

## **SUPPLEMENT 1 for Cullen Central Park Master Plan Phase 2/3 Workbook**

The following are **Strategic Principles** developed in Phase 1 to guide the development and use of Cullen Central Park.

1. Meet Corporate Strategic goals and CPROS<sup>1</sup> Service Goals
2. Develop Cullen Central Park as a Town and Region-serving destination that includes both visitor and community uses
3. Integrate opportunities for economic development and tourism benefits
4. Protect / enhance the site's role as a key ecological link within the Lynde Creek watershed and other inter-connected environmental lands
5. Within the site, establish a 'gateway' to the larger Town-wide Central Park
6. Seek long-term and sustainable uses that protect the site's natural and cultural heritage values and assets
7. Seek opportunities for leisure and recreation activities for all ages and abilities, and ensure that all planning, development and programming of the site provides for accessibility solutions
8. Ensure compatibility with surrounding existing and planned uses, and seek opportunities to optimize the use of existing infrastructure
9. Promote and demonstrate environmental awareness and stewardship in all building/site development and management practices
10. Maintain reasonable ongoing costs for maintenance and operations
11. Create the potential for capital costs to be offset by sustained sources of revenue
12. Explore opportunities for partnerships & strategic alliances with Business and Community organizations, Government Agencies, and Educational Institutions.

### **Key Considerations for the Tableland area:**

1. Establish as the primary activity node for Cullen Central Park
2. Retain heritage buildings on site.
3. Maintain and manage buildings for long-term conservation and sustainability.
4. Consider proximity to Taunton Road, future Cochrane Street extension, and new West Whitby urban area in identifying new economic development and recreational opportunities
5. Develop / manage for uses that take advantage of the unique setting on the Lynde Creek valley, while respecting environmental and heritage attributes
6. Consider long-term site access and parking needs including transit, walking and cycling connections when developing the site
7. Ensure Park Identity / Gateway profile is represented along road frontages in all land-use scenarios

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<sup>1</sup> The Culture, Parks, Recreation and Open Space Master Plan was created in 2006 to guide the delivery of services in Whitby.

**Key Considerations** for the **Valleyland** area:

1. Enhance the ecological and recreational connections with Heber Down Conservation Area and beyond
2. Manage for ecological sustainability of the Lynde Creek watershed
3. Manage for protection and enhancement of valued plant and wildlife habitat
4. Integrate opportunities for community / visitor use and enjoyment that are compatible with ecological objectives