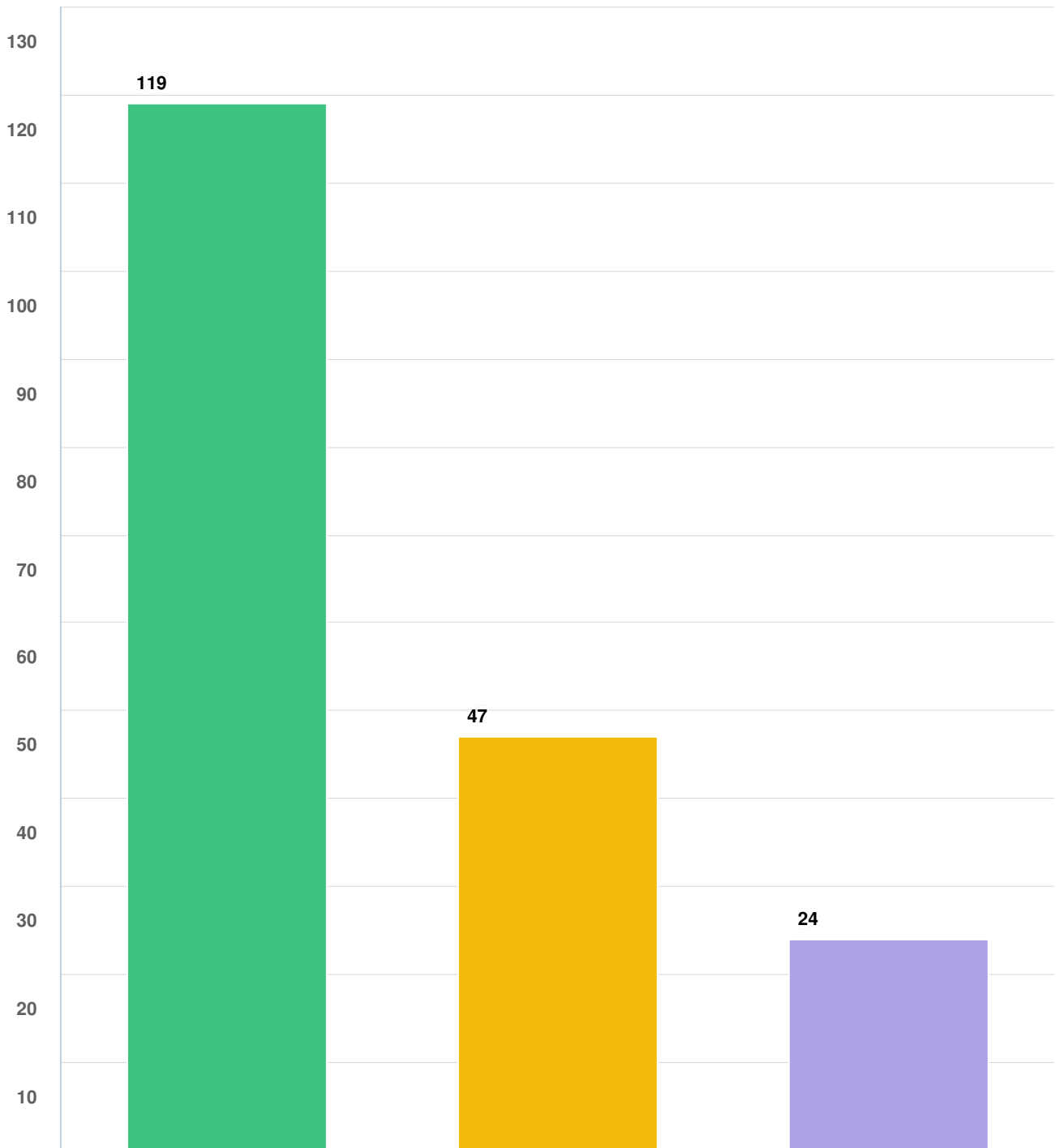


Question options

- No
- Yes (please specify)

*Optional question (180 response(s), 12 skipped)
Question type: Radio Button Question*

Q16 Which option do you prefer?

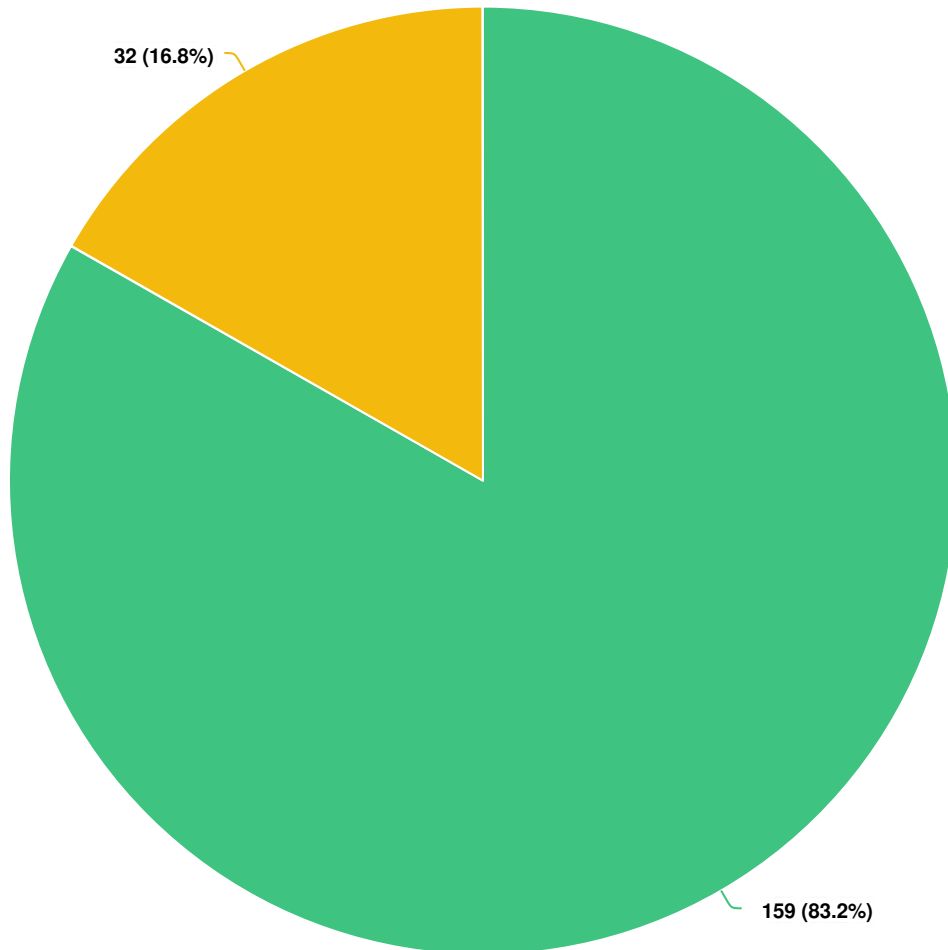


Question options

- Option 1 - Housing and maintain the existing skateboard park
- Option 2 - Housing and remove the existing skateboard park
- Neither

*Optional question (190 response(s), 2 skipped)
Question type: Checkbox Question*

Q17 Do you agree or disagree with the proposed land use (affordable housing) of the Arena site?

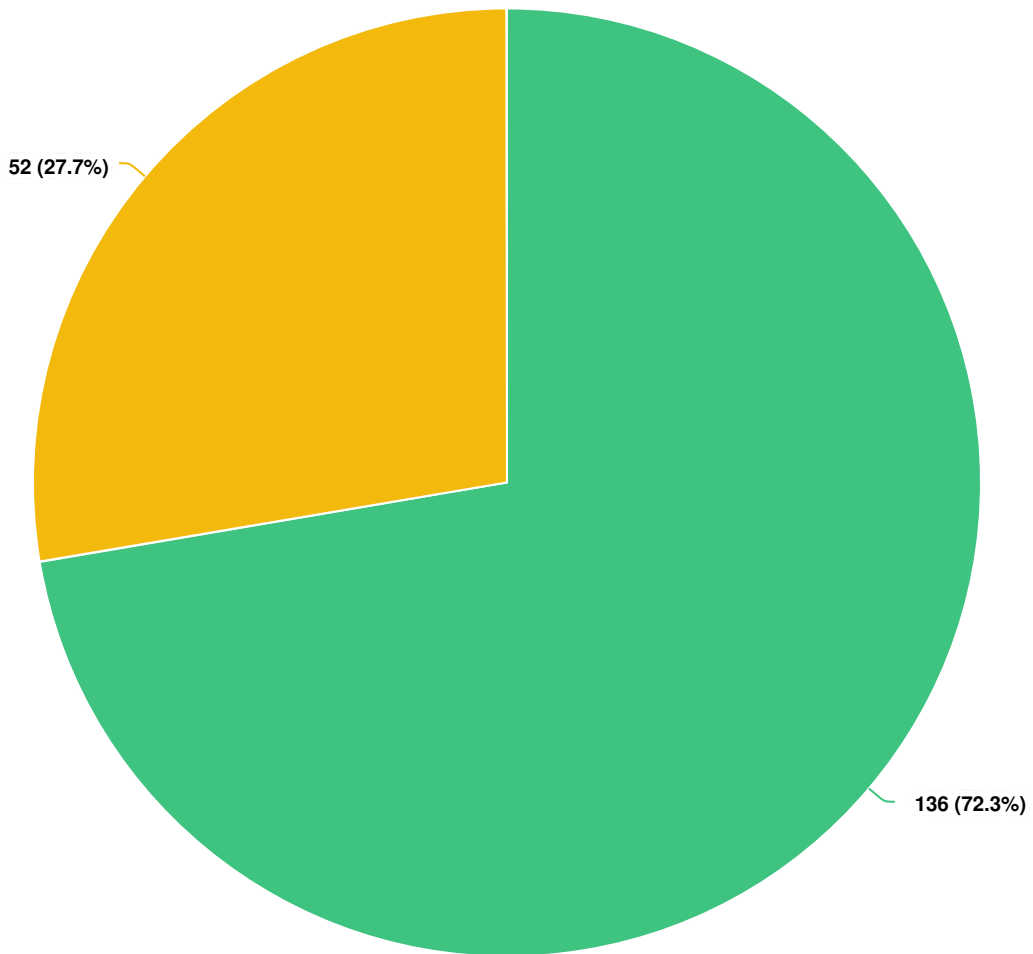


Question options

- Agree
- Disagree (please specify)

Optional question (191 response(s), 1 skipped)
Question type: Radio Button Question

Q18 Are there any other land uses that you feel should be considered for the Arena Site?

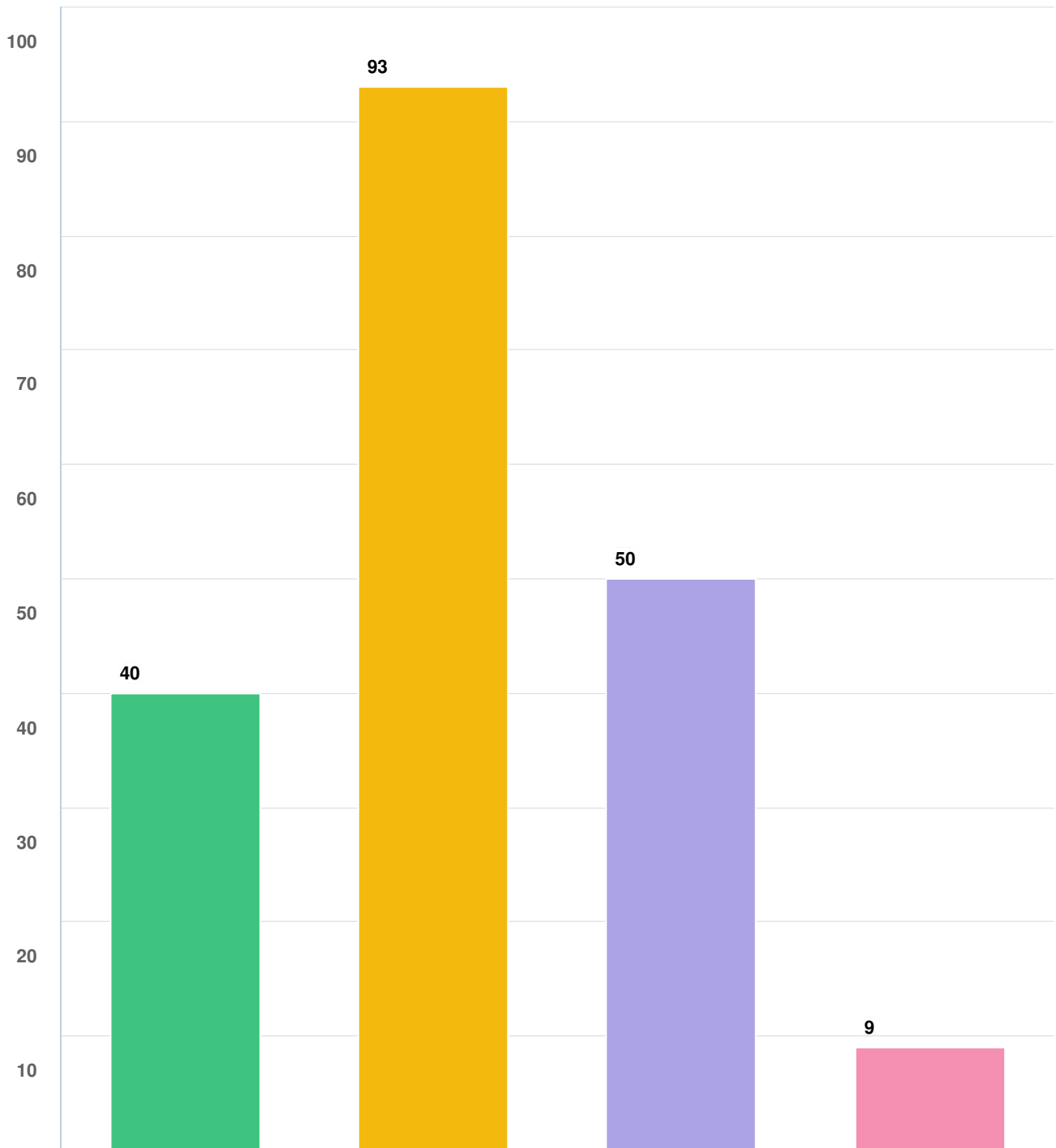


Question options

- No
- Yes (please specify)

*Optional question (188 response(s), 4 skipped)
Question type: Radio Button Question*

Q19 Which option do you prefer?

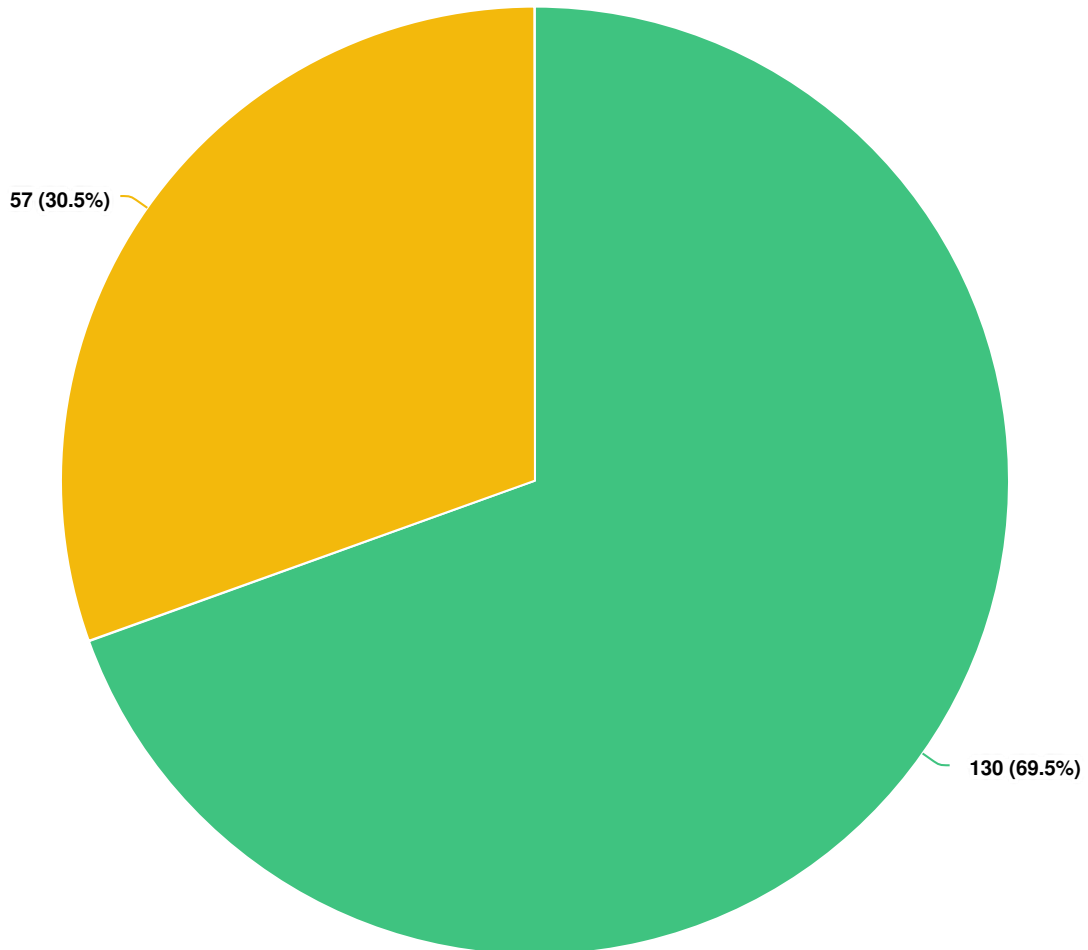


Question options

- Concept 1- Skating/water play with new building
- Concept 2- Skating/water play with repurposed Brick Mill Building
- Concept 3- No skating/water play and repurpose Brick Mill Building
- None of the above

Optional question (192 response(s), 0 skipped)
Question type: Checkbox Question

Q20 | Are there any programming/design elements that you feel are missing from the concepts?

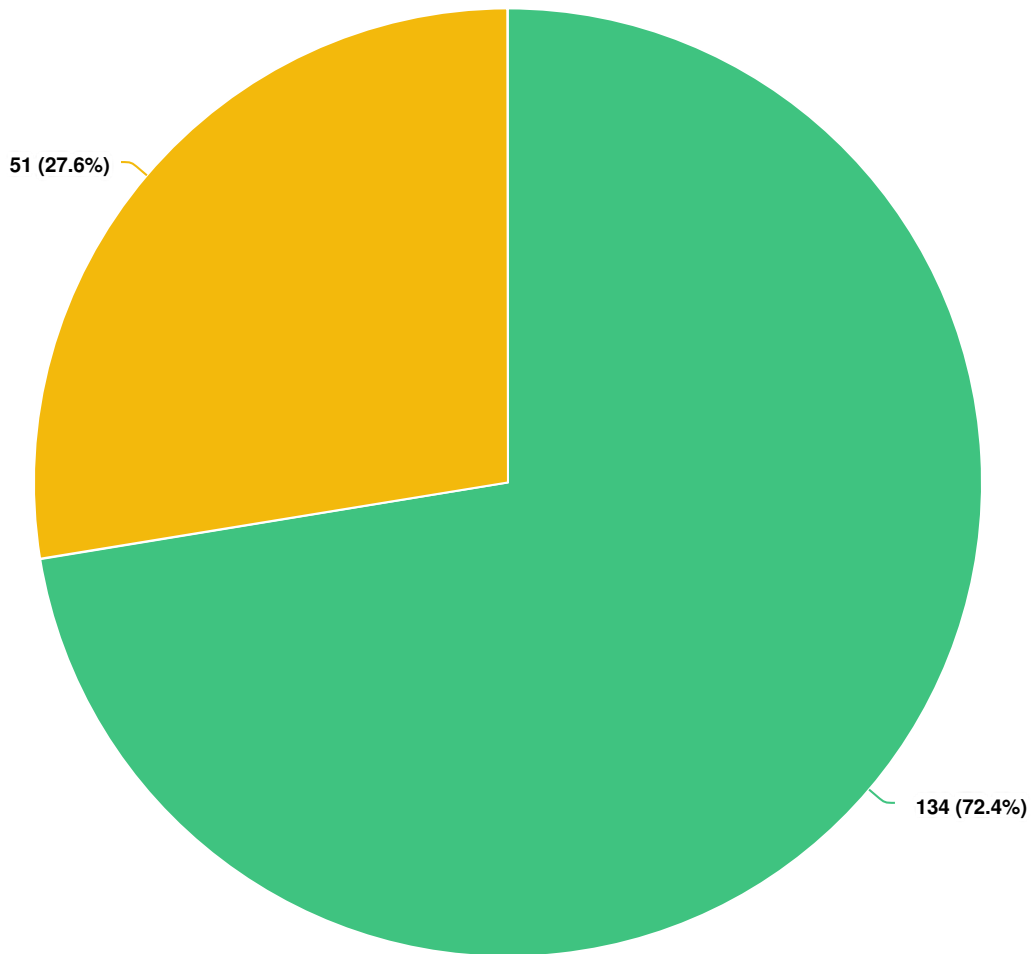


Question options

- No
- Yes (please specify)

*Optional question (187 response(s), 5 skipped)
Question type: Radio Button Question*

Q21 Do you have any additional comments or feedback for any of the presented concepts?

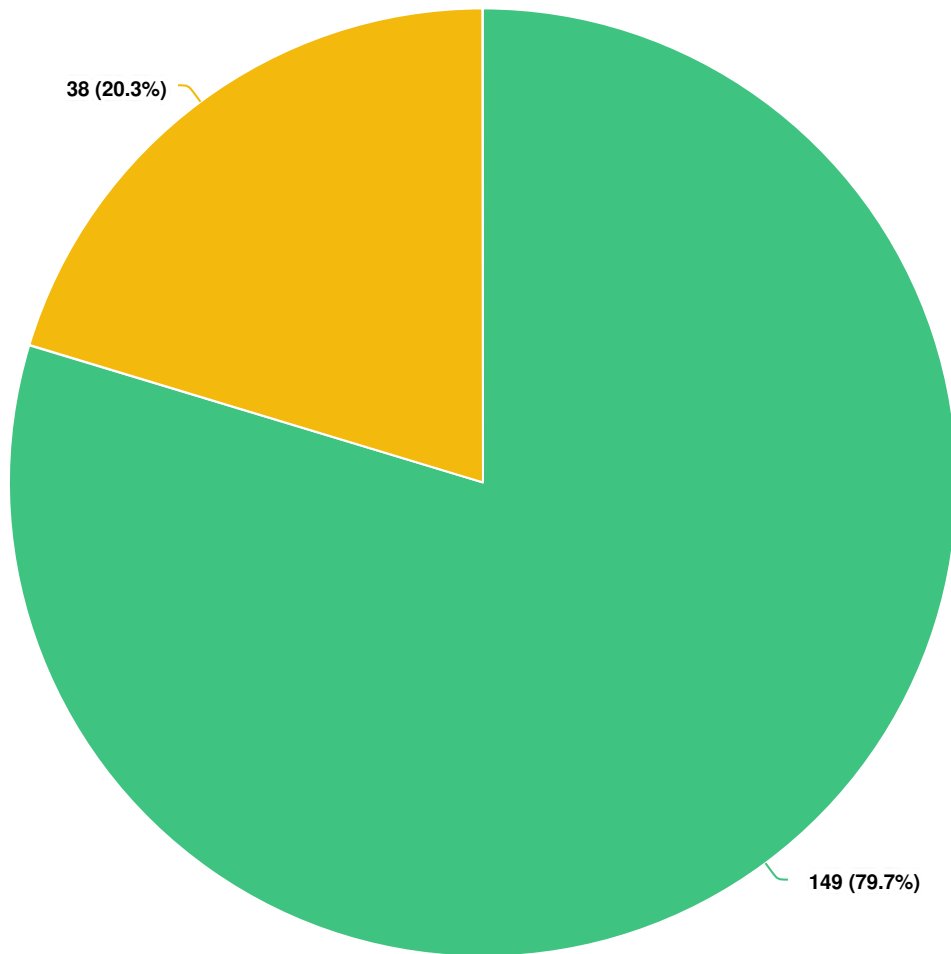


Question options

- No
- Yes (please specify)

*Optional question (185 response(s), 7 skipped)
Question type: Radio Button Question*

Q22 Are there programming/design elements that you feel are missing from this concept?

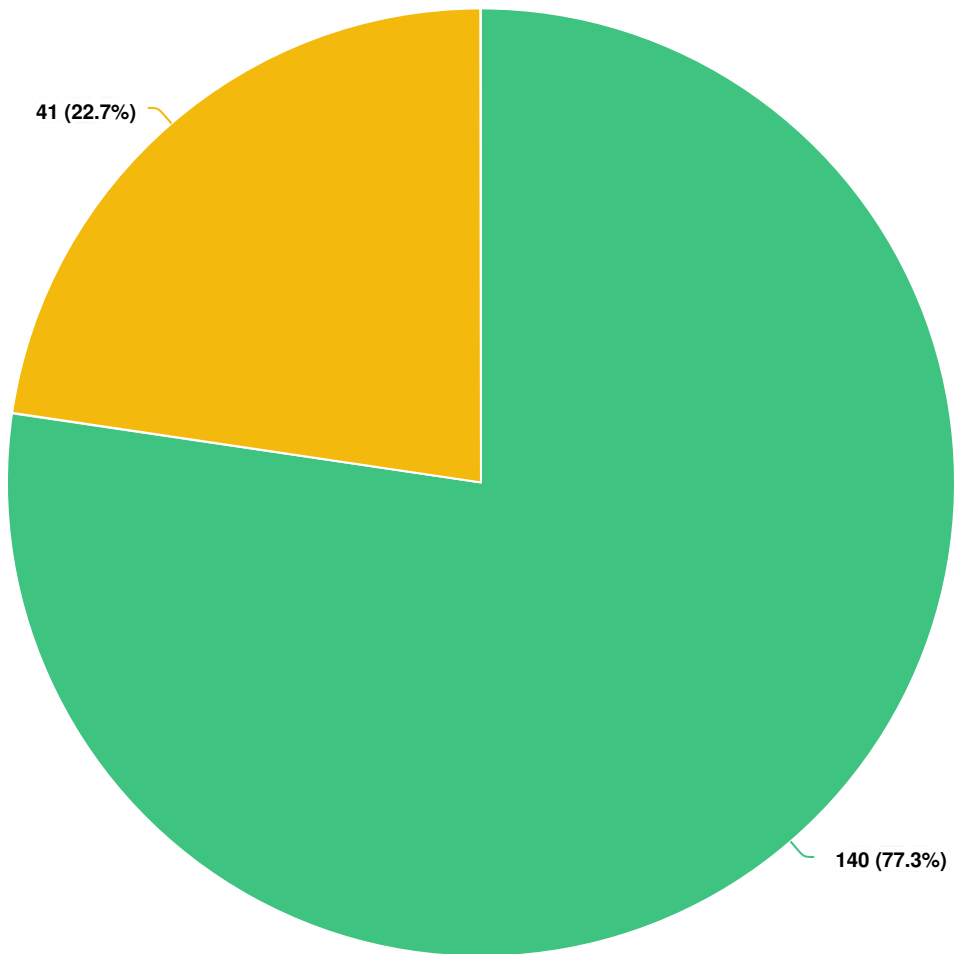


Question options

- No
- Yes (please specify)

*Optional question (187 response(s), 5 skipped)
Question type: Radio Button Question*

Q23 Do you have any additional comments or feedback for Concept 1?

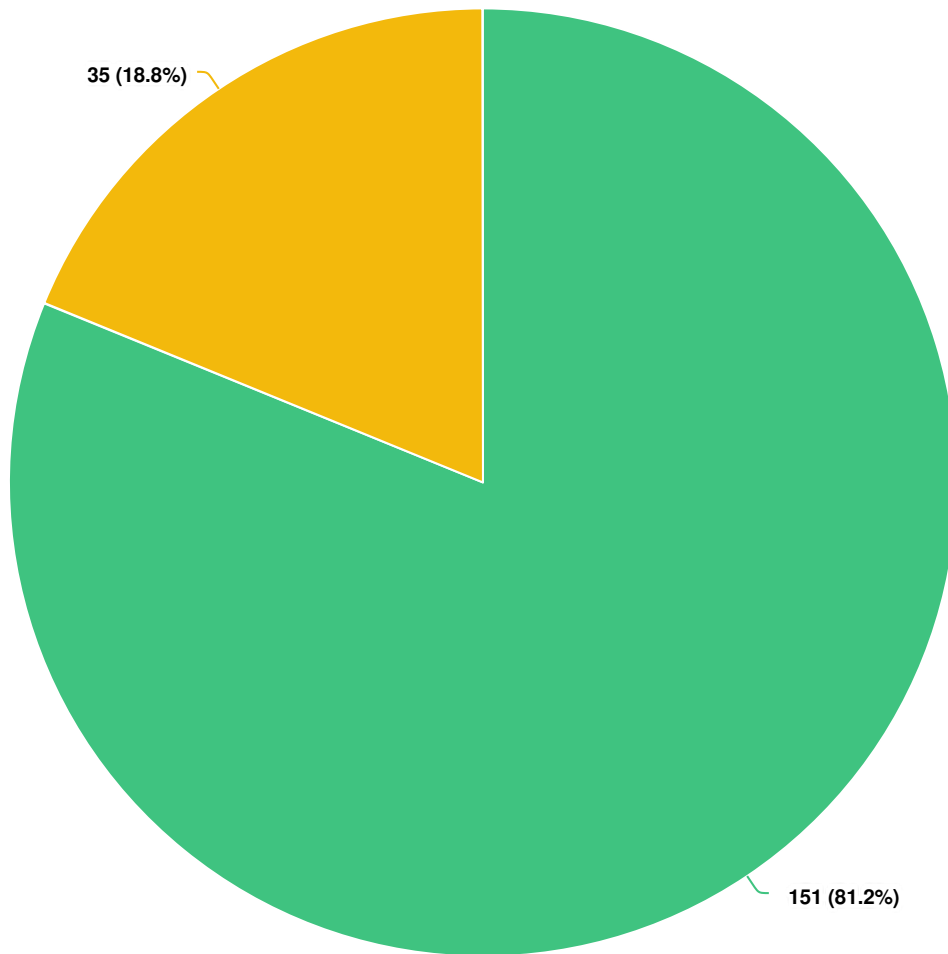


Question options

- No
- Yes (please specify)

*Optional question (181 response(s), 11 skipped)
Question type: Radio Button Question*

Q24 Are there programming/design elements that you feel are missing from this concept?

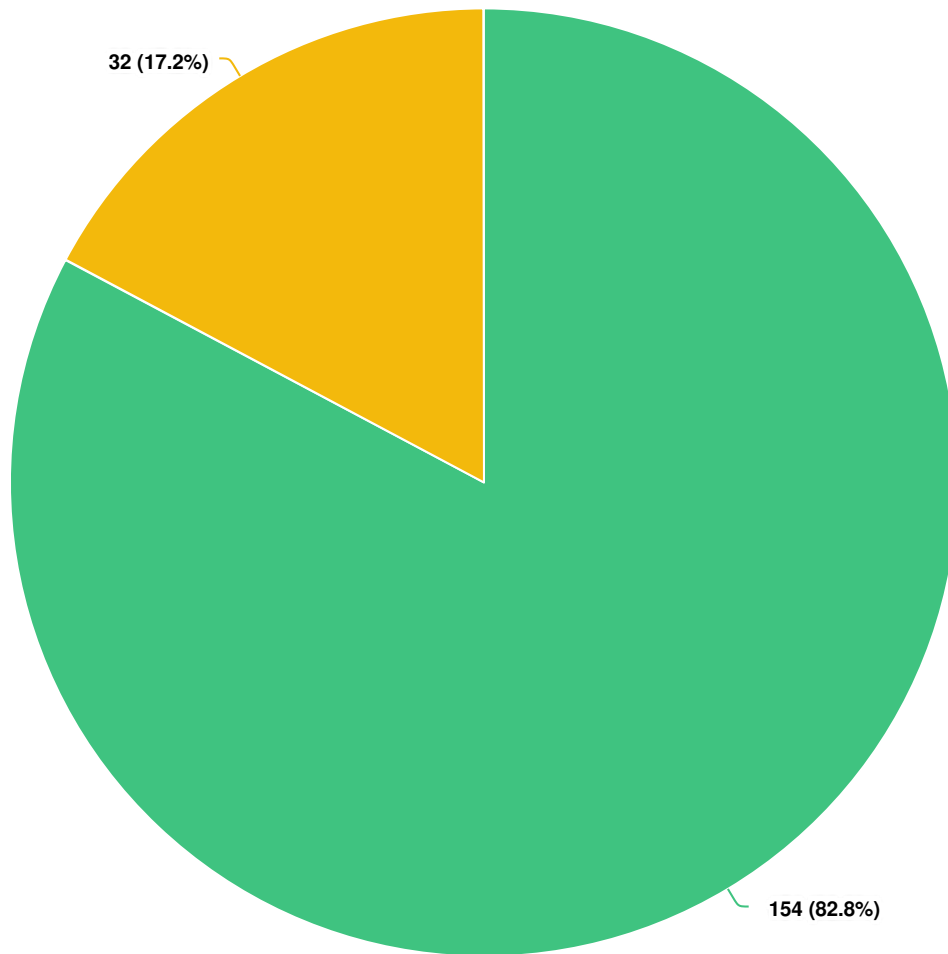


Question options

- No
- Yes (please specify)

*Optional question (186 response(s), 6 skipped)
Question type: Radio Button Question*

Q25 Do you have any additional comments or feedback for Concept 2?

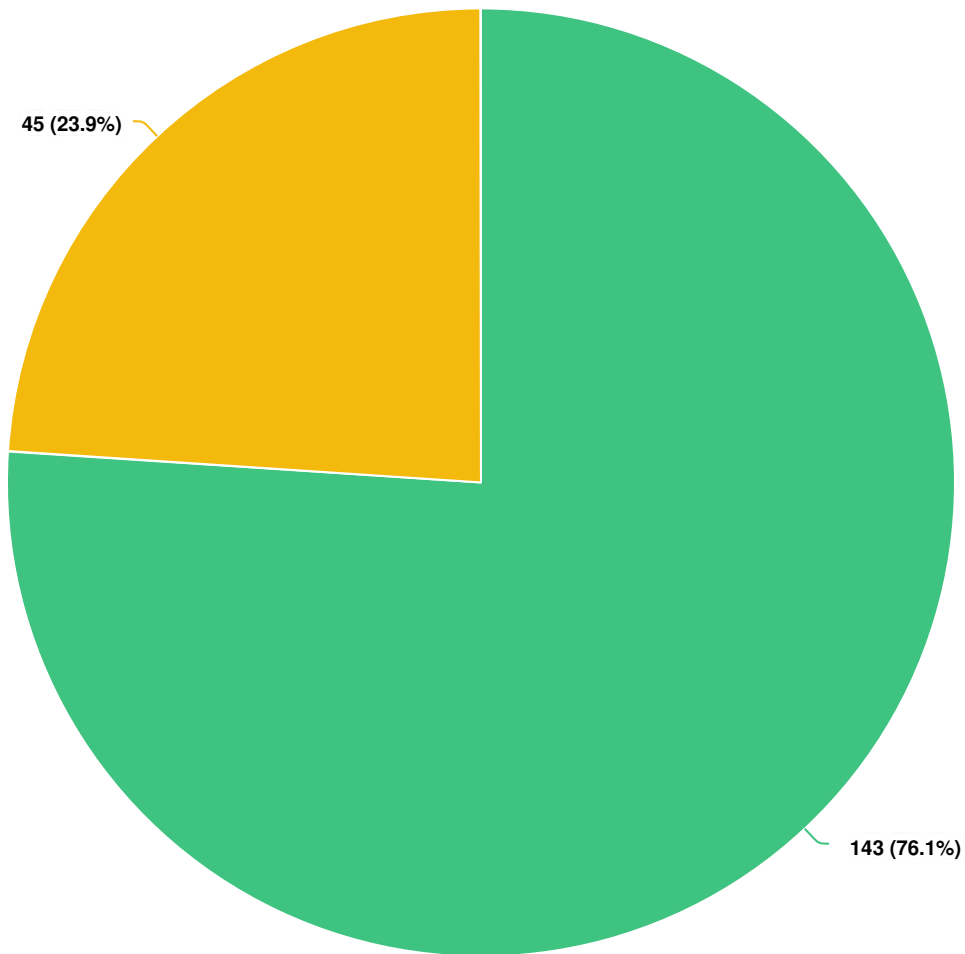


Question options

- No
- Yes (please specify)

*Optional question (186 response(s), 6 skipped)
Question type: Radio Button Question*

Q26 Are there programming/design elements that you feel are missing from this concept?

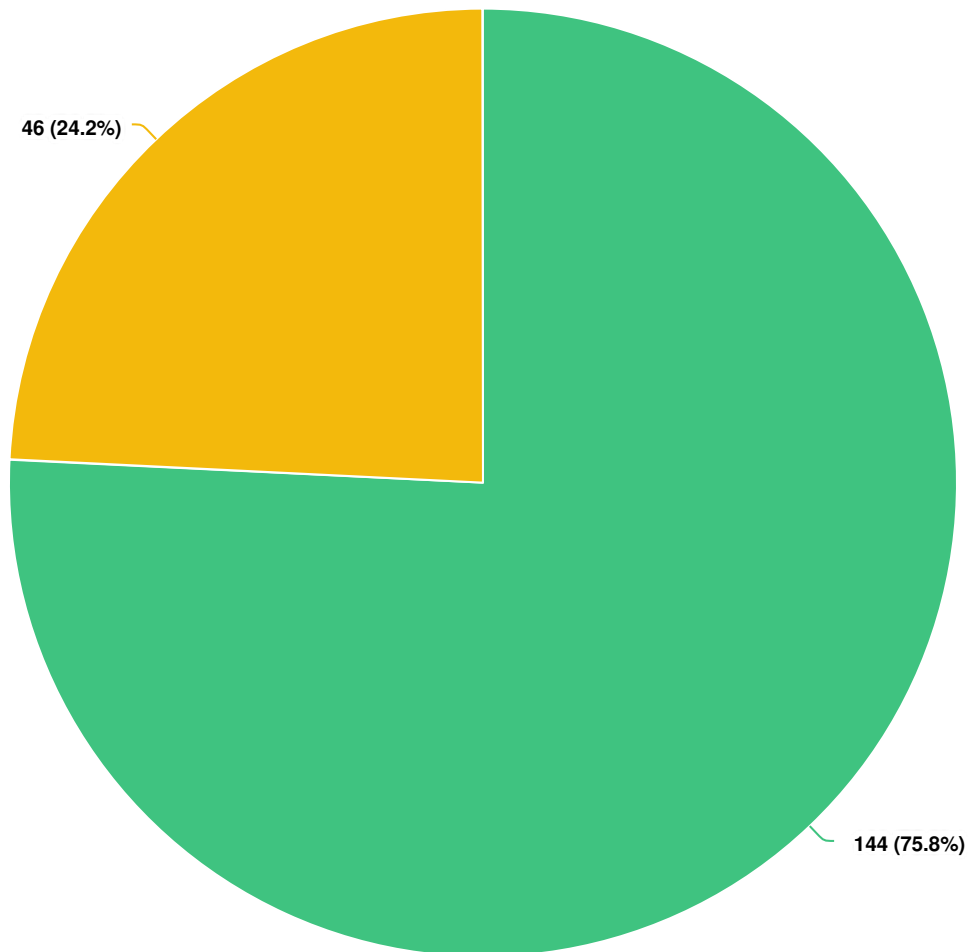


Question options

- No
- Yes (please specify)

*Optional question (188 response(s), 4 skipped)
Question type: Radio Button Question*

Q27 | Do you have any additional comments or feedback for the Bracebridge Bay Park concept?

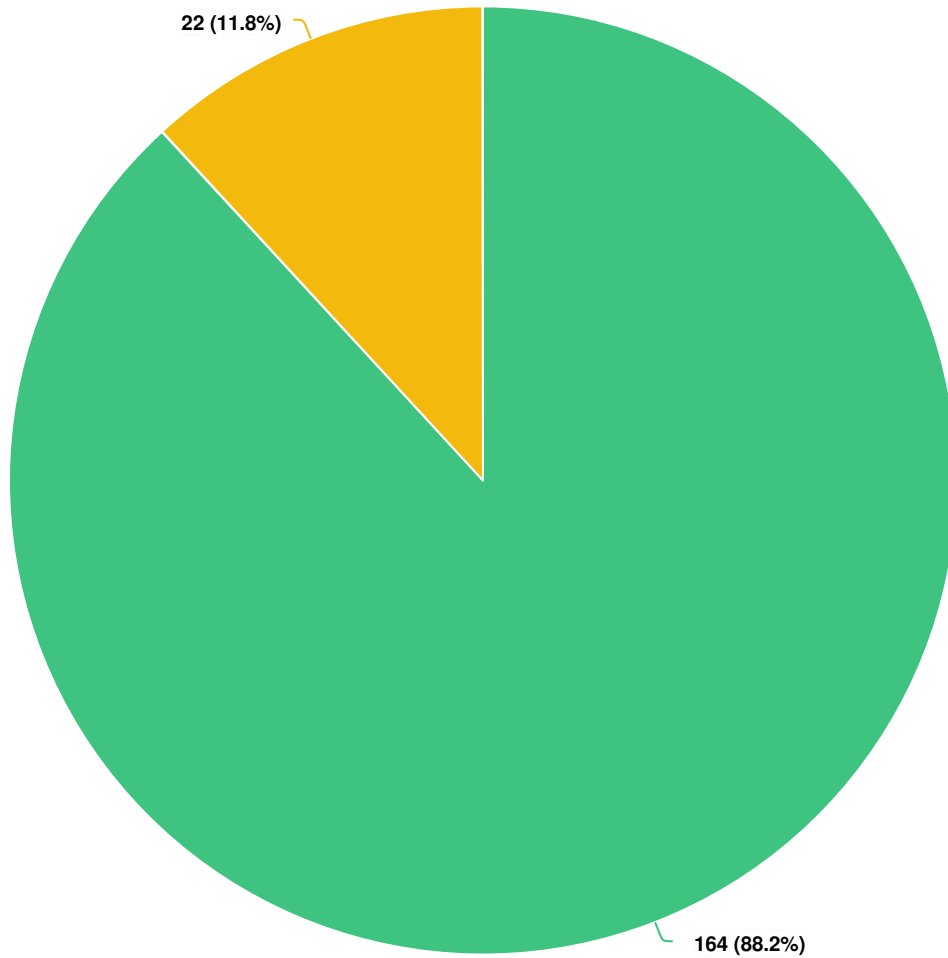


Question options

- No
- Yes (please specify)

Optional question (190 response(s), 2 skipped)
Question type: Radio Button Question

Q28 Are there programming/design elements that you feel are missing from this concept?

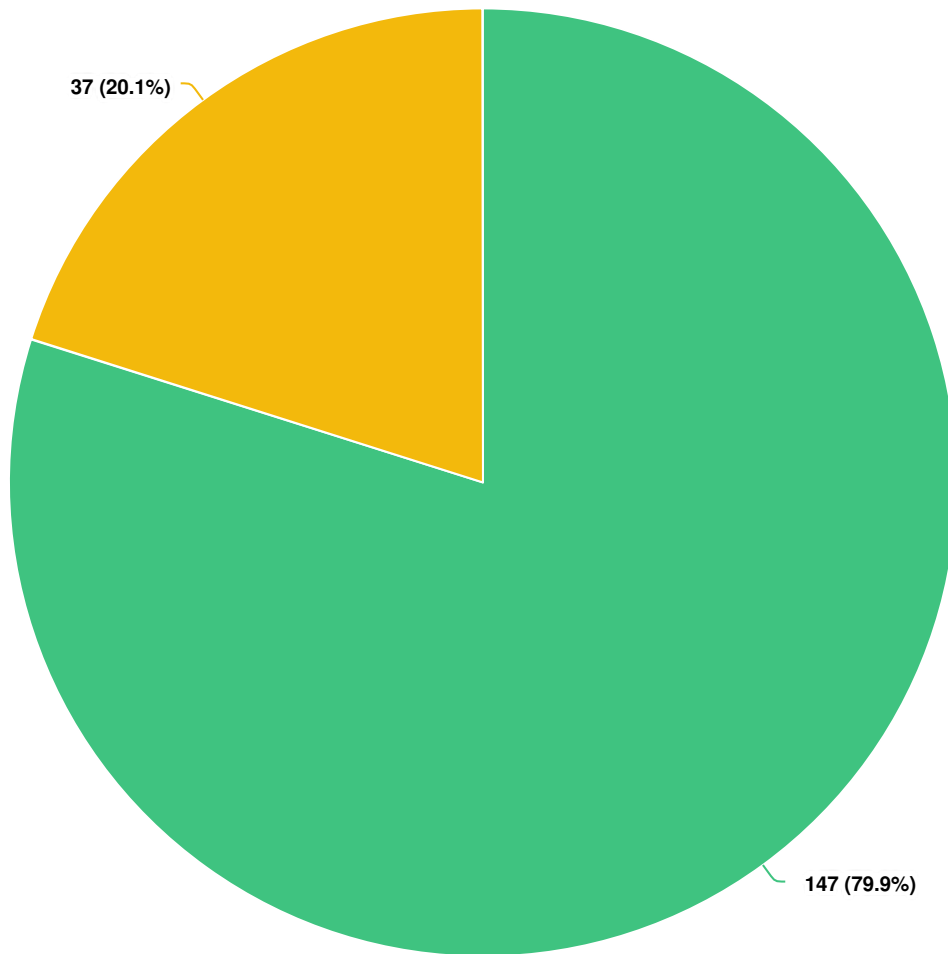


Question options

- No
- Yes (please specify)

*Optional question (186 response(s), 6 skipped)
Question type: Radio Button Question*

Q29 Do you have any additional comments or feedback for Woodchester?

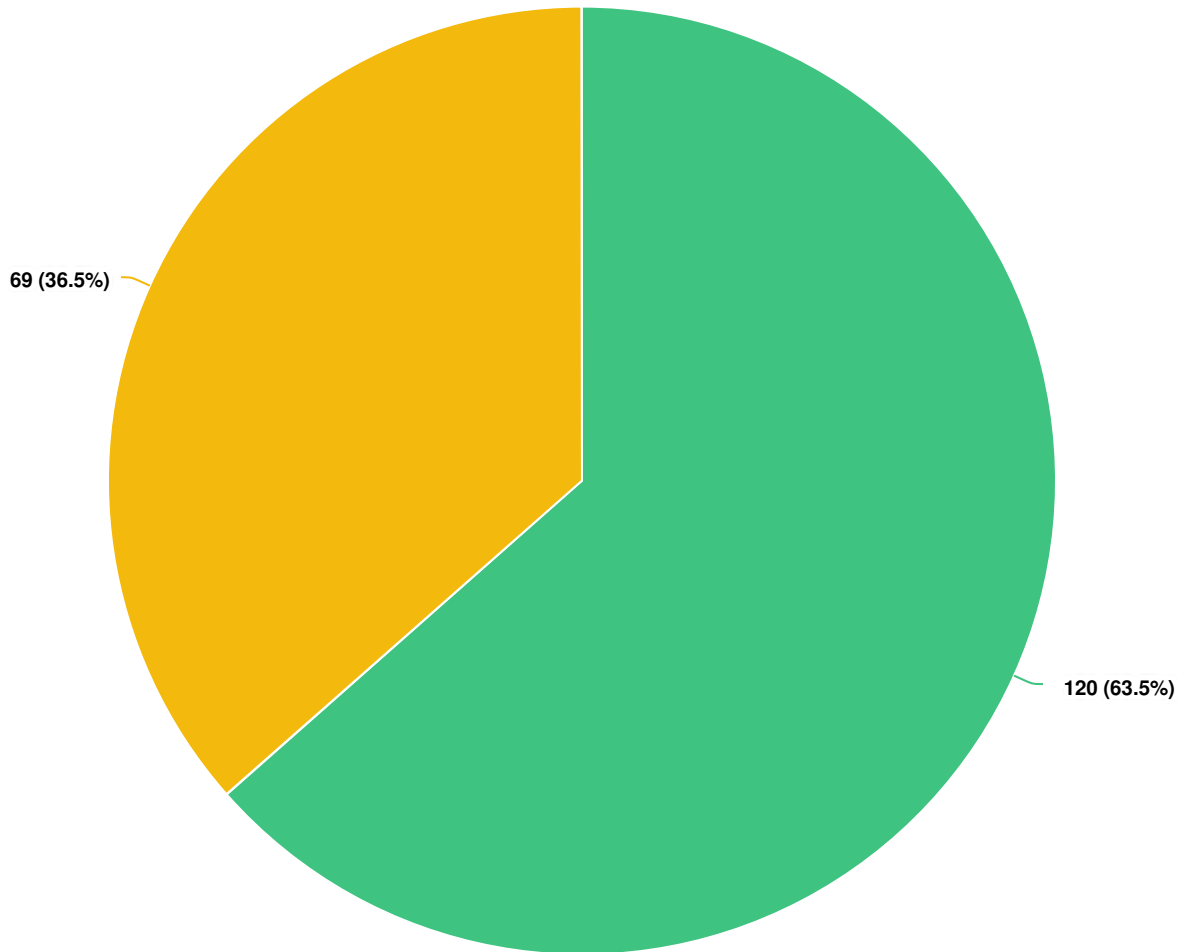


Question options

- No
- Yes (please specify)

*Optional question (184 response(s), 8 skipped)
Question type: Radio Button Question*

Q30 Overall, do you feel there are any elements missing from the Downtown Master Plan that should be considered?



Question options

- No
- Yes (please specify)

*Optional question (189 response(s), 3 skipped)
Question type: Radio Button Question*

Appendix B

A/ Estimated Development Costs by Public Sector

Manitoba Street

ITEM	quantity	unit	unit rate	total
North Segment (Taylor Rd to Monck Rd)				
Streetscape	210	lm	\$ 16,000.00	\$ 3,360,000.00
South Segment (Taylor Rd to Entrance Dr)				
Streetscape	825	lm	\$ 12,000.00	\$ 9,900,000.00
				Sub-total \$ 13,260,000.00
				Soft Cost - 11% \$ 1,458,600.00
TOTAL (excluding HST)				\$ 14,718,600.00

Lands Above the Falls (10 Entrance Dr)

ITEM	quantity	unit	unit rate	total
Site Preparation				
Site Hoarding and Tree Protection	675	lm	\$ 25.00	\$ 16,875.00
Clearing and Grubbing / Removals	6000	sq m	\$ 15.00	\$ 90,000.00
Brick Building Demolition	775	sq m	\$ 85.00	\$ 65,875.00
Rough Grading and Fine Grading	20000	sq m	\$ 10.00	\$ 200,000.00
Hard Landscaping				
Asphalt Paving (multi-use trail and pathways)	2000	sq m	\$ 65.00	\$ 130,000.00
Asphalt Parking Lot	2750	sq m	\$ 75.00	\$ 206,250.00
Concrete Paving	400	sq m	\$ 110.00	\$ 44,000.00
Unit Paving	1000	sq m	\$ 165.00	\$ 165,000.00
Concrete Curb	500	lm	\$ 130.00	\$ 65,000.00
Soft Landscaping				
Sod	5500	sq m	\$ 10.00	\$ 55,000.00
Trees (70mm cal.)	65	ea	\$ 800.00	\$ 52,000.00
Planting Bed (Shrubs, Perennials, Soil and Mulch)	425	sq m	\$ 190.00	\$ 80,750.00
Naturalized/Meadow Planting	1000	sq m	\$ 65.00	\$ 65,000.00
Shoreline Restoration	600	sq m	\$ 180.00	\$ 108,000.00
Building Construction/Renovation				
Park Pavilion (incl. washrooms, change room, office, etc.)	270	sq m	\$ 5,500.00	\$ 1,485,000.00
RONA Building Renovation	1858	sq m	\$ 1,100.00	\$ 2,043,800.00
Indigenous Gathering Place	100	sq m	\$ 7,000.00	\$ 700,000.00
Site Furnishings				
Benches	13	ea	\$ 1,500.00	\$ 19,500.00
6 ft Picnic Table	3	ea	\$ 8,000.00	\$ 24,000.00
Bike Parking and Fixit Station		allowance	\$ 7,500.00	\$ 7,500.00
Wayfinding and Interpretive Signage		allowance	\$ 15,000.00	\$ 15,000.00
Site Elements				
Fire Pit (at Skate Island)	1	ea	\$ 5,000.00	\$ 5,000.00
Skating Rink/Splash Pad	1	lump sum	\$ 1,750,000.00	\$ 1,750,000.00
Water Picnic Dock (with pilings)	3	ea	\$ 45,000.00	\$ 135,000.00

Site Servicing

Electrical Site Servicing	allowance	\$	30,000.00	\$	30,000.00
Mechanical	allowance	\$	40,000.00	\$	40,000.00
Lighting	allowance	\$	100,000.00	\$	100,000.00
SWM Infrastructure	allowance	\$	80,000.00	\$	80,000.00

Sub-total **\$ 7,778,550.00**
Soft Cost - 11% **\$ 855,640.50**

TOTAL (excluding HST) \$ 8,634,190.50

Woodchester Park

ITEM	quantity	unit	unit rate	total
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Site Preparation

Clearing and Grubbing / Removals	1450	sq m	\$ 15.00	\$ 21,750.00
Rough Grading and Fine Grading	1450	sq m	\$ 10.00	\$ 14,500.00

Hard Landscaping

Asphalt Paving (pedestrian trails)	972	sq m	\$ 65.00	\$ 63,180.00
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Soft Landscaping

Tree Maintenance	allowance	\$	30,000.00	\$	30,000.00
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Site Furnishings

Benches	7	ea	\$ 1,500.00	\$ 10,500.00
Bike Parking	2	ea	\$ 2,000.00	\$ 4,000.00

Miscellaneous

StoryWalk Signage (concept and installation)		allowance	\$ 10,000.00	\$ 10,000.00
Art Sculptures	4	ea	\$ 7,500.00	\$ 30,000.00
Woodchester Building Improvements		allowance	\$ 150,000.00	\$ 150,000.00
Lookout/Viewing Platform		allowance	\$ 40,000.00	\$ 40,000.00
Washroom Addition		allowance	\$90,000	\$ 90,000.00

Site Servicing

Site Lighting		estimate	\$ 15,000.00	\$ 15,000.00
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Sub-total **\$ 478,930.00**
Soft Cost - 11% **\$ 52,682.30**

TOTAL (excluding HST) \$ 531,612.30

Bracebridge Bay Park

ITEM	quantity	unit	unit rate	total
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Site Preparation

Site Hoarding and Tree Protection	665	lm	\$ 25.00	\$ 16,625.00
Clearing and Grubbing / Removals	2490	sq m	\$ 15.00	\$ 37,350.00
Rough Grading and Fine Grading	5555	sq m	\$ 10.00	\$ 55,550.00

Hard Landscaping

Asphalt Paving (vehicular)	1060	sq m	\$ 75.00	\$ 79,500.00
Asphalt Paving (pedestrian)	976	sq m	\$ 65.00	\$ 63,440.00
Concrete Curb	238	lm	\$ 130.00	\$ 30,940.00
Breakwall Enhancements	35	lm	\$ 1,000.00	\$ 35,000.00

Soft Landscaping					
Sod	1750	sq m	\$	10.00	\$ 17,500.00
Trees (70mm cal.)	35	ea	\$	800.00	\$ 28,000.00
Beach Sand	600	sq m	\$	150.00	\$ 90,000.00
Naturalized Planting and Shoreline Restoration	300	sq m	\$	180.00	\$ 54,000.00

Site Furnishings					
Tiered Wood Decking	100	sq m	\$	600.00	\$ 60,000.00
Floating Dock (boat slips)	3	ea	\$	1,500.00	\$ 4,500.00
Swimming/Picnic Docks	2	ea	\$	16,745.00	\$ 33,490.00
Benches	8	ea	\$	1,500.00	\$ 12,000.00
Bike Parking	4	ea	\$	2,000.00	\$ 8,000.00

Miscellaneous					
Wayfinding and Interpretive Signage	1	lump sum	\$	10,000.00	\$ 10,000.00
Washroom & Change Room		allowance	\$	200,000.00	\$ 200,000.00
Power Pedestals		allowance	\$	15,000.00	\$ 15,000.00

Site Servicing					
Electrical Site Servicing		allowance	\$	40,000.00	\$ 40,000.00
Sanitary/Storm		allowance	\$	20,000.00	\$ 20,000.00
Site Lighting		allowance	\$	50,000.00	\$ 50,000.00

Sub-total \$ **960,895.00**
Soft Cost - 11% \$ **105,698.45**

TOTAL (excluding HST) \$ 1,066,593.45

Carnegie Library

ITEM	quantity	unit	unit rate	total
Improvements				
Convert for Future Accessible Public Use		allowance	\$ 750,000.00	\$ 750,000.00

Sub-total \$ **750,000.00**
Soft Cost - 11% \$ **82,500.00**

TOTAL (excluding HST) \$ 832,500.00

Youth Park

ITEM	quantity	unit	unit rate	total
Site Preparation				
Site Hoarding and Tree Protection	225	lm	\$ 25.00	\$ 5,625.00
Clearing and Grubbing / Removals	3500	sq m	\$ 15.00	\$ 52,500.00
Rough Grading and Fine Grading	3500	sq m	\$ 10.00	\$ 35,000.00

Hard Landscaping					
Concrete Paving (Pedestrian)	350	sq m	\$	110.00	\$ 38,500.00

Soft Landscaping					
Sod	2000	sq m	\$	10.00	\$ 20,000.00
Trees (70mm cal.)	25	ea	\$	800.00	\$ 20,000.00
Planting Bed (Shrubs, Perennials, Soil and Mulch)	210	sq m	\$	190.00	\$ 39,900.00

Site Amenities

Basketball Court (incl. asphalt and line painting)	1	ea	\$	55,000.00	\$	55,000.00
Play Structure (incl. safety surfacing)	1	lump sum	\$	75,000.00	\$	75,000.00
Shade Structure	1	lump sum	\$	50,000.00	\$	50,000.00
Benches	6	ea	\$	1,500.00	\$	9,000.00
Bike Parking	3	ea	\$	2,000.00	\$	6,000.00
Washroom		allowance	\$	100,000.00	\$	100,000.00

Sub-total \$ **506,525.00**
Soft Cost - 11% \$ **55,717.75**

TOTAL (excluding HST) \$ 562,242.75

Memorial Park

ITEM	quantity	unit	unit rate	total
Site Preparation				
Rough Grading and Fine Grading	250	sq m	\$ 10.00	\$ 2,500.00
Hard Landscaping				
Concrete Paving (pedestrian)	160	sq m	\$ 110.00	\$ 17,600.00
Soft Landscaping				
Trees (70mm cal.)	6	ea	\$ 800.00	\$ 4,800.00
Site Furnishings				
Benches	3	ea	\$ 1,500.00	\$ 4,500.00
Miscellaneous				
Bike Fixit Stations	2	each	\$ 2,500.00	\$ 5,000.00
Washroom		allowance	\$ 100,000.00	\$ 100,000.00

Sub-total \$ **134,400.00**
Soft Cost - 11% \$ **14,784.00**

TOTAL (excluding HST) \$ 149,184.00

TOTAL ESTIMATED DEVELOPMENT COSTS BY PUBLIC SECTOR \$ 26,494,923.00

B/ Estimated Development Costs by Private Sector

Memorial Area & Adjacent Town-Owned Land

ITEM	quantity	unit	unit rate	total
Site Preparation				
Site Hoarding and Tree Protection	325	lm	\$ 25.00	\$ 8,125.00
Clearing and Grubbing / Removals	2000	sq m	\$ 15.00	\$ 30,000.00
Arena & Home Demolition	4500	sq m	\$ 85.00	\$ 382,500.00
Rough Grading and Fine Grading	9000	sq m	\$ 10.00	\$ 90,000.00
Hard Landscaping				
Concrete Paving (Pedestrian)	575	sq m	\$ 110.00	\$ 63,250.00
Asphalt Parking	975	sq m	\$ 65.00	\$ 63,375.00
Asphalt Road (Vehicle)	1300	sq m	\$ 75.00	\$ 97,500.00
Soft Landscaping				
Sod	2000	sq m	\$ 10.00	\$ 20,000.00
Trees (70mm cal.)	40	ea	\$ 800.00	\$ 32,000.00
Planting Bed (Shrubs, Perennials, Soil and Mulch)	1000	sq m	\$ 190.00	\$ 190,000.00
Building Construction				
Apartment Building 4 Storey	5440	sq m	\$ 2,693.00	\$ 14,649,920.00
Townhomes 3 Storey	1728	sq m	\$ 3,230.00	\$ 5,581,440.00
				Sub-total \$ 21,208,110.00
TOTAL (excluding HST)				\$ 21,208,110.00
TOTAL ESTIMATED DEVELOPMENT COSTS BY PRIVATE SECTOR				\$ 21,208,110.00