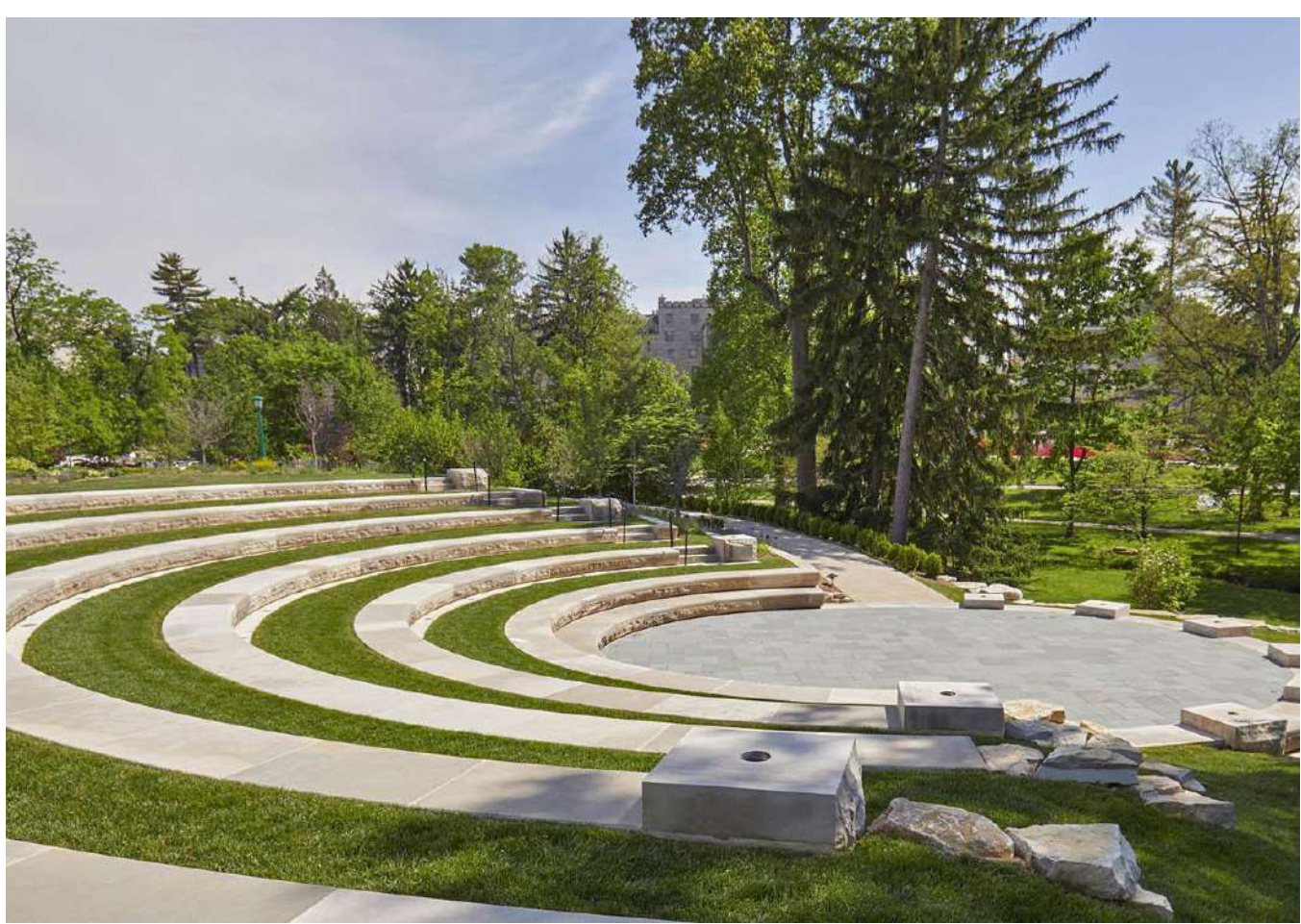
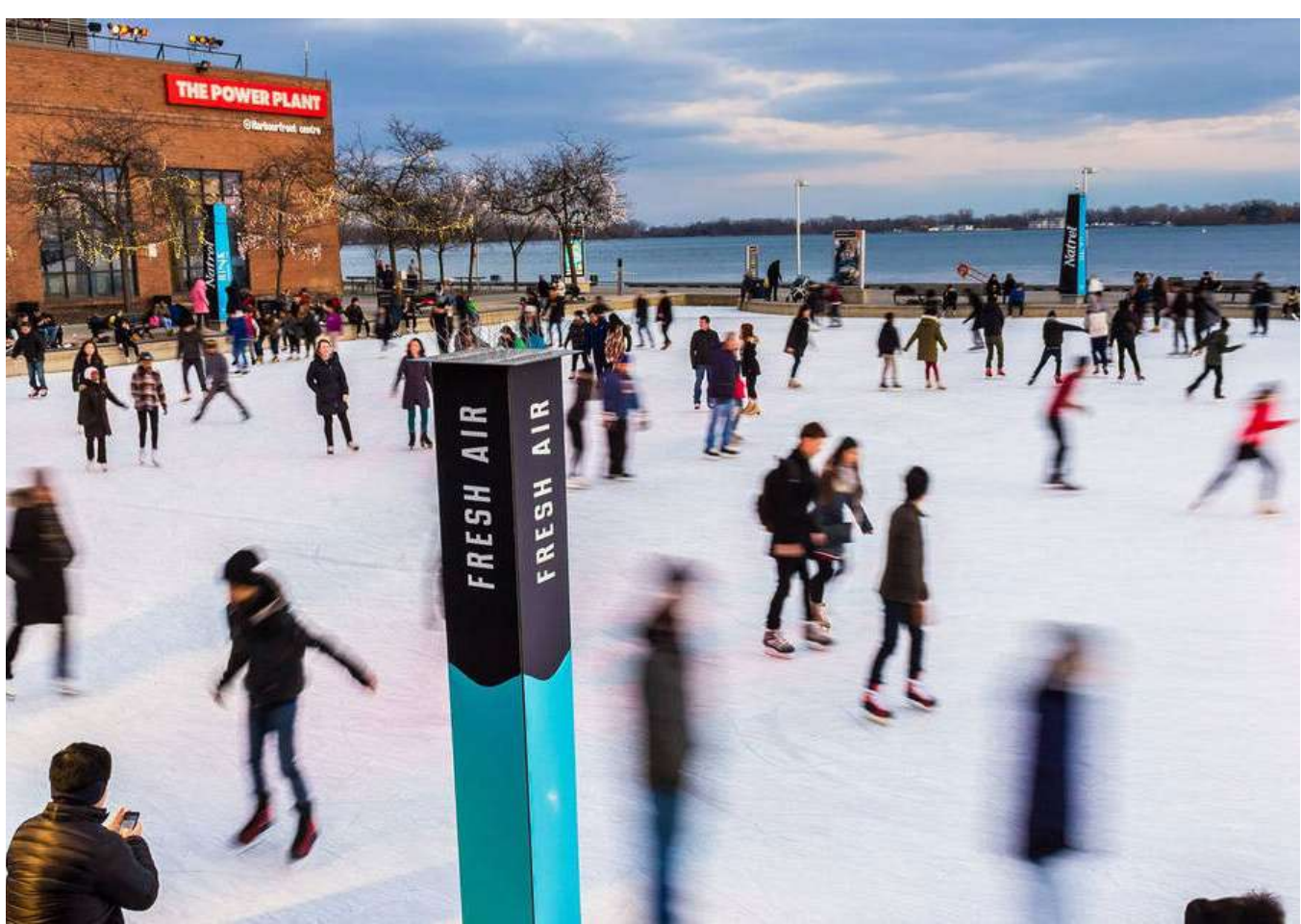
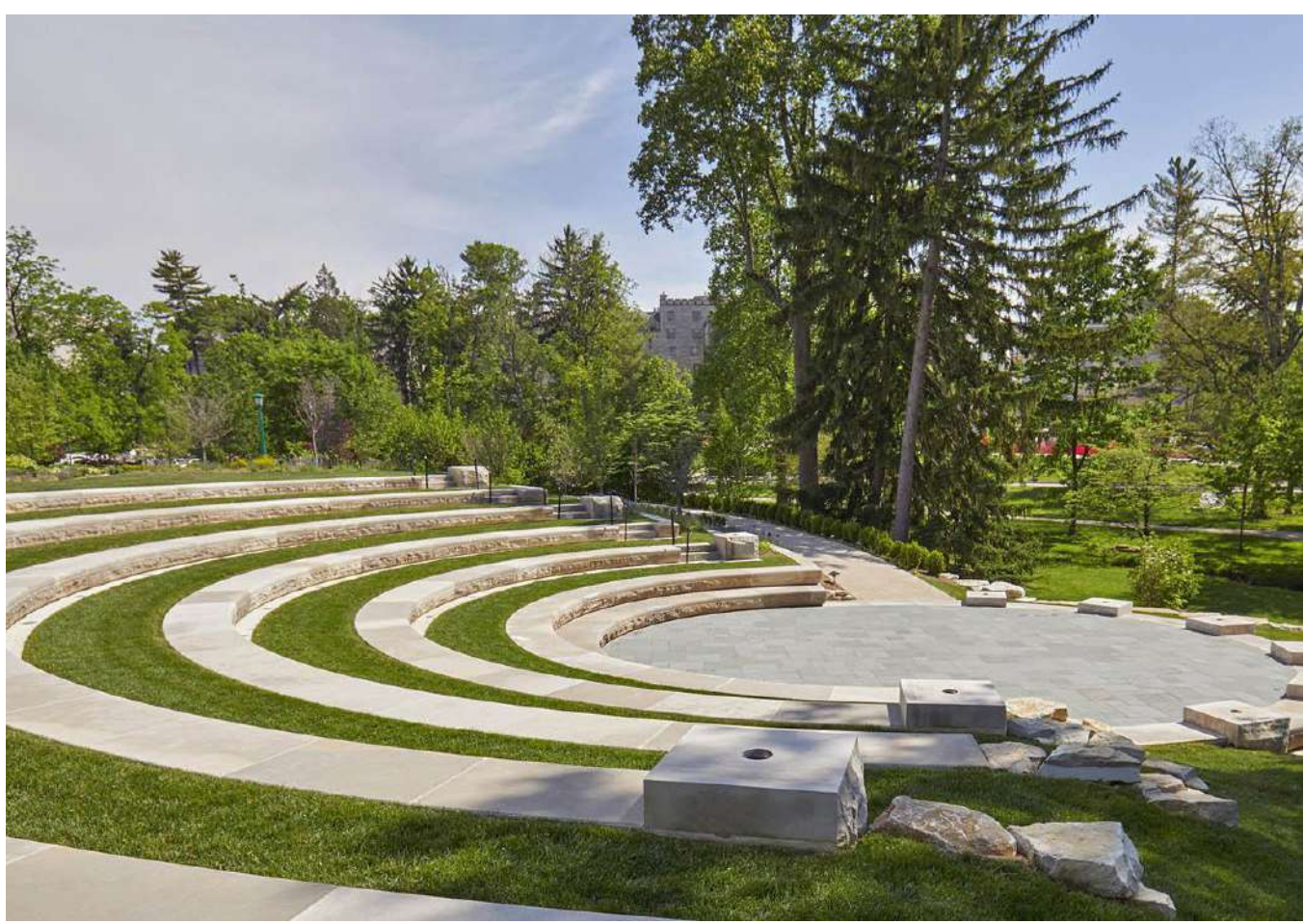
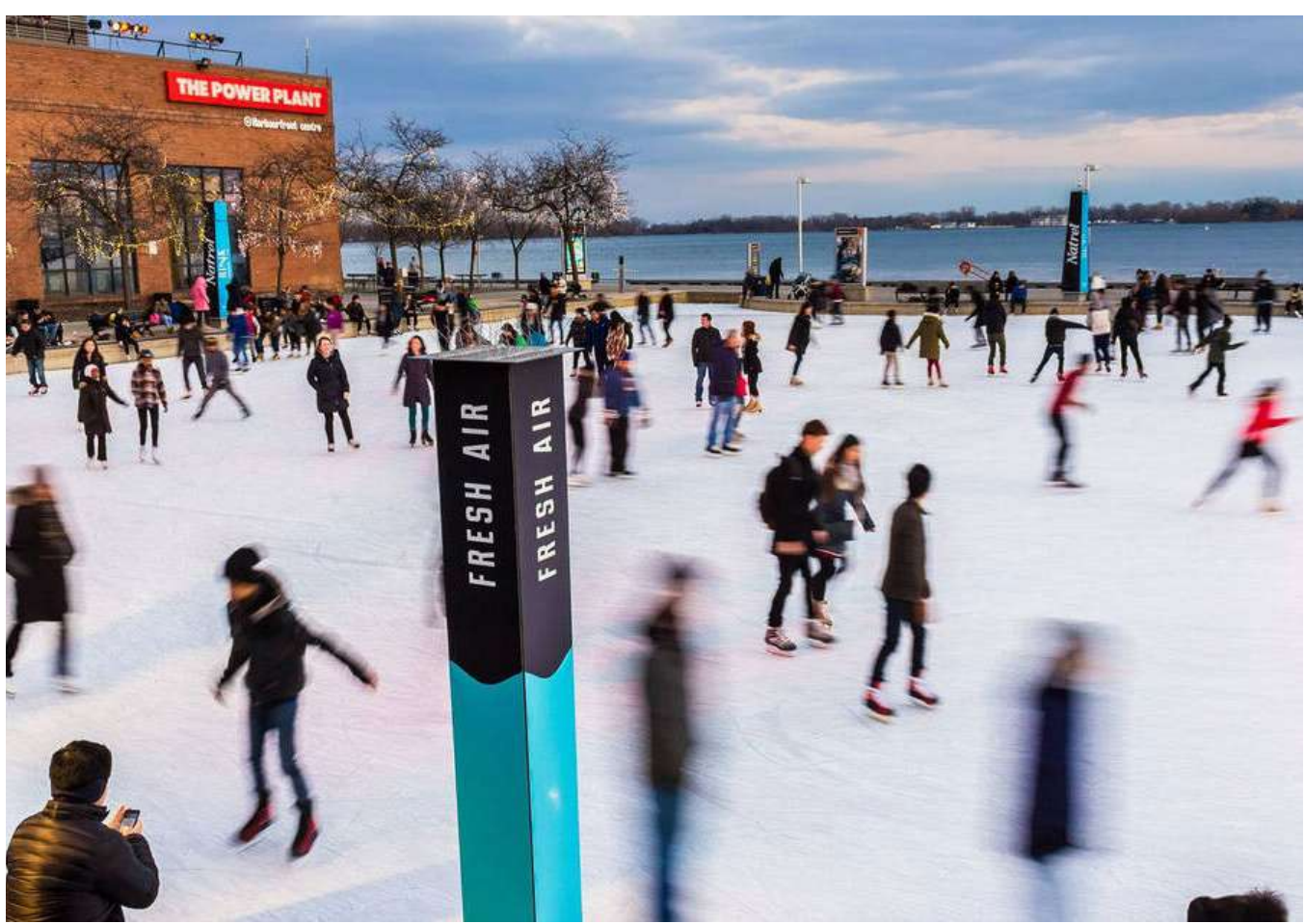


PORT STANLEY WATERFRONT MASTER PLAN



Overview

This Waterfront Master Plan will set the vision for the Harbour Community Facility study area as stipulated in the Harbour Secondary Plan. It will advance the work of the Harbour Secondary Plan by refining and developing the public realm aspects of the waterfront.

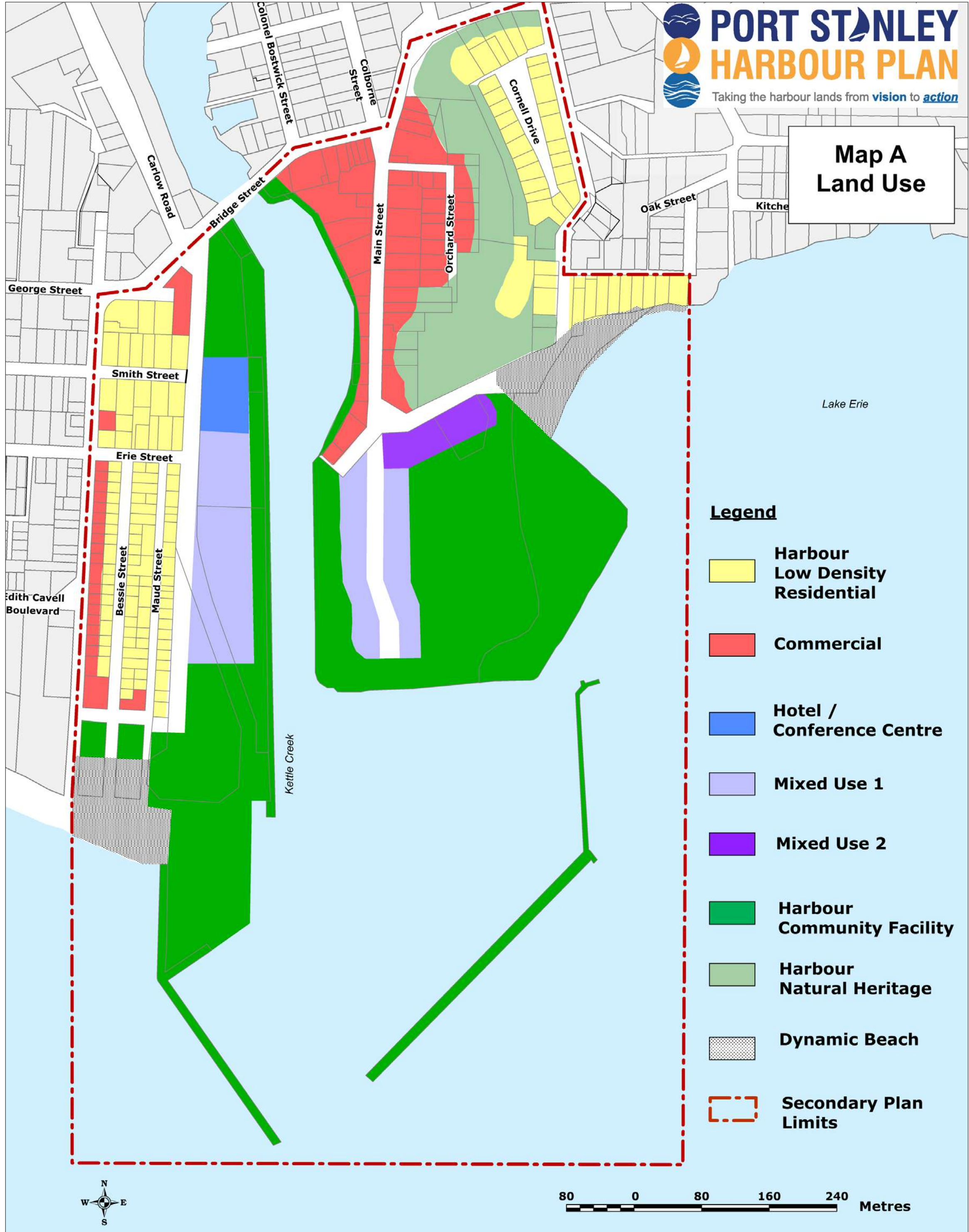
This information session will:

1. Summarize the feedback we have received so far
2. Display the draft recommendations
3. Gather additional feedback about the draft recommendations and priorities

Study Area

For the purpose of this study, the study area has been divided into four areas based on general characteristics, topography, and environmental conditions. The areas are:

1. West Harbour & Hofhuis Park
2. West Promenade
3. East Promenade
4. East Harbour (The Berm)



Project Schedule

November 23, 2021	Project Initiation & Background Research
December, 2021	Community Consultation Phase 1: Stakeholder Interviews
January 6, 2022	Community Consultation Phase 2: Start the Conversation
January 20, 2022	
January & February, 2022	
March 10	Community Consultation Phase 3: Design Options
March 10 to 29, 2022	
April 11, 2022	Community Consultation Phase 4: Recommendations
May 12, 2022	
May 12, 2022	
May & June 2022	Draft Master Plan
June 13, 2022	Final Master Plan

Have Your Say!

- Speak to one of the project team members
- Complete a comment sheet
- Make your comments online at letstalkcentralelgin.ca



WHAT WE HEARD

The Waterfront Master Plan will be a guiding document that will explore how to enhance the social, economic, and environmental aspects of the waterfront. It will provide a vision for the future use of the waterfront over the next 15 years by consulting with the community and stakeholders throughout the process.

Consultation to Date

Your input is a critical part of the process!

- 45** 'Ideas' offered on letstalkcentralelgin.ca
- 50+** 'Attendees' at Public Information Session #1
- 35** 'Pins' mapped on letstalkcentralelgin.ca
- 10** 'Interviews' with elected and administrative officials
- 110** 'Survey' respondents to Survey #1 on letstalkcentralelgin.ca
- 60** 'Survey' respondents to Survey #2 (Design Options) on letstalkcentralelgin.ca

Comments and Suggestions Made Through the Online Engagement Platform

letstalkcentralelgin.ca

- Accessible public washrooms
- Shade and wind shelters
- Shops, markets, vendors
- Restaurants, food trucks, takeout
- More/improved maintenance
- More waste/recycling/compost receptacles
- Winter maintenance
- More seating, picnic, and rest areas
- Walking paths and trails
- Bike paths
- Continuous waterfront path
- Naturalization
- Carolinian forest, wetlands, meadows, etc.
- Dog park
- Additional/improved parking
- Amphitheatre/pavilion/gazebo
- Playground
- Splash pad
- Multi-sports court (tennis, pickleball, etc.)
- Small-craft rentals and storage
- Improved signage
- Geese issues
- Boat accommodations
- Tree planting
- Limit height of development
- Water access
- Safe fishing areas

Survey #1

Most common waterfront activities:

- Walking/dog walking
- Playing on the beach
- Swimming
- People watching/contemplating/reading
- Picnicking, family/social gatherings

Most common waterfront spaces:

- West Pier Walkway
- Little Beach
- Main Beach
- East Pier Walkway
- Hofhuis Park

Most common age groups:

- Adults (40 to 64 yrs old)
- Children (4 to 12 yrs old)
- Family/Household together (all ages)

Frequency of use*:

- Frequent users (67%)
- Occasional users (23%)
- Infrequent users (10%)

Could improvements encourage more use?

- Yes (70%)
- Uncertain (16%)
- No (16%)

Should the Municipality aim to attract more tourists/visitors?

- Yes (52%)
- No (34%)
- Uncertain (14%)

Top responses for things the master plan should provide:

- Trails
- Nature access
- Places to relax
- Shops/markets
- Entertainment
- Fishing access
- Boat access
- Paved paths
- Year-round interest

Top reasons for not using the waterfront:

- No parking when the waterfront is crowded
- Too crowded when we want to use the waterfront
- Not enough washrooms, places to sit, shade, etc.
- Waterfront is too far from home
- Lack of services
- Lack of vibrancy

Top responses for most important waterfront improvements:

- Naturalization (green space, wetlands, forest, etc.)
- Walking paths/trails/bike paths
- Accessible washrooms
- Shops, markets, food, vendors
- Marina, and boat launch improvements
- Seating and picnic areas
- Wind and shade shelter

Survey #2 Design Options

Option A

17/60

Why was this option preferred?

- Sports courts, tennis and pickleball, dog park
- Appears to have less development/more public space
- Large open space
- Performance space

Option B

20/60

Why was this option preferred?

- Waterfront plaza
- Greater flexibility

Note - Some people specifically asked for a dog park, splash pad, and multi-sport courts to be added to this concept

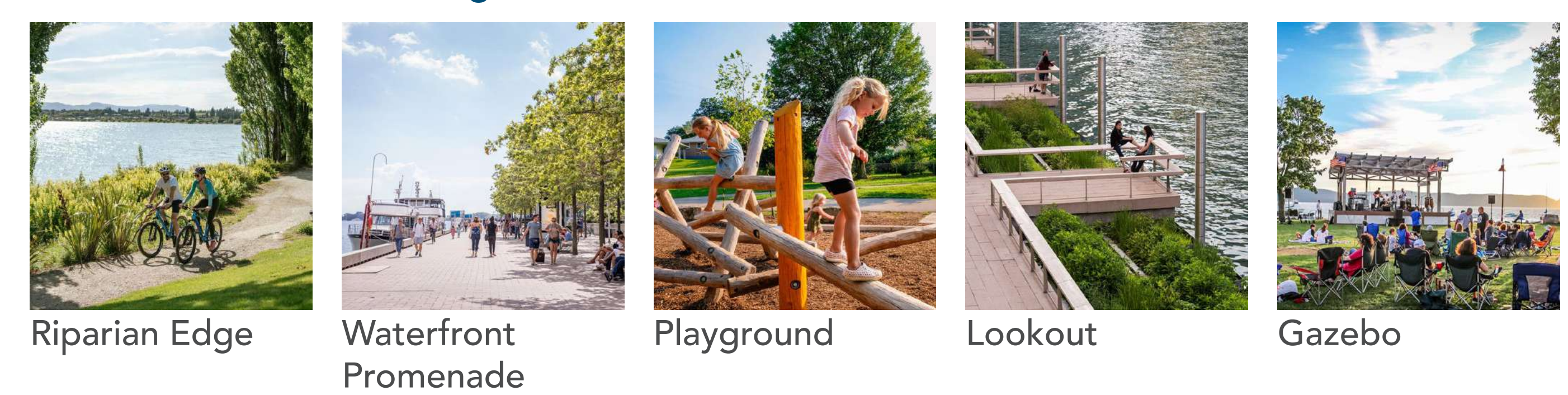
Option C

23/60

Why was this option preferred?

- Splash pad
- Amphitheatre
- Naturalized area

Preferred Precedent Images



Moving Towards a Preferred Design

- Plaza festival space at end of Main
- Street (ice rink in winter)
- Splash Pad
- Sports courts
- Dog park
- Playground
- Main Street gateway plaza/flex space at north end with pedestrian focus to water
- Maximize open space and naturalized landscape areas
- Maximize naturalized shoreline
- Gazebo/performance space at Hofhuis Park (rather than an amphitheatre)
- Maximize parking
- Maximize views of the water

Next Steps...

- Finalize the recommendations based on feedback
- Develop the implementation strategy
- Prioritize recommendations

OVERALL PLAN



RECOMMENDATIONS

#	Recommendation	Description
WW.1	Programmable Lighting	<ul style="list-style-type: none"> Tie waterfront together, compliment existing lighting Extend beyond the waterfront to draw people in Incorporate into site furniture and public art
WW.2	Waterfront Promenade	<ul style="list-style-type: none"> Minimum 3 to 6 metres wide, from Main to Little Beach Distinct paving to tie waterfront together Consistent site furnishings and lighting
WW.3	Signage and Wayfinding Strategy	<ul style="list-style-type: none"> Expand signage to identify connections Implement over time in conjunction with waterfront projects, and as new opportunities emerge
WW.4	Public Art Strategy	<ul style="list-style-type: none"> Stand alone pieces or incorporated into infrastructure This may include: sculpture, mural, installations, community art projects, street furniture, etc.
WW.5	Site Furniture	<ul style="list-style-type: none"> Create a standardized approach to seating and furniture Things to consider: provide various types of seating, anchoring, seating as public art, etc
WW.6	Breakwall Enhancements	<ul style="list-style-type: none"> Investigate options to improve breakwalls Ensure updates consider climate change and rising water levels

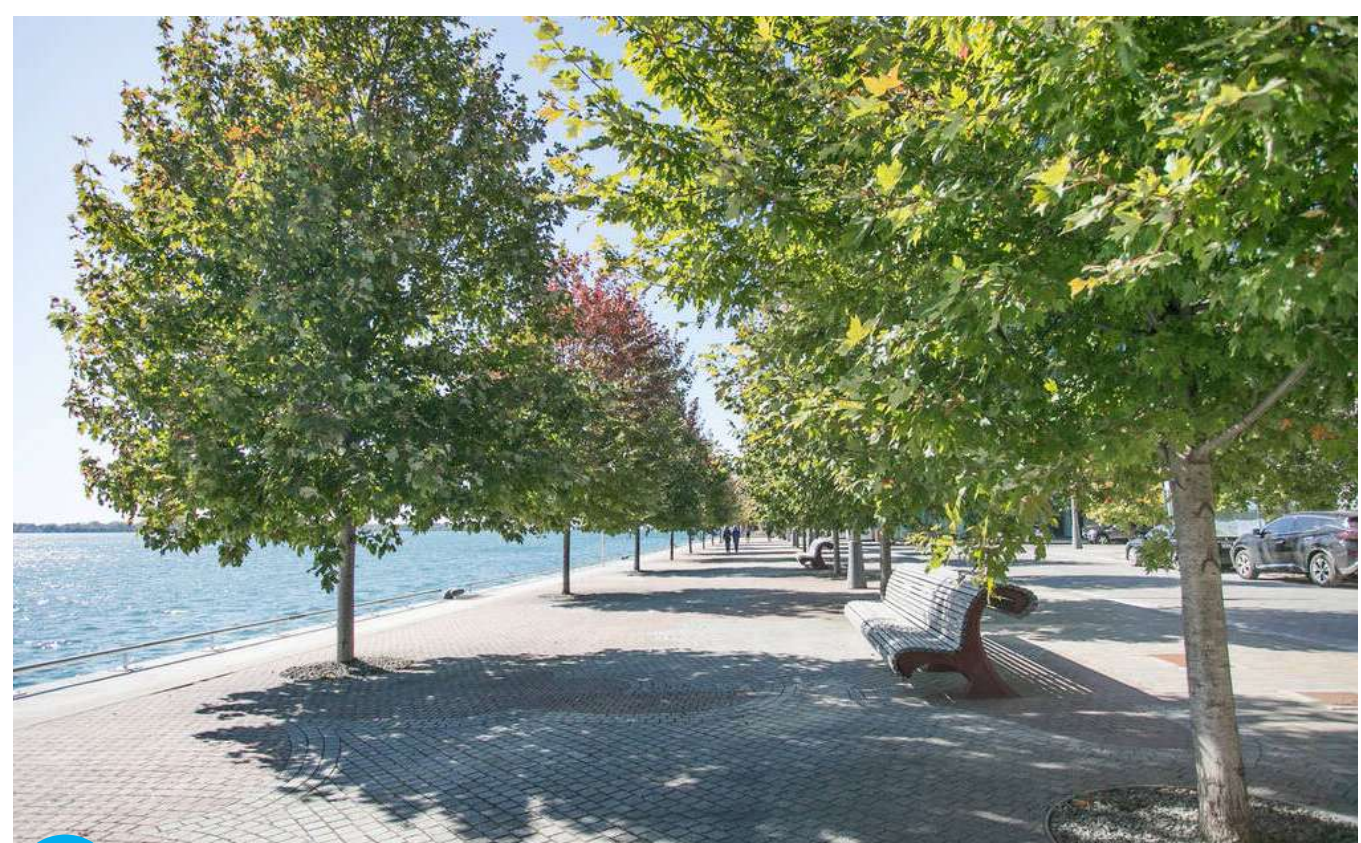
PRECEDENT IMAGES



A Incorporate lighting into design



B Dark sky lighting to limit light pollution



C Waterfront promenade



D Directional signage



E Public art



F Site furniture

1. WEST HARBOUR & HOFHUIS PARK



RECOMMENDATIONS

#	Recommendation	Description
WH.1	New Parking	<ul style="list-style-type: none"> If the McAsphalt site becomes public lands, it should be converted into a parking lot Realign Carlow Street and create new entrance to the parking lot, away from the boat launch The lot should include parking for boats and trailers
WH.2	Update Existing Parking	<ul style="list-style-type: none"> The lot should be paved and/or incorporate curbing to better delineate parking spaces LID (low-impact design) features should be incorporated
WH.3	New Event Space	<ul style="list-style-type: none"> A large event space/gazebo should be built in Hofhuis Park with new paths leading to it The structure should be designed in a way to block wind and rain Additional planting could help to shelter the structure
WH.4	Walkway Enhancements	<ul style="list-style-type: none"> As suggested by the Coast Risk Assessment (CRA), raise the walkway to account for climate change lake levels or enhance breakwater etc. (this may just be the south portion of the walkway) Create a wide tiered walkway with steps, ramps, and retaining wall Incorporate seating and planting into the retaining wall Should be guided by WW.2 and connect to the overall waterfront promenade
WH.5	Crosswalk at Boat Launch	<ul style="list-style-type: none"> There needs to be a clear and safe way for pedestrians to cross the boat launch area between Hofhuis Park and the walkway Signage, line marking could help
WH.6	Future Development	<ul style="list-style-type: none"> Lands zoned for a hotel and mixed use development Architectural design should front both Carlow Street and the waterfront promenade Should take proposed park (WP.3) into consideration

PRECEDENT IMAGES



2. PROMENADE WEST



Note: Integration of Harbour Community Facilities and Mixed Use areas shown for reference only. Final integration to be determined at the time of Mixed Use site plan and development.

RECOMMENDATIONS

#	Recommendation	Description
PW.1	Waterfront Gateway	<ul style="list-style-type: none"> Enhance intersection and parkette at Carlow Rd, George St. and Bridge Street as the gateway to the waterfront Enhanced signage, planting, lighting and architectural feature
PW.2	Enhance Existing Promenade	<ul style="list-style-type: none"> As suggested by the Coast Risk Assessment (CRA), raise the walkway to account for climate change lake levels or breakwater enhancements (this may just be the south portion of the walkway) Create a wide tiered walkway with steps, ramps, and retaining wall Incorporate seating and planting into the retaining wall Should be guided by WW.2 and connect to the overall promenade
PW.3	New Park	<ul style="list-style-type: none"> South of the Visitor Centre parking lot, fronting the DOC building and north of proposed hotel Design should act as a transition between the Visitor Centre, DOC and Hotel Primarily a passive space with picnic tables, grass, and trees Hotel's design should consider the park in its facing and architecture
PW.4	Future Development	<ul style="list-style-type: none"> Lands zoned for a hotel and mixed use development Architectural design should front both Carlow Street and the waterfront promenade Should take proposed park (WP.3) into consideration
PW.5	DOC Building (Dominion of Canada)	<ul style="list-style-type: none"> There is currently a rent-to-own agreement on the property Currently being developed into a micro brewery, set to open in 2023 Design of park (WP.3) should perform as a transition to the building
PW.6	Extend Sidewalk	<ul style="list-style-type: none"> The existing sidewalk on Carlow Street's east side should be extended southward towards the lake The sidewalk should have connections to streets to the west and to any future development

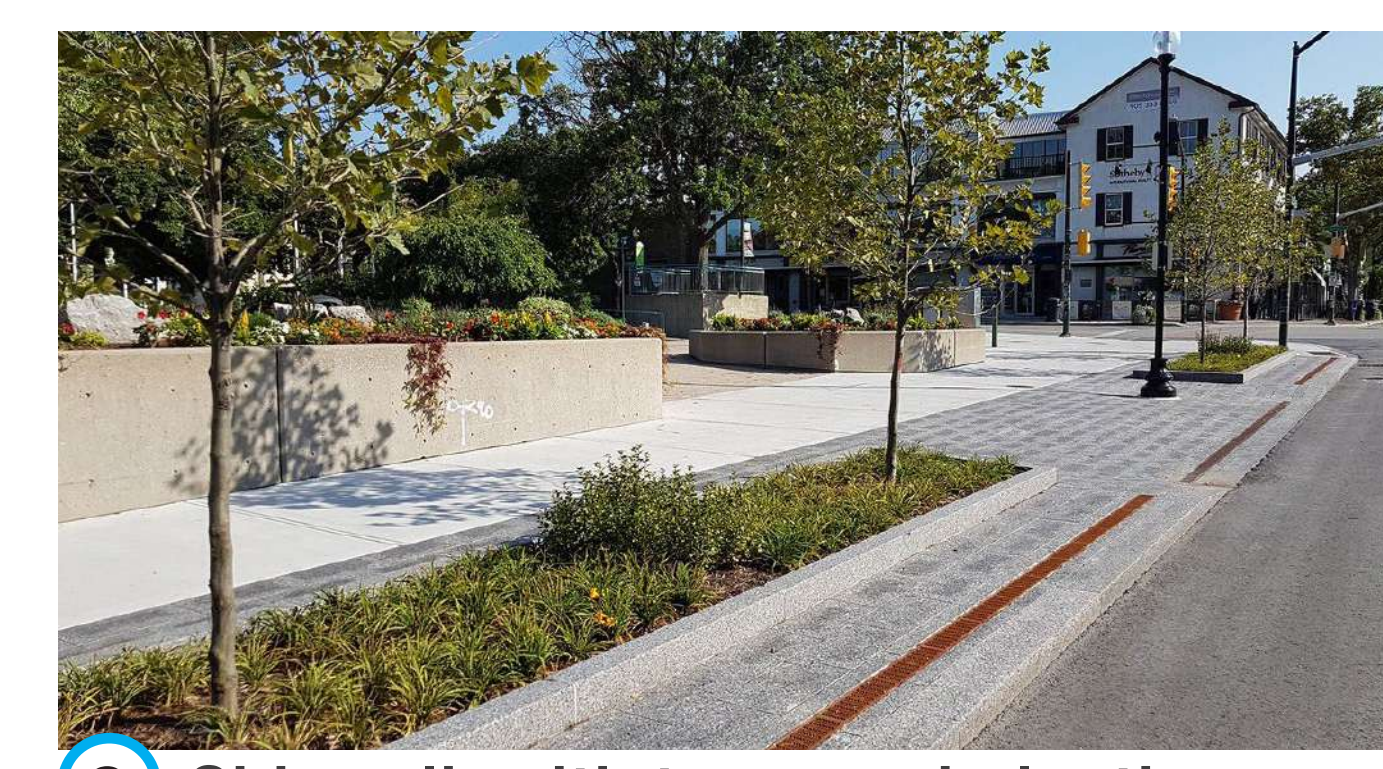
PRECEDENT IMAGES



A Waterfront promenade



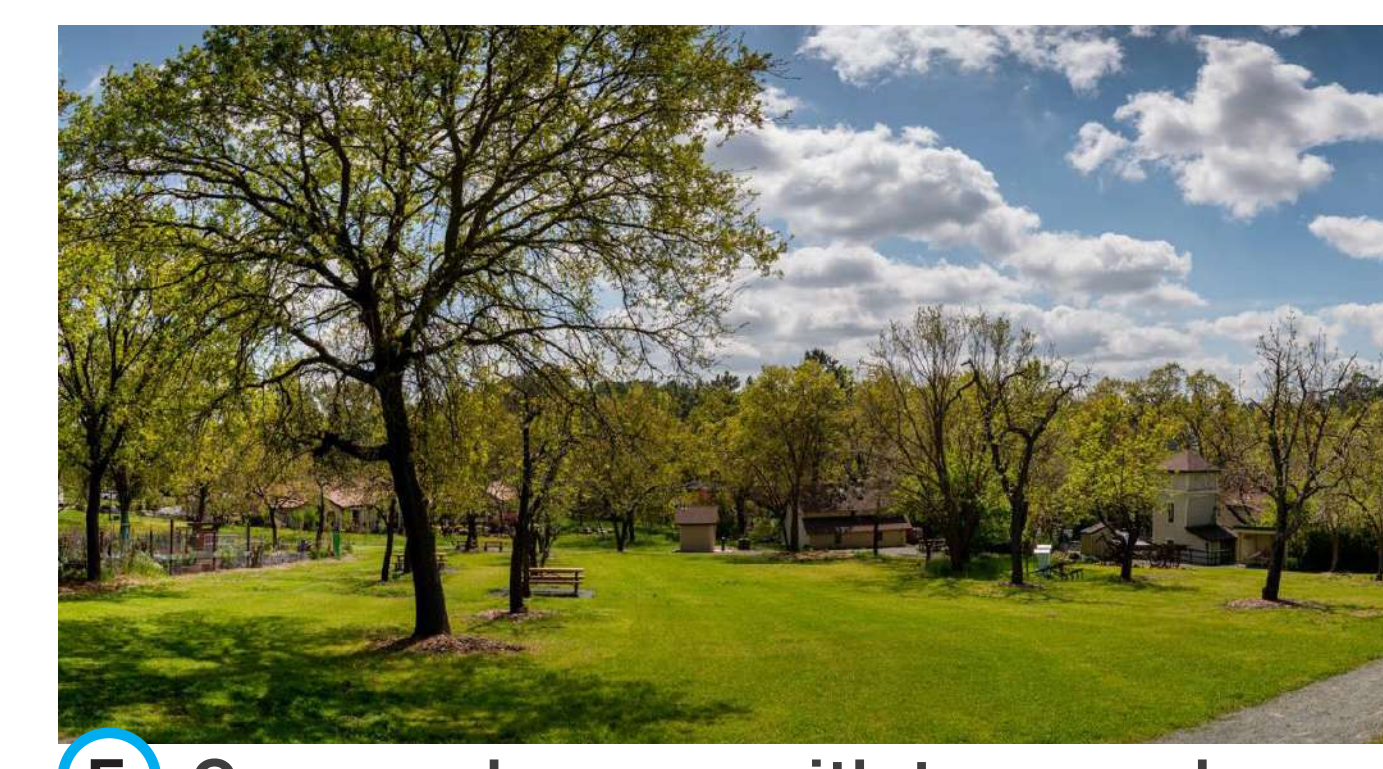
B Rendering of the renovated DOC Building



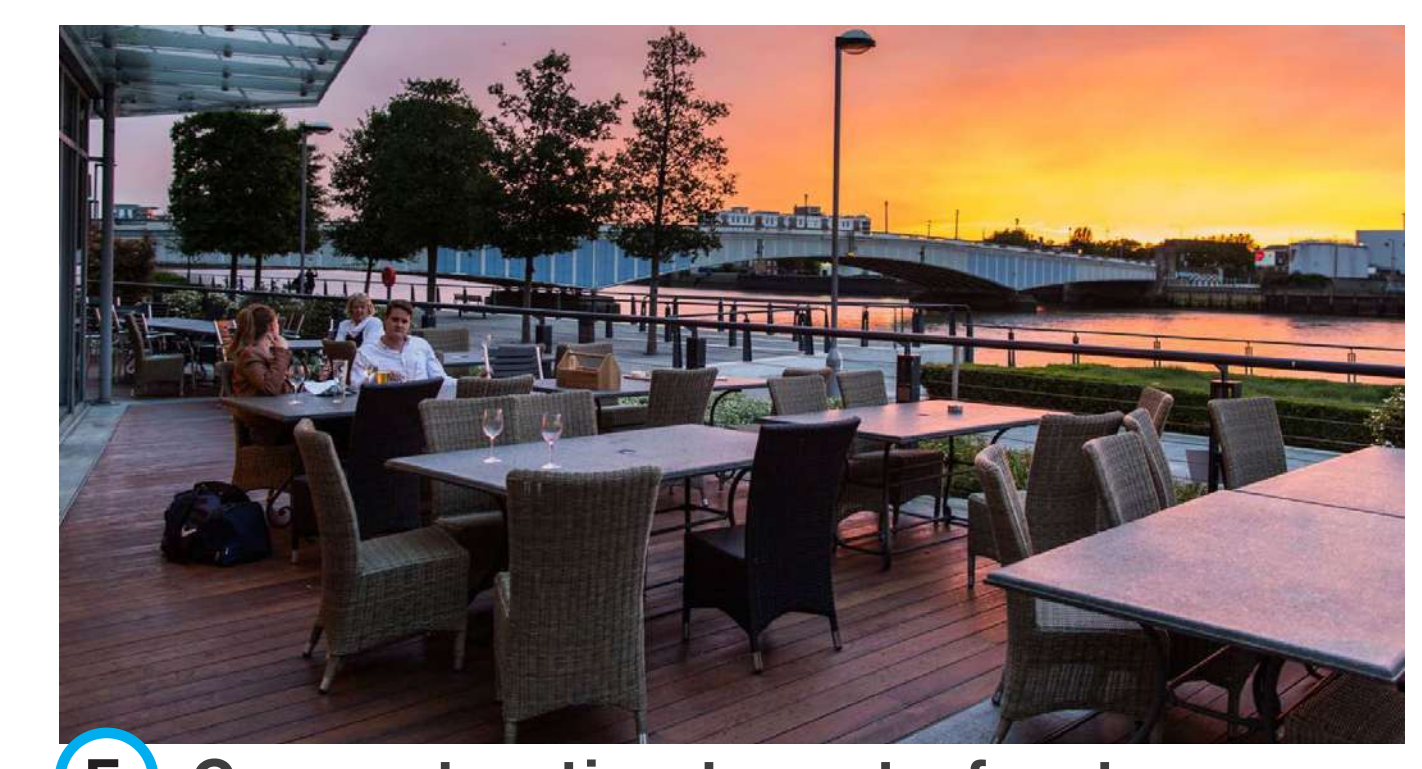
C Sidewalk with trees and planting



D Park space for pop-up markets

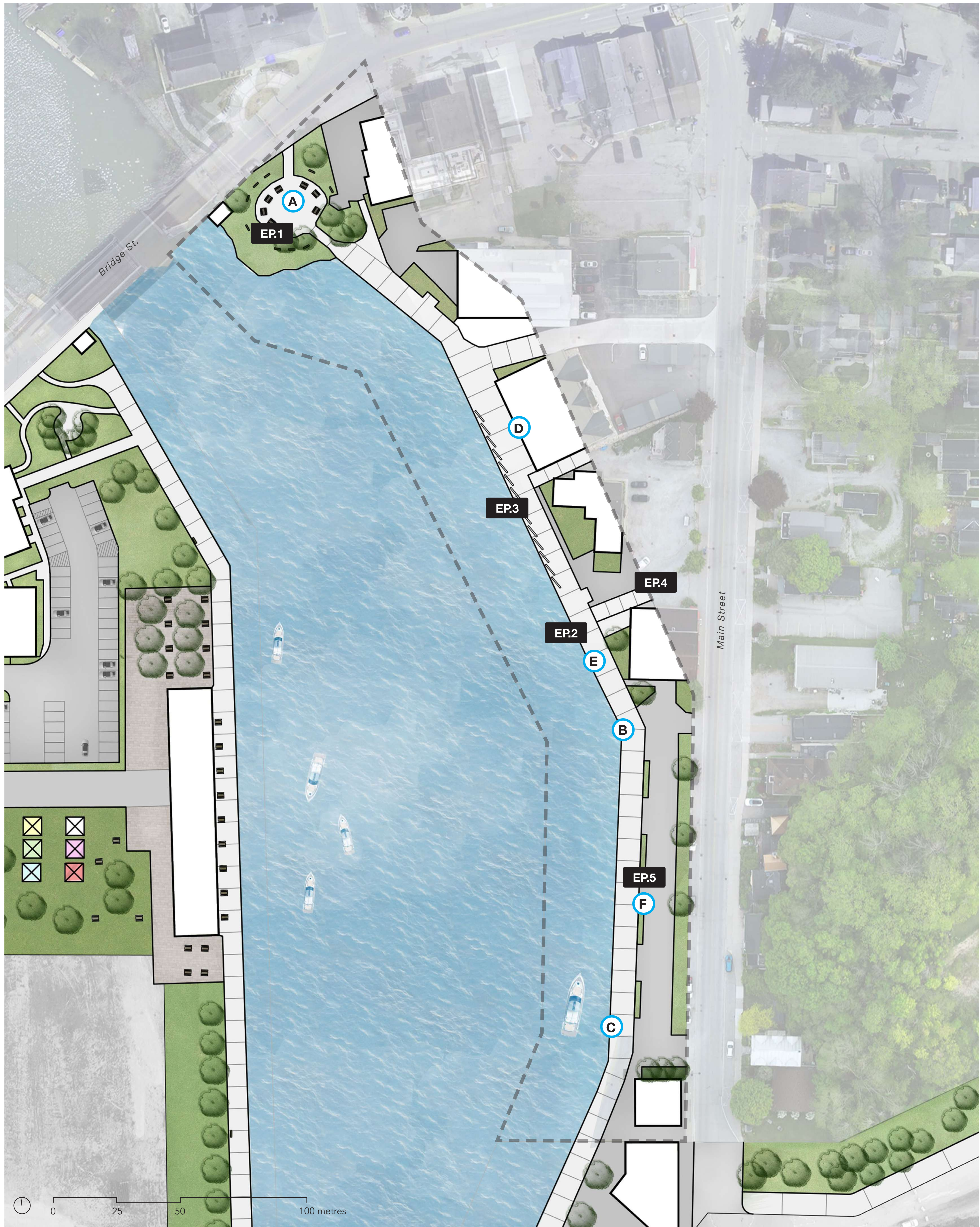


E Open park space with trees and seating



F Connect patios to waterfront promenade

3. EAST PROMENADE



RECOMMENDATIONS

#	Recommendation	Description
EP.1	Glover Park	<ul style="list-style-type: none"> Since this is a new park, only routine maintenance is needed Provide programmable lighting
EP.2	Promenade Enhancements	<ul style="list-style-type: none"> As suggested by the Coast Risk Assessment (CRA), raise the walkway to account for climate change lake levels (this may just be the south portion of the walkway) Create a wide tiered walkway with steps, ramps, and retaining wall Incorporate seating and planting into the retaining wall To be developed as part of the overall waterfront promenade
EP.3	Over Topping Protection	<ul style="list-style-type: none"> Provide concrete barriers along dock wall to help prevent over topping or breakwater enhancements Consider incorporating seating with walls Consideration to be given for the support of commercial operations of the Harbour
EP.4	Pedestrian Connections	<ul style="list-style-type: none"> New development to incorporate pedestrian connections between Main Street and water's edge promenade New development should have frontage towards the water's edge promenade and Main Street Coordinate with signage and wayfinding (WW.3)
EP.5	Separation Between Harbour Activities and Promenade	<ul style="list-style-type: none"> Place planters and other barriers between the working section of waterfront and pedestrian waterfront promenade Consult with local industry to develop a solution which minimizes disruption of commercial operations

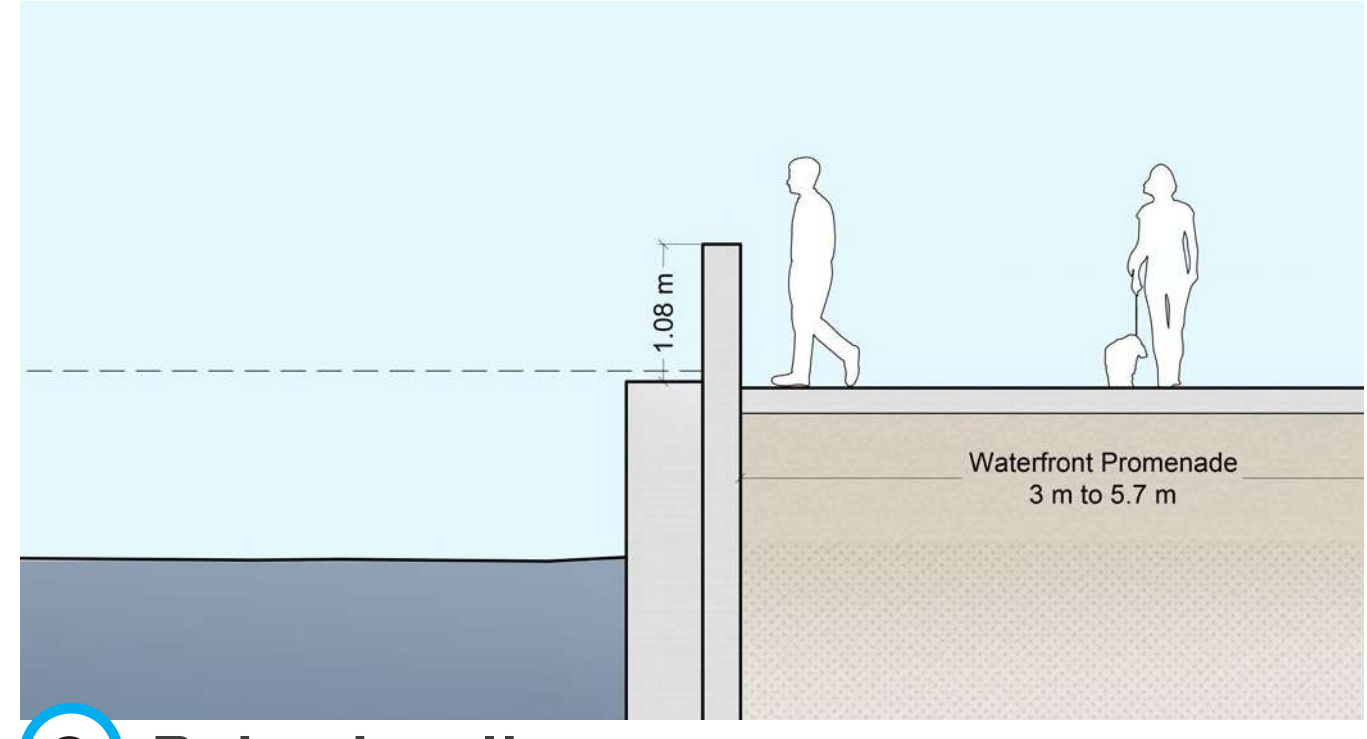
PRECEDENT IMAGES



A Existing conditions at Glover Park



B Tiered walkway



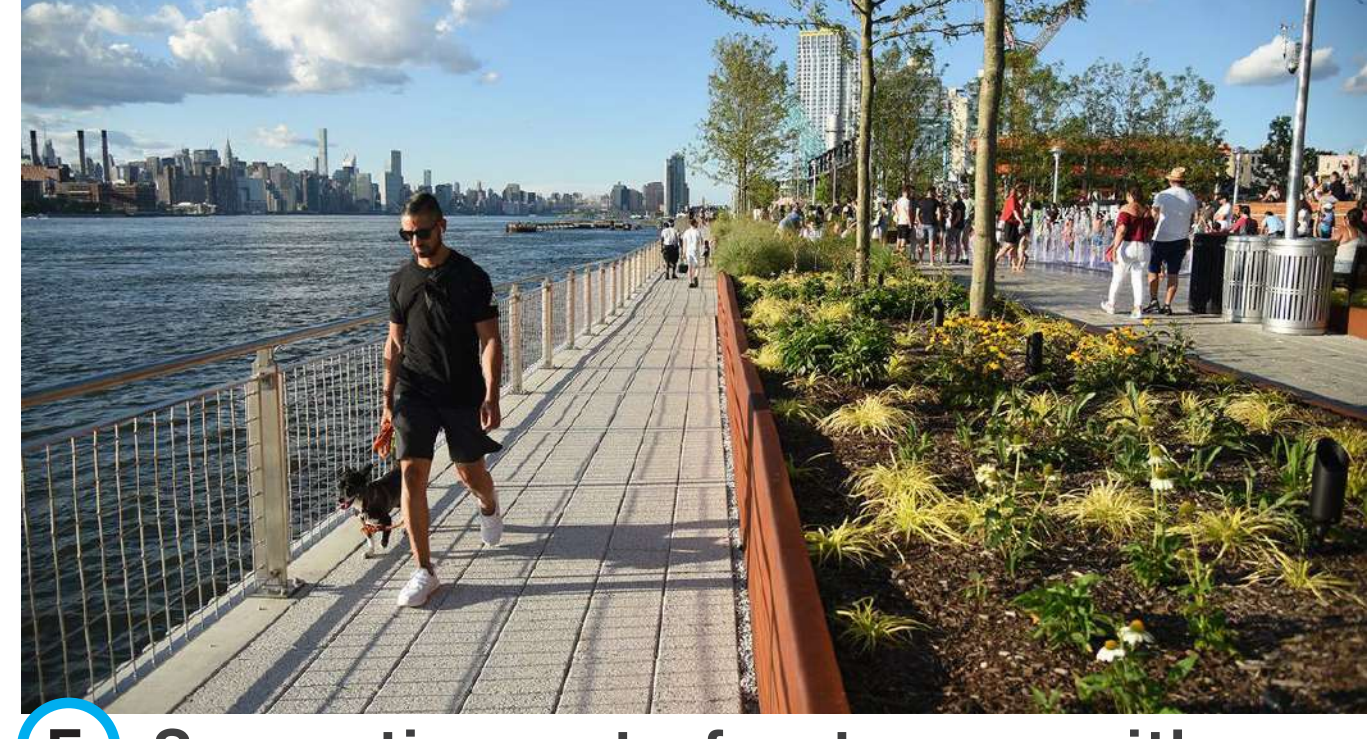
C Raised walkway



D Exemplary existing condition showing frontage towards the promenade



E Waterfront promenade



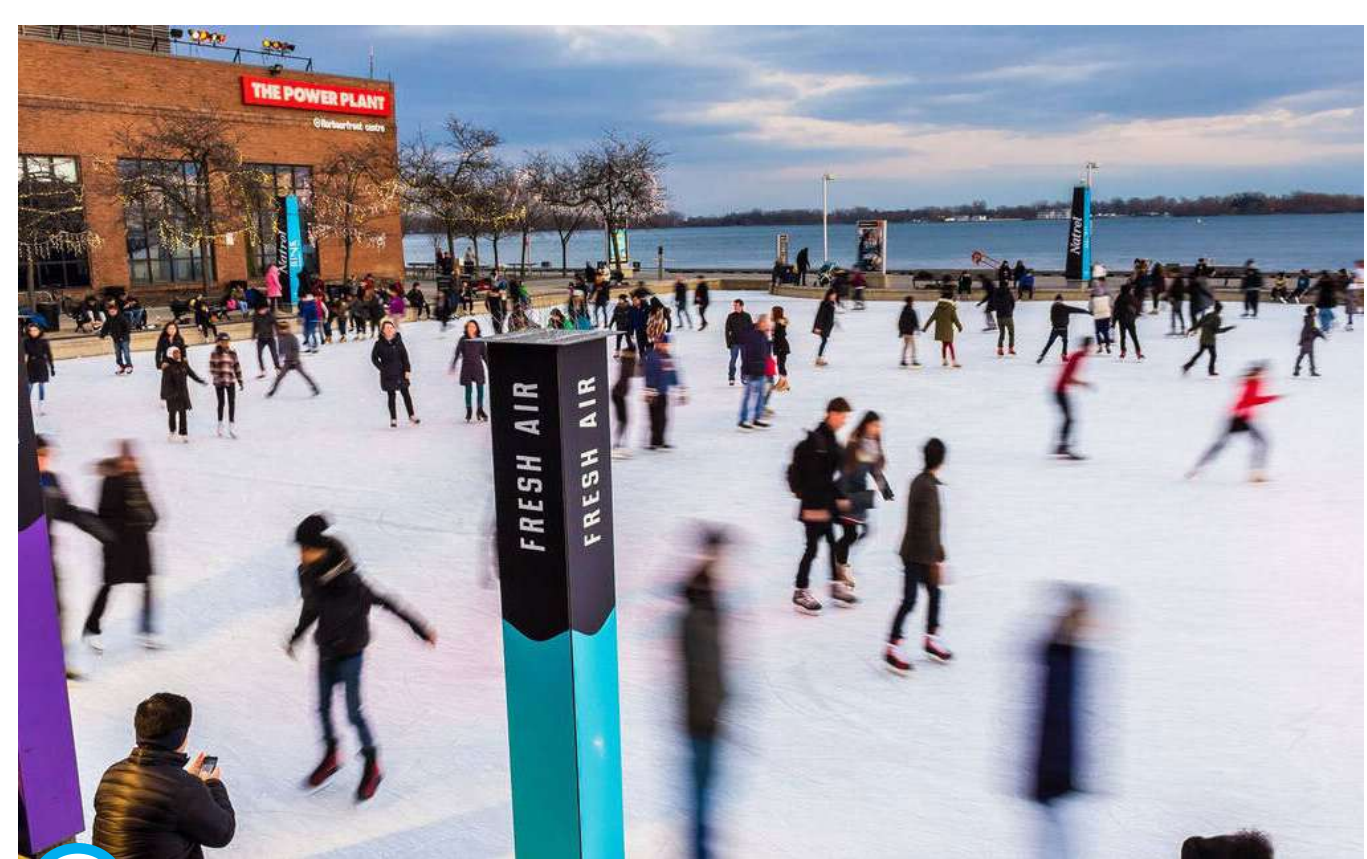
F Separating waterfront areas with planters

4. EAST HARBOUR (THE BERM)

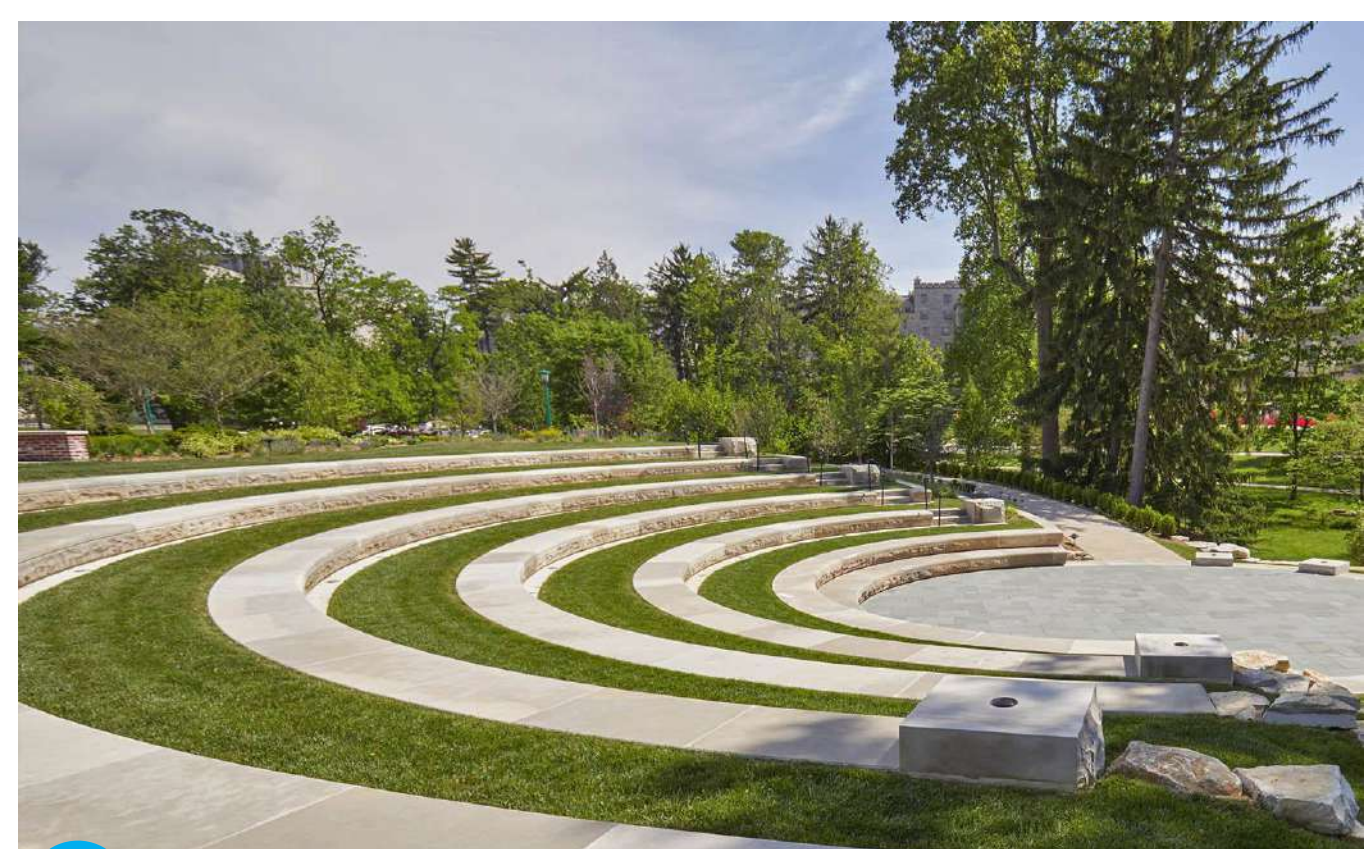


EAST HARBOUR (THE BERM)

PRECEDENT IMAGES



A Waterfront skating rink



B Outdoor amphitheatre



C Woonerf (shared street)

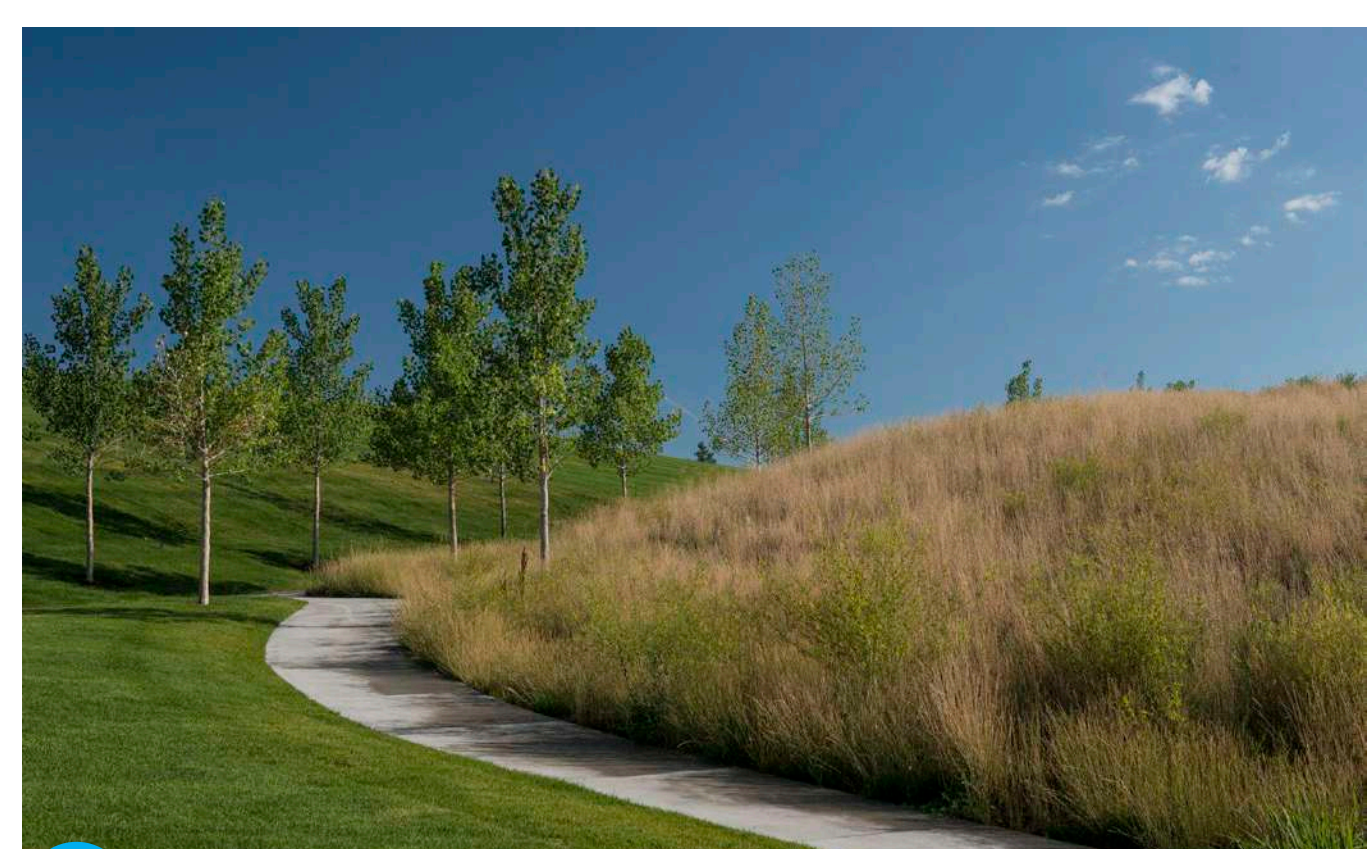


D Natural playground

RECOMMENDATIONS

#	Recommendation	Description
EH.1	Waterfront Promenade	<ul style="list-style-type: none"> 3-6 metre wide walkway around perimeter of berm Seating, signage, public art, specialty paving, lookout nodes Two types of shoreline conditions: urban and natural - as suggested by the Coast Risk Assessment (CRA)
EH.2	Gateway Plaza	<ul style="list-style-type: none"> Preserve view to the waterfront (view corridor) Flex space for gatherings and festivals Patio space for cafes and restaurants Public art feature
EH.3	Woonerf (shared road)	<ul style="list-style-type: none"> Extend Main Street to become a woonerf, shared between pedestrians, cars, and cyclists A change in paving should denote the space is shared
EH.4	Waterfront Plaza	<ul style="list-style-type: none"> Cars can get a glimpse of the water at the end of Main Street Seasonal skating rink Pop-up shops/cafes/food stands Civic space
EH.5	Parking	<ul style="list-style-type: none"> New parking next to Main Street development
EH.6	Waterfront Green	<ul style="list-style-type: none"> Grass and trees, planting Picnic tables and shade structures
EH.7	Amphitheatre	<ul style="list-style-type: none"> Performance structure with berm seating Building with washrooms, backstage area, concession stand Planted berm (where there is not seating) with perennial plants and shrubs to shelter the amphitheatre
EH.8	Walkways	<ul style="list-style-type: none"> Interior walkways, secondary asphalt walkways 2.5 to 4 metres max Seating, and signage throughout
EH.9	Trails	<ul style="list-style-type: none"> Crushed stone trails, 2.5 metres max through naturalized areas Exercise stations throughout
EH.10	Activity Zone	<ul style="list-style-type: none"> Playground, splash pad, washrooms/change facilities, multi-sports courts (pickleball/ tennis) Seating and picnic areas nearby

#	Recommendation	Description
EH.11	Dog Park	<ul style="list-style-type: none"> Fenced, natural surface Follow DOLA (Dog Off-Leash Area) study design guidelines
EH.12	Naturalization	<ul style="list-style-type: none"> Shoreline naturalization, as suggested by the Coast Risk Assessment (CRA), see Natural Shoreline Conditions panel Hardy, low-maintenance native plants, grasses, trees, and shrubs Pollinator, bird and animal friendly Monitoring and maintenance program with local schools/volunteers
EH.13	Fishing Platforms	<ul style="list-style-type: none"> Cantilevered wood structures over the water with railings at various heights Rod holders, line disposal containers, seating should be incorporated Wave action and ice buildup should be considered
EH.14	Wetlands	<ul style="list-style-type: none"> Incorporate wetlands into areas that are already low, wet areas Add native wetland plants Monitoring/maintenance program with local school/volunteers
EH.15	Lookout	<ul style="list-style-type: none"> Spaced across the waterfront promenade, there should be lookout points at key junctions Cantilevered wood structures over the water with railings at various heights Wood lookout platform on top of the berm
EH.16	Exercise Stations	<ul style="list-style-type: none"> Spaced throughout the natural area of the park, 5 to 8 stations, for an exercise loop
EH.17	Potential Future Marina	<ul style="list-style-type: none"> Parking Pedestrian Connection between boat launch and east side of creek (boat slips) via lift or swing bridge Boat slips (seasonal and transient) Harbour Master Building



E Planted berm



F Exercise stations



G Event plaza



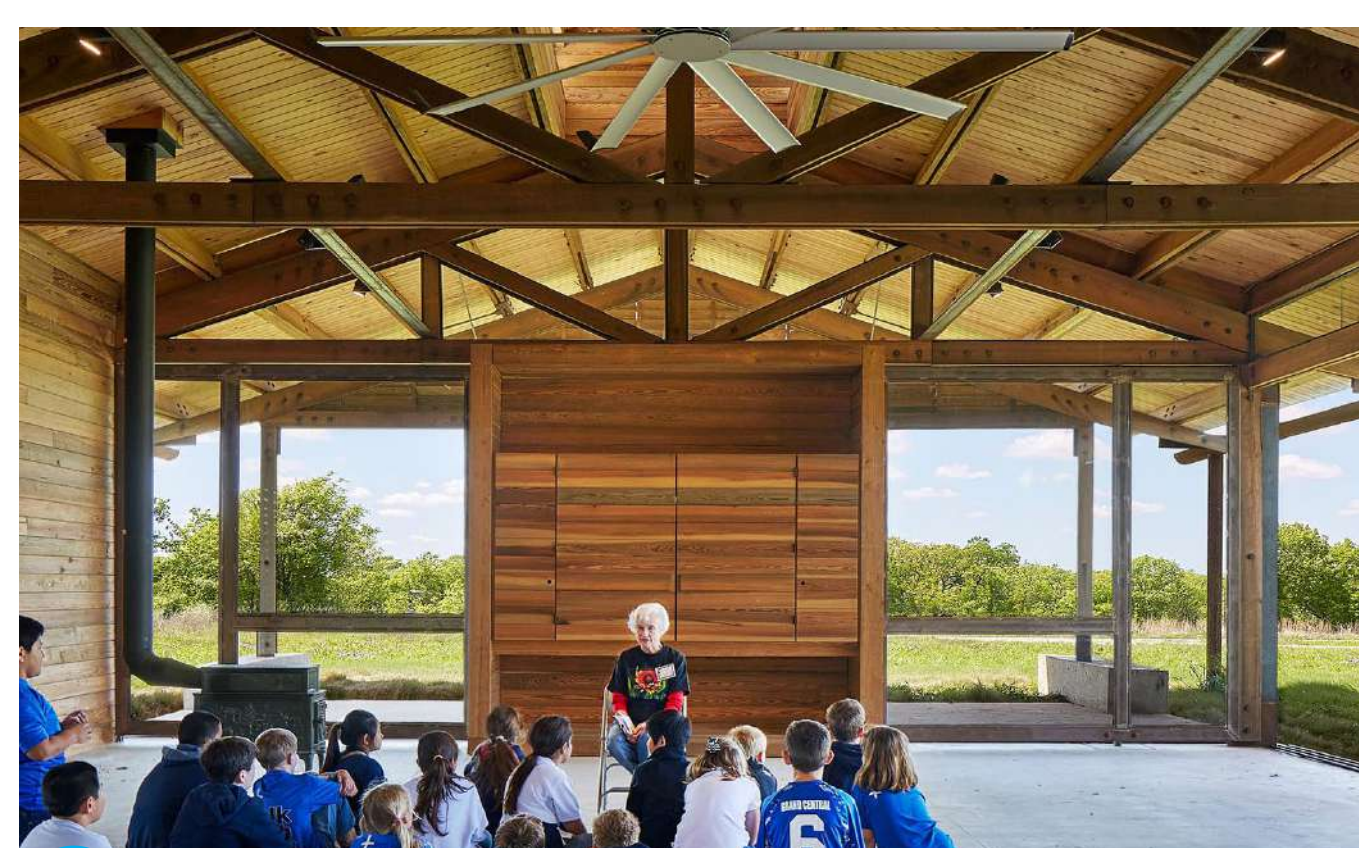
H Raised lookout



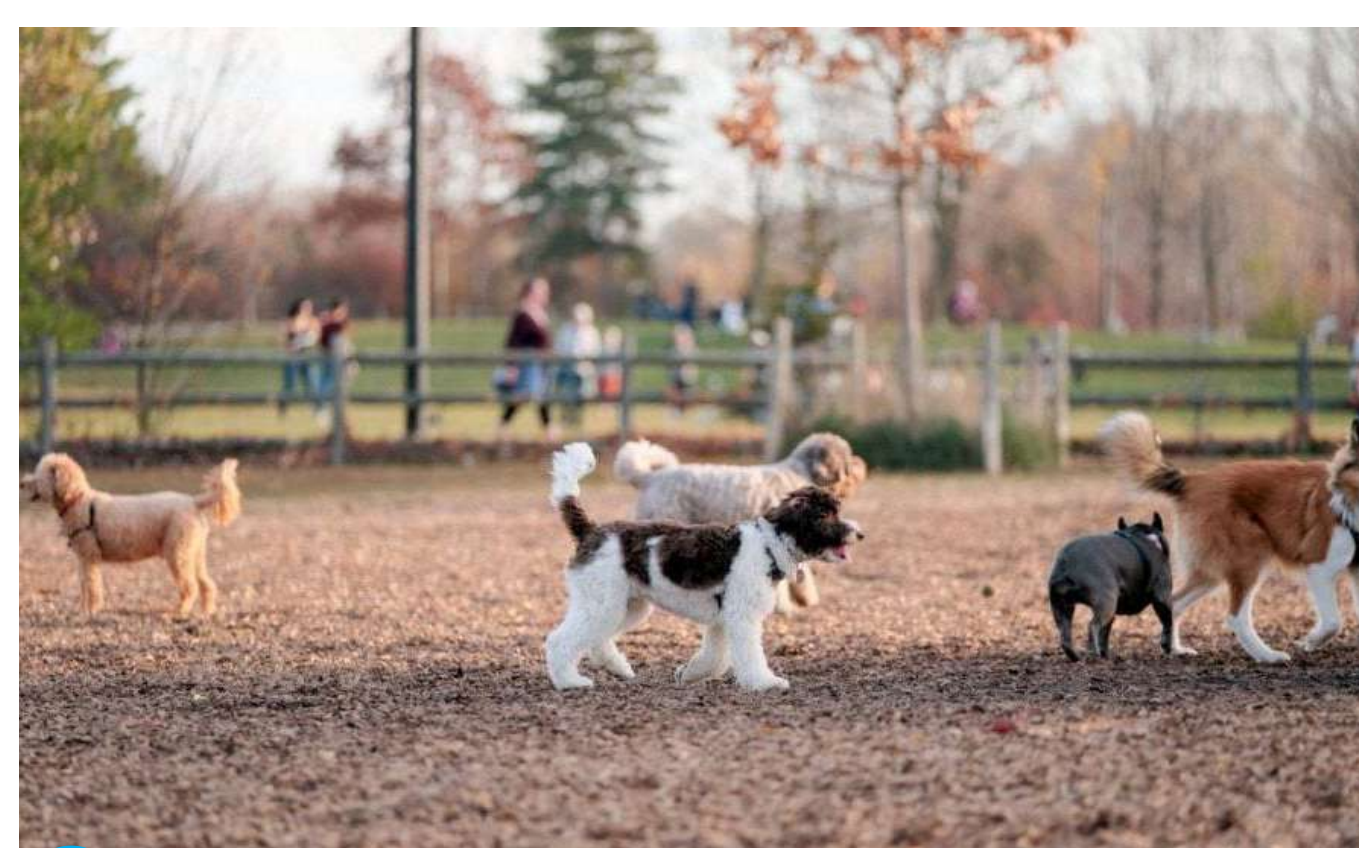
I Shade structures



J Walkways with seating



K Shade structure/learning centre

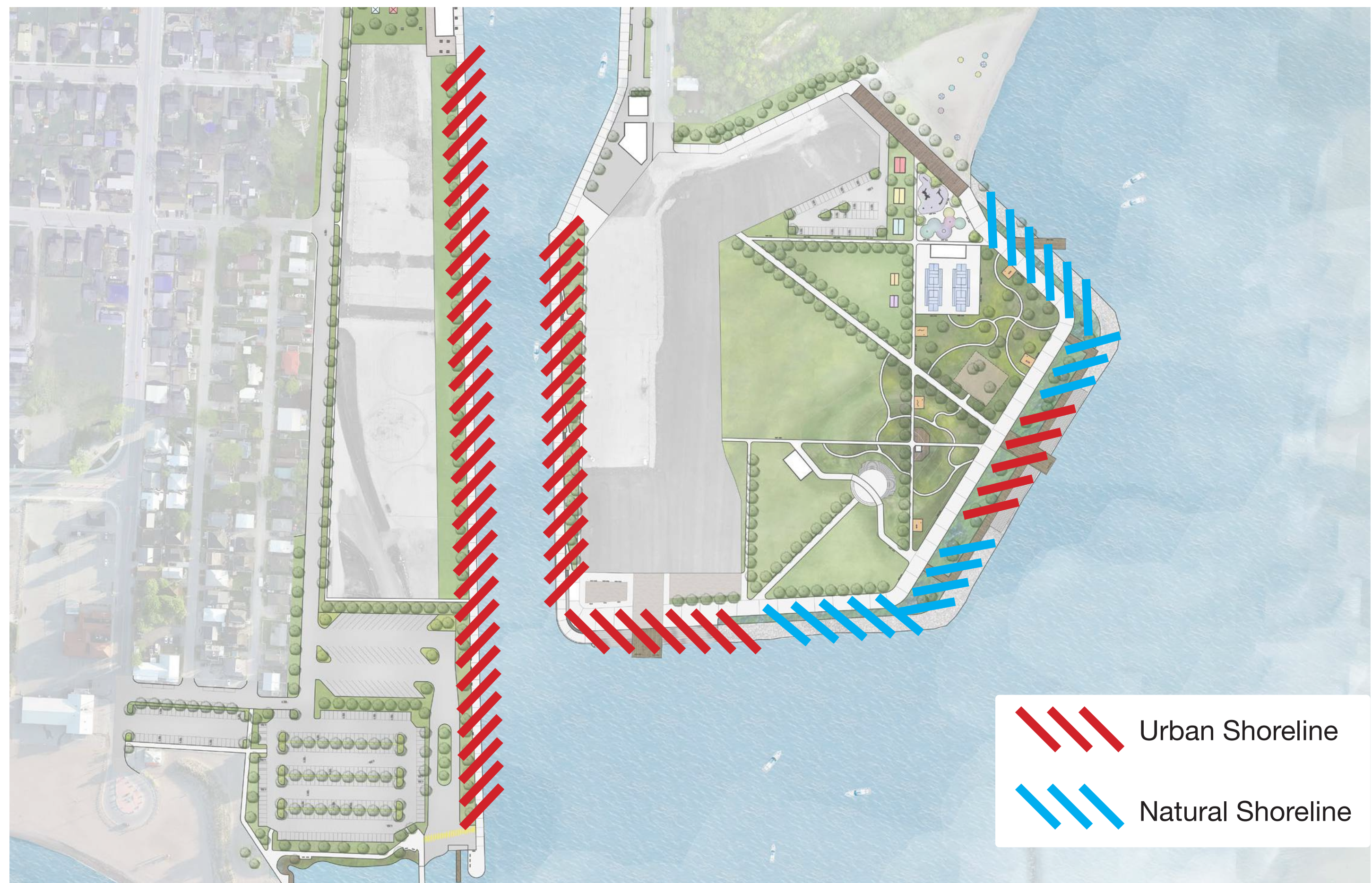


L Dog park

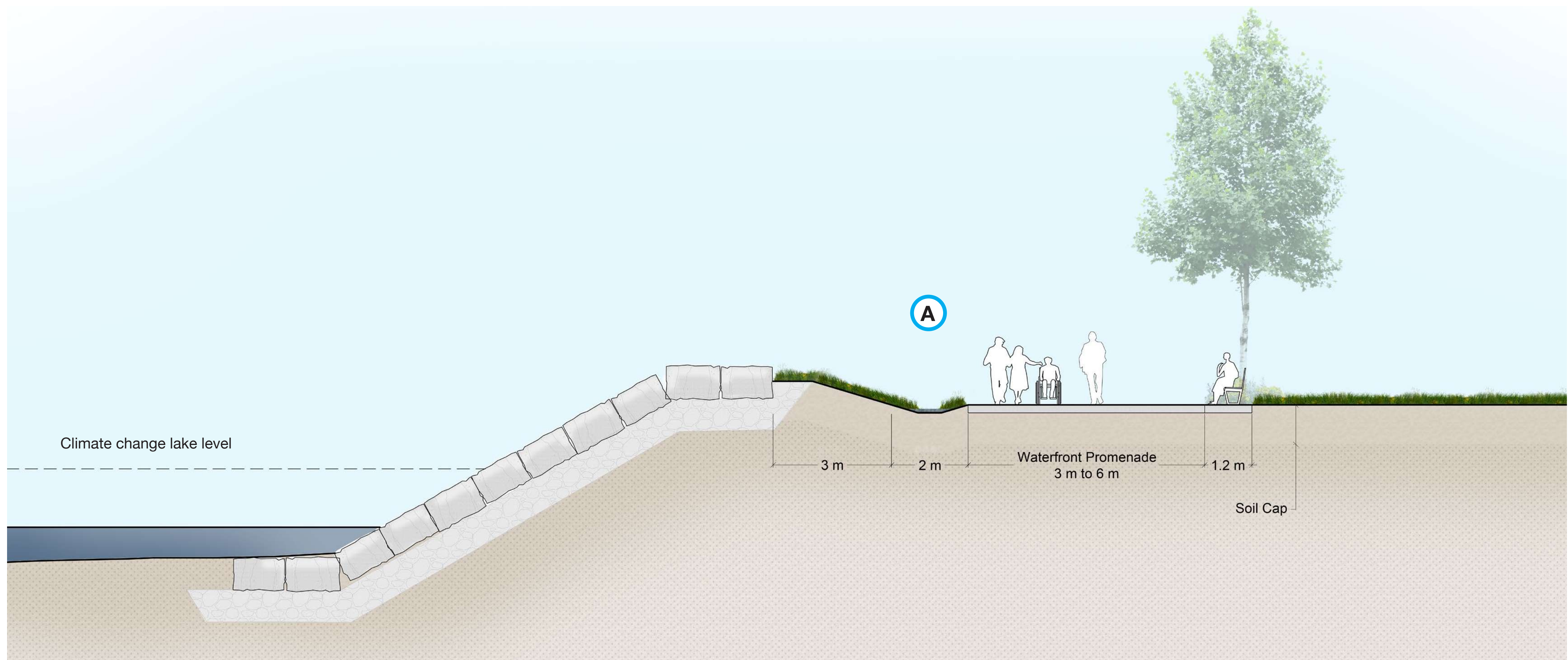


M Splash pad

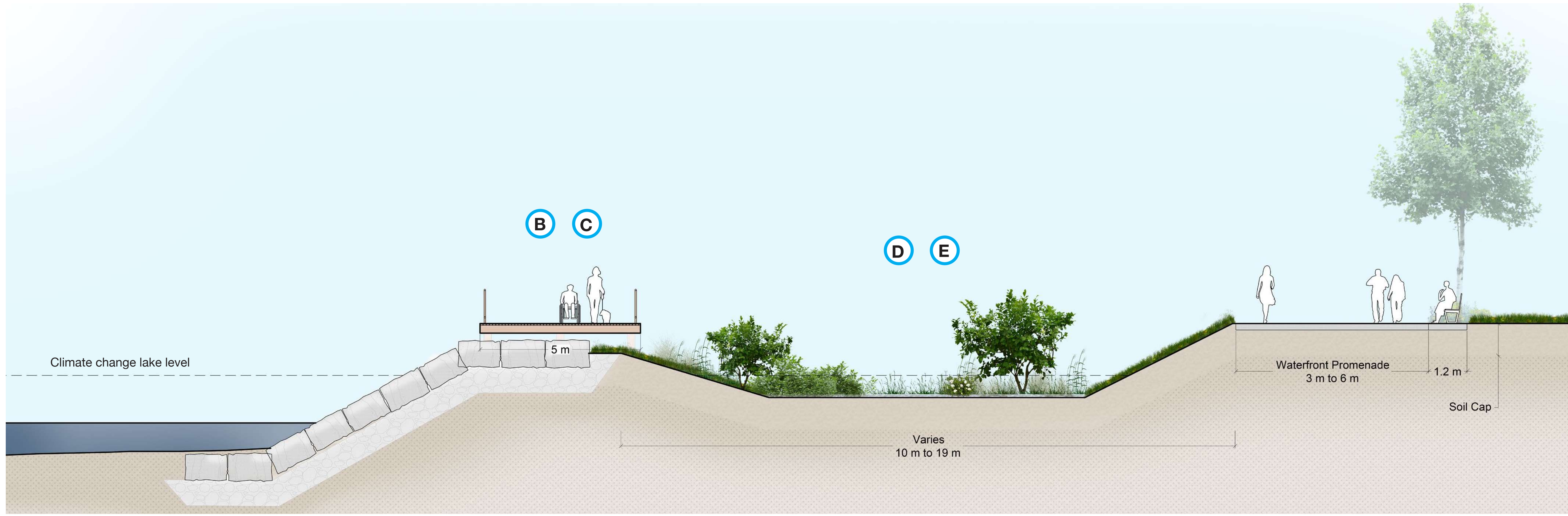
NATURALIZED SHORELINE CONDITIONS



Location of Proposed Shoreline Improvements



Small drainage swale



Large Planted Drainage Swale

PRECEDENT IMAGES



A Drainage swale next to waterfront promenade



B Boardwalk next to natural landscape



C Waterfront path along water's edge

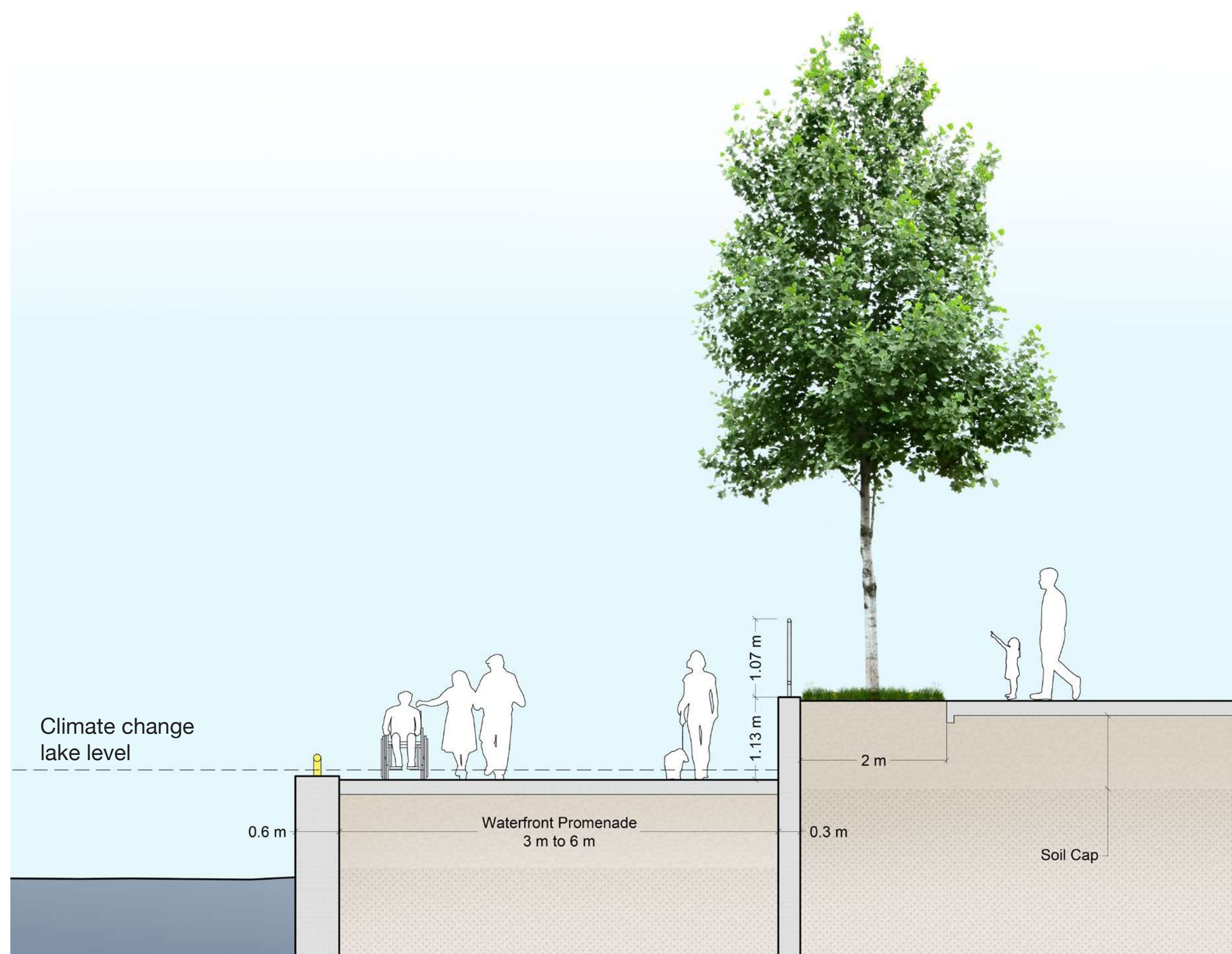


D Planted drainage swale

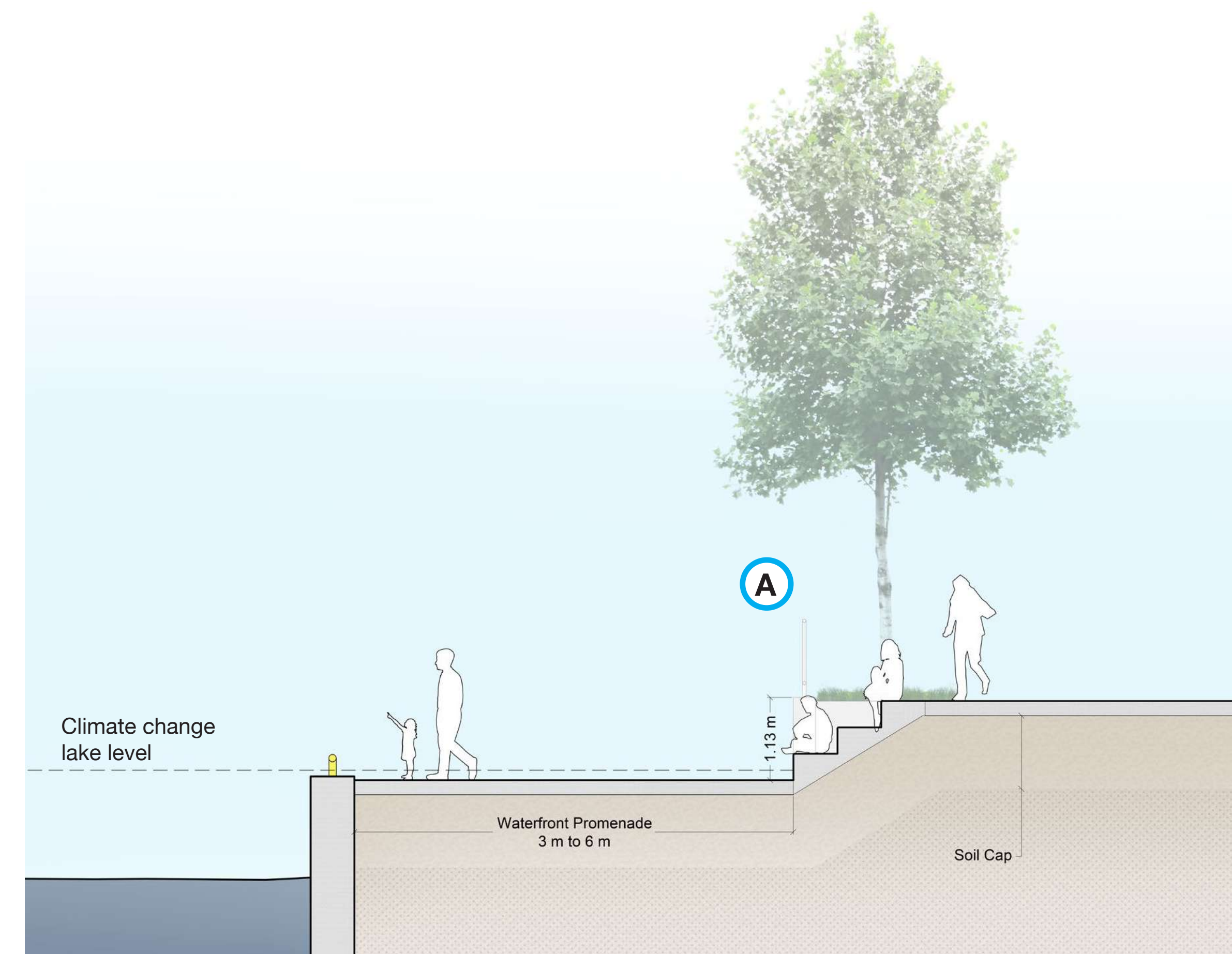


E Tree lined drainage swale

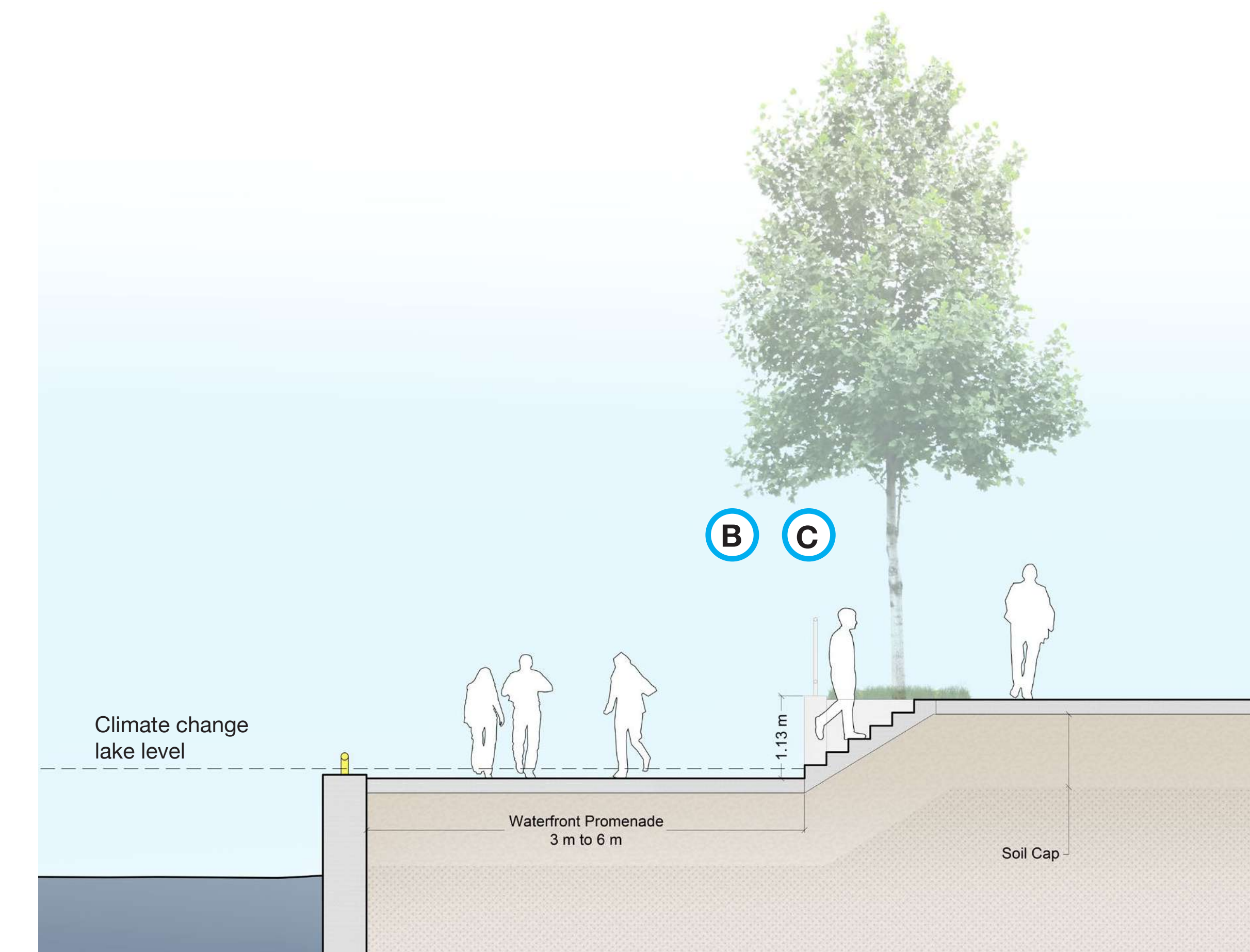
URBAN SHORELINE CONDITIONS



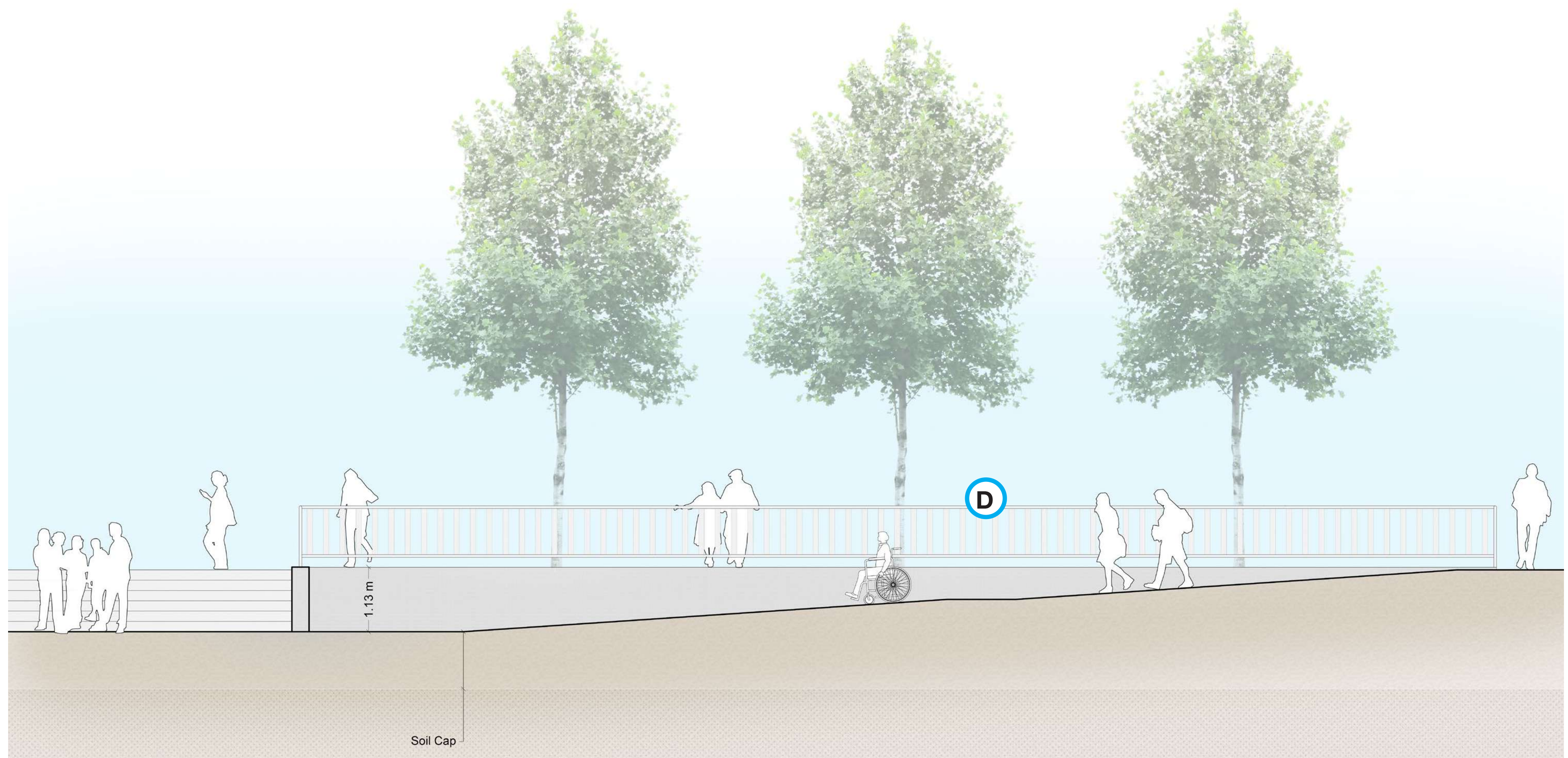
Retaining Wall



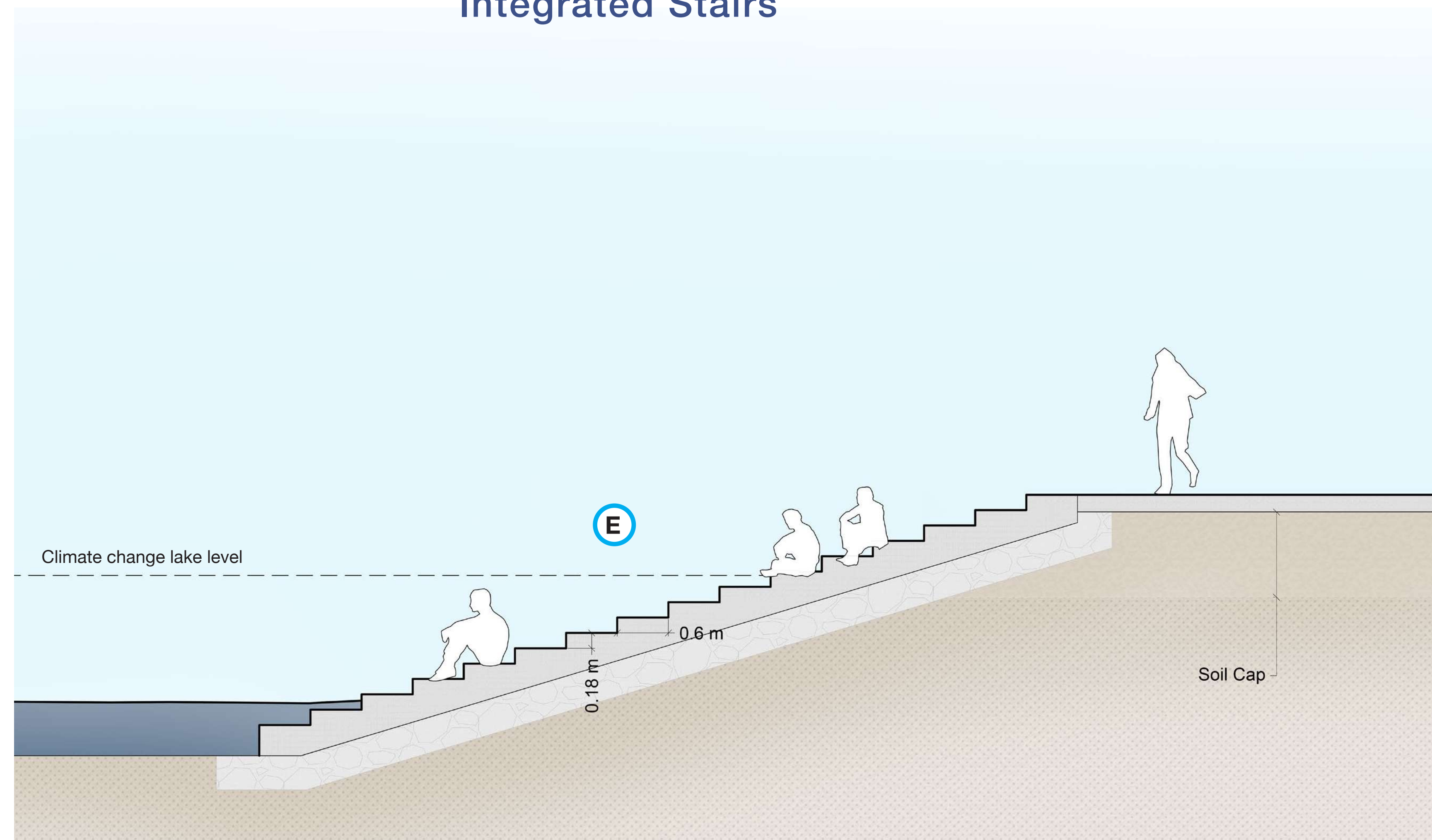
Versatile Stepped Seating



Integrated Stairs



Integrated Ramps



Water Access

PRECEDENT IMAGES



A Retaining wall with seating edge



B Retaining wall with planting



C Steps with integrated planting



D Ramp and step combination



E Steps for water access