



# Waterfront Development Plan

Presentation to Waterfront Development Committee  
December 9, 2020 | Virtual Presentation

# Project Process



Summer 2019



Fall / Winter 2019

Phase 1:  
Situational  
Analysis



2020

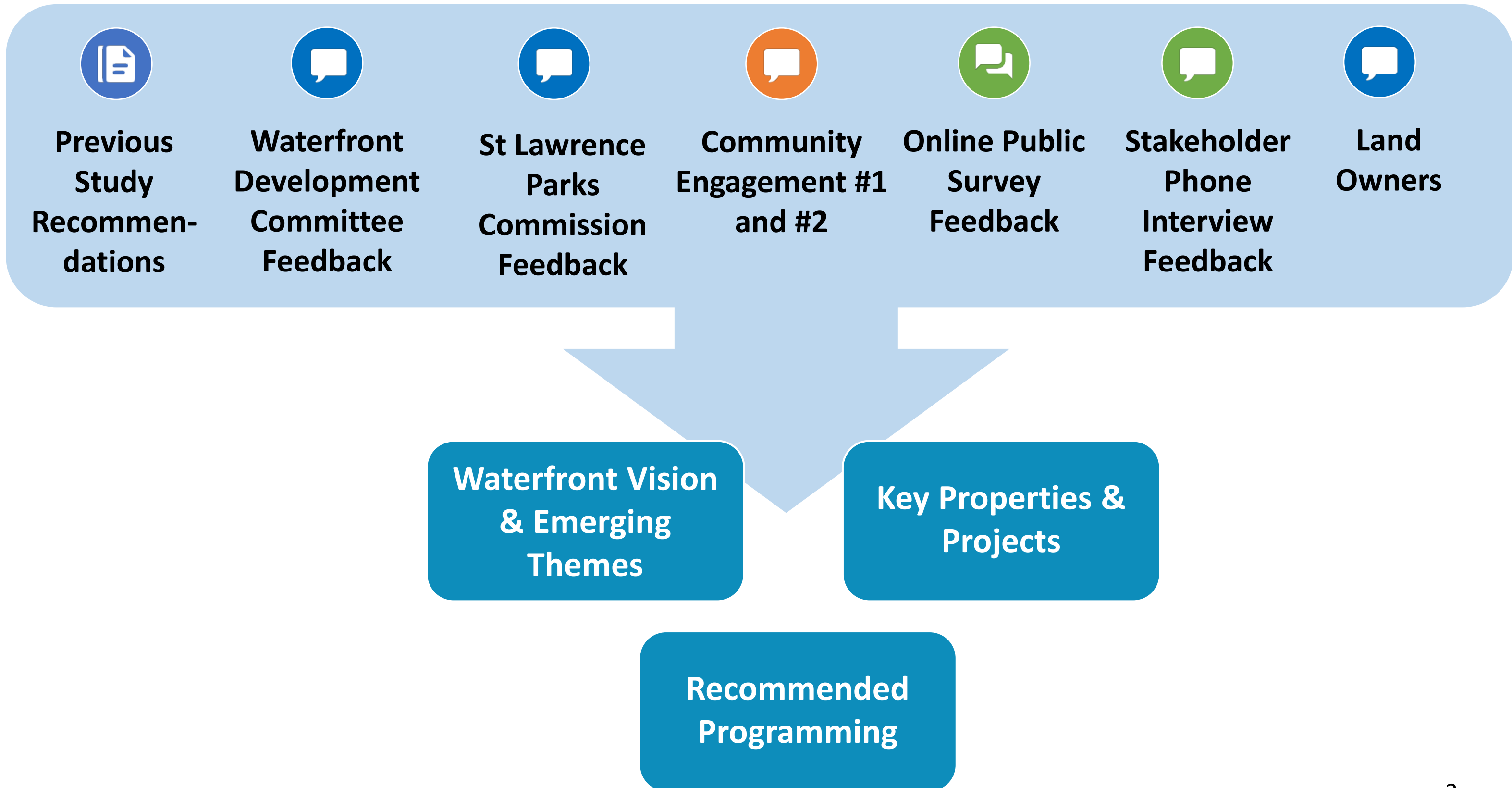
Phase 2:  
Waterfront  
Development Plan

- Develop Directions
- Community & Stakeholder Consultation (May 2020)
- Draft Plans
- **Presentation to Committee / Council**
- Plan Finalization

**WE ARE HERE**



# Feedback Sources and Outcome



# Principles of Development



## Civic Principles:

Future planning for the lands must recognize the waterfront as a strategic asset and ensure the role of the waterfront as a **strategic regional asset** is maximized over time.

The waterfront can play an **important civic role** to the core areas of Ingleside and Long Sault for shoppers, residents and employees.

Adopt a **long-term master planning approach** to development on the waterfront.

## Financial Principles:

The highest and best use can generate **economic impacts** and revenues.

Any public investment should be prioritized by its ability to **stimulate economic development** rather than cost.

## Range of Use Principles:

Waterfront development should **complement existing investment** and infrastructure.

Development should include **distinctive (not duplicate)** facilities (city-owned or other) that already exist in and around the sites.

# Key Properties & Projects



Lakeview Park

Beach & Picnic  
Park



Long Sault Park

Entertainment  
Venue & Marina



Ingleside Park

Family &  
Community Park



Hoople Bay Park

Small Craft &  
Anglers Park



County Road 2

Multi-Use  
Path



# Ingleside Waterfront Park Conceptual Demonstration Plan



- 01 Seasonal Market Building
- 02 Waterfront Centre
- 03 Gathering Circle with Terraced Seating
- 04 Picnic Area
- 05 Open, Green Space
- 06 Waterfront Boardwalk
- 07 Faux Beach
- 08 Wharf
- 09 Canoe / Kayak Launch
- 10 Tourism Opportunity / Attraction
- 11 Landmark / Public Art
- 12 Flexible Plaza / Parking Area
- 13 Parking Area
- 14 Multi-Use Path
- 15 Traffic Circle

Note: The demonstration plan shown here is for conceptual purposes ONLY and will be subject to approval and detailed design.



# Ingleside Waterfront Park Conceptual Demonstration Plan

## Recommended Phasing

### Phase 1

- Provides the circulation structure for the site and the anchor attraction.
- Includes the new Park Drive and parking areas, Waterfront Centre and Activity Area.

### Phase 2

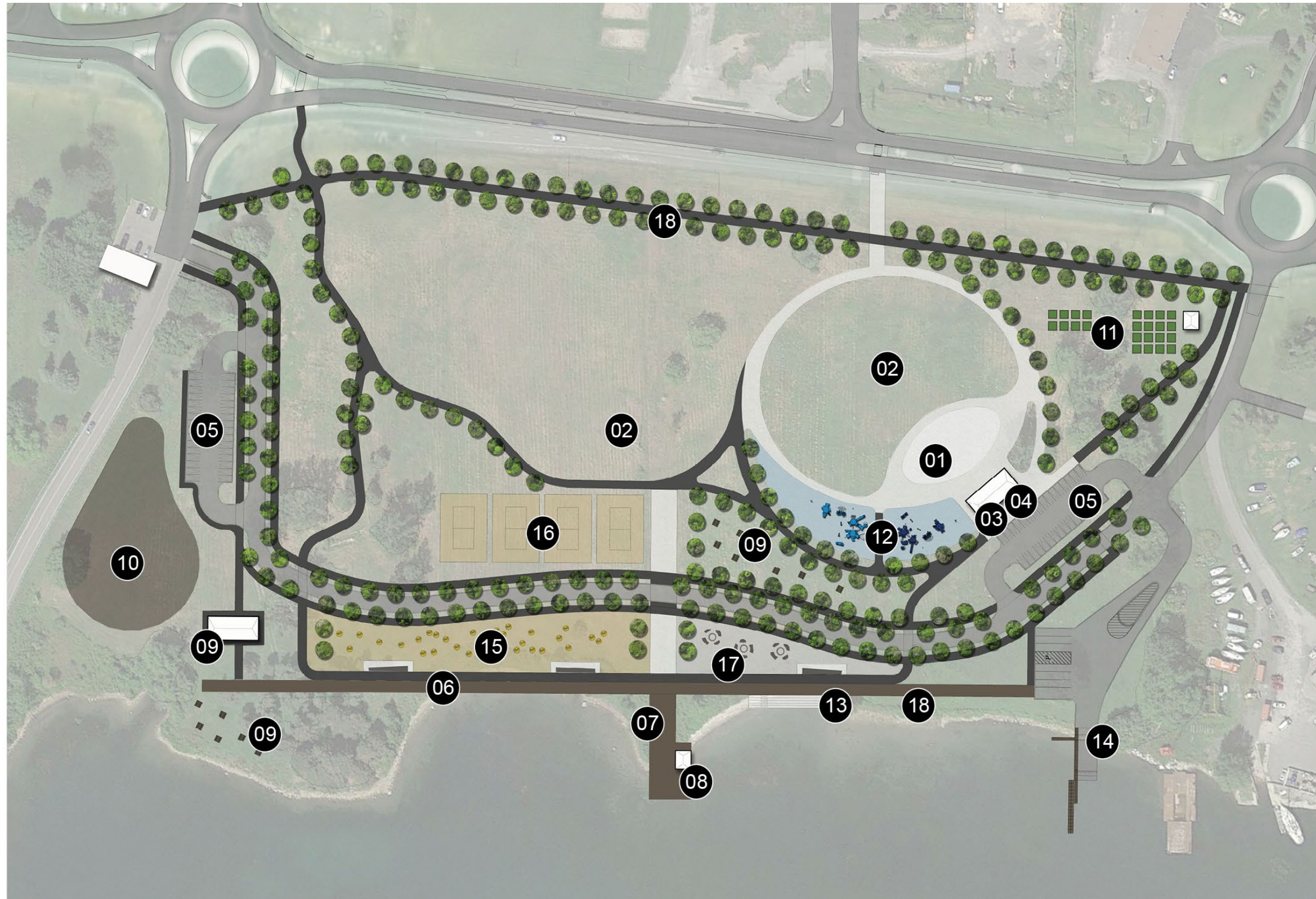
- Develops a pedestrian / cyclist connection with the commercial area of Ingleside.
- Includes the central market area. This area could be developed in Phase 1 instead of the Waterfront Centre and Activity Area to reduce initial capital costs of building development and to provide a strong link with the commercial area across County Road 2 early on.

### Phase 3

- Focuses on developing the remainder of the site in a formalized manner.
- Include site trails, open space, and multi-use path improvements along the waterfront.



# Long Sault Waterfront Park Demonstration Plan



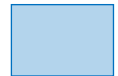
- 01 Central Plaza
- 02 Flexible, Open Space
- 03 Pavilion / Stage
- 04 Washroom / Storage
- 05 Parking Area
- 06 Boardwalk
- 07 Wharf
- 08 Landmark / Public Art
- 09 Picnic Area
- 10 Dog Off-leash Area
- 11 Community Gardens
- 12 Playground
- 13 Waterfront Steps
- 14 Boat Launch
- 15 Beach
- 16 Volleyball Courts
- 17 Public Fire Pits
- 18 Multi-use Path

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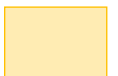


## Recommended Phasing



### Phase 1

- Circulation structure and key focal amenities.
- Includes the new park driveway and parking areas – this is the priority. Also includes the central gathering area and boat launch area.



### Phase 2

- Activating the water's edge.
- Includes the waterfront activity area.

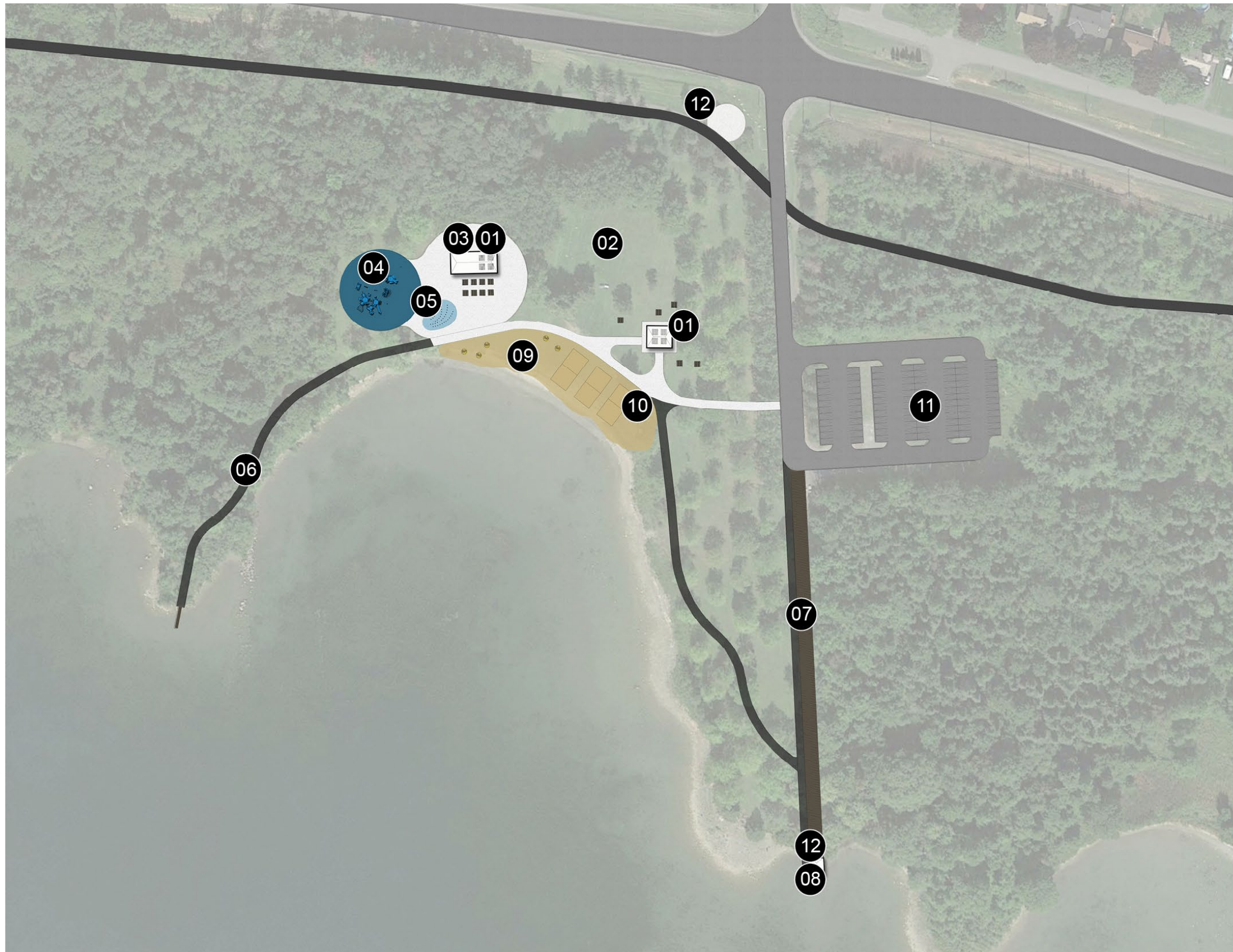


### Phase 3

- Provides improvements to the remainder of the site through implementation of the formalized design.
- Includes site trails, open space, multi-use path improvements, and community gardens.
- While the off-leash dog park is included as part of Phase 3 for implementation, the Parks and Recreation Master Plan identifies this as a short-term goal for the Township. It should be considered for implementation in Phase 1 as one of the key focal amenities within the park to attract visitors.



# Lakeview Waterfront Park Demonstration Plan

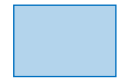


- 01 Picnic Area
- 02 Open, Green Space
- 03 Washroom / Storage
- 04 Playground
- 05 Splash Pad
- 06 Waterfront Boardwalk
- 07 Avonmore Promenade
- 08 Lookout Area
- 09 Improved Beach Conditions
- 10 Volleyball Courts
- 11 Parking Area
- 12 Interpretive / Heritage Signage

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## Recommended Phasing



### Phase 1

- Provides the circulation structure for the site.
- Includes the multi-use path improvements and the entrance driveway and parking areas.



### Phase 2

- Improves existing and provides new recreational amenities at the site.
- Includes improved beach conditions, playground / splash pad (as required), and picnic areas.



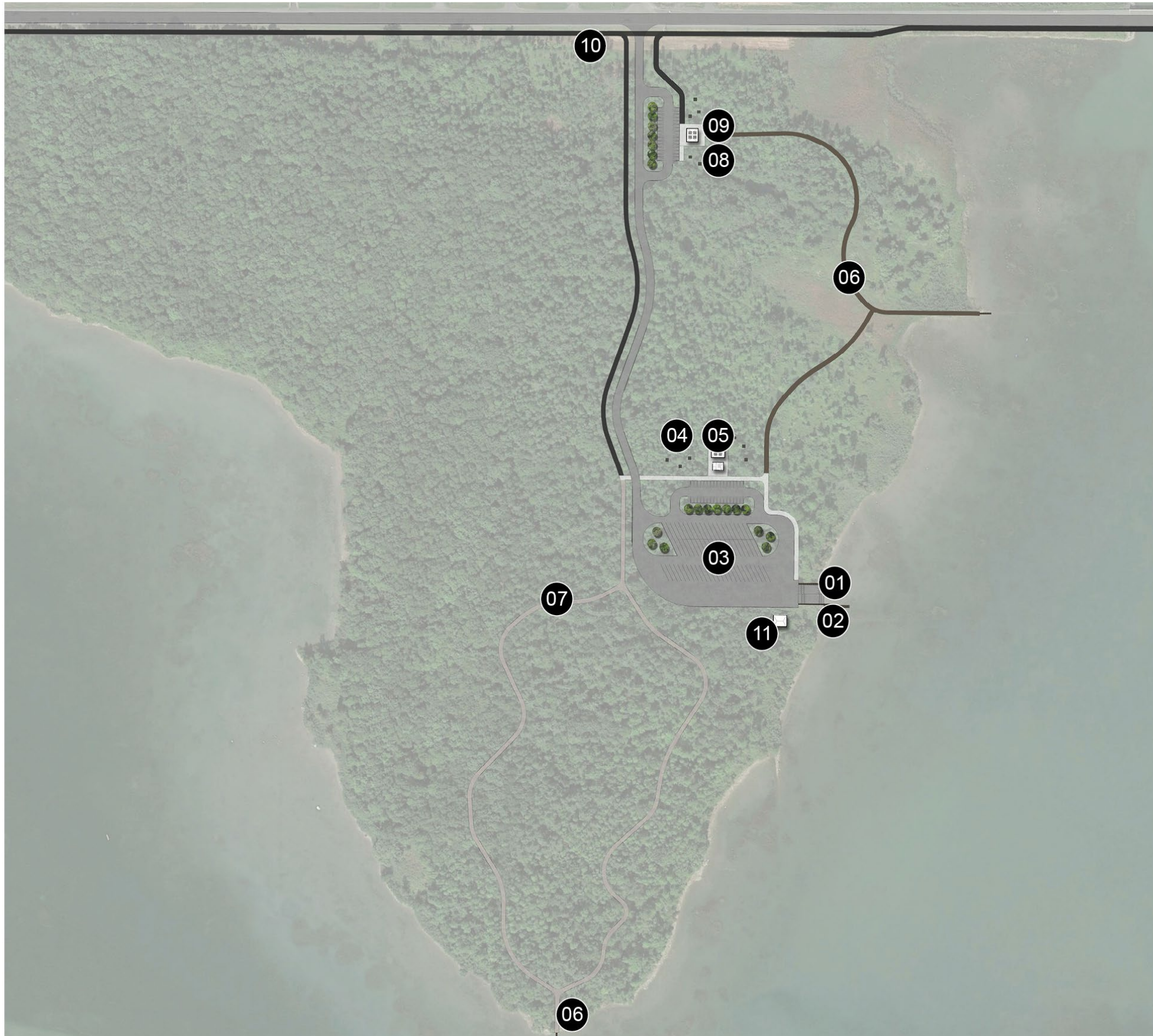
### Phase 3

- Provides finer-grain pedestrian circulation structure for the site and enables various points for water access.
- Includes Avonmore Promenade and the walkway along the water's edge.





# Hoople Bay Park Demonstration Plan



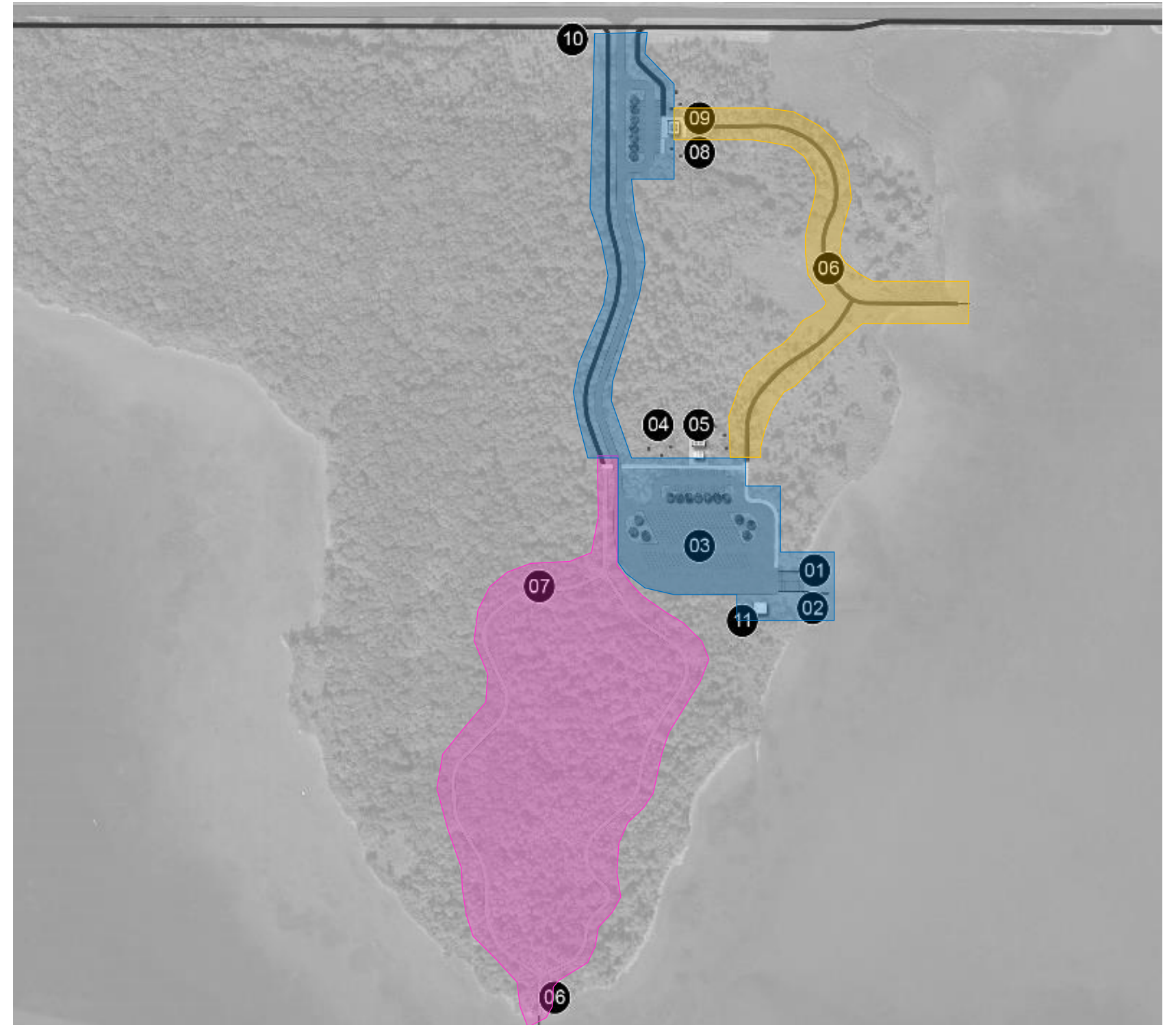
- 01 Boat Launch
- 02 Canoe / Kayak Launch
- 03 Parking Area
- 04 Picnic Area
- 05 Pavilion / Outdoor Classroom / Washroom
- 06 Boardwalk
- 07 Walking Trails
- 08 Interpretive Signage / Pavilion
- 09 Cycling Rest Stop / Bike Repair Station
- 10 Multi-use Path South of County Road 2
- 11 Fish cleaning station

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## Recommended Phasing

- Phase 1**
  - Provides the essential first works required to initiate park development.
  - Includes the new driveway, parking areas, boat launch, and cycling rest stop.
  
- Phase 2**
  - Provides new amenities at the site.
  - Includes boardwalk and picnic area.
  
- Phase 3**
  - Provides pedestrian walking trails within the forested portion of the site and enables an additional water access point.
  - Includes walking trails.





# County Road 2 – Multi-Use Path

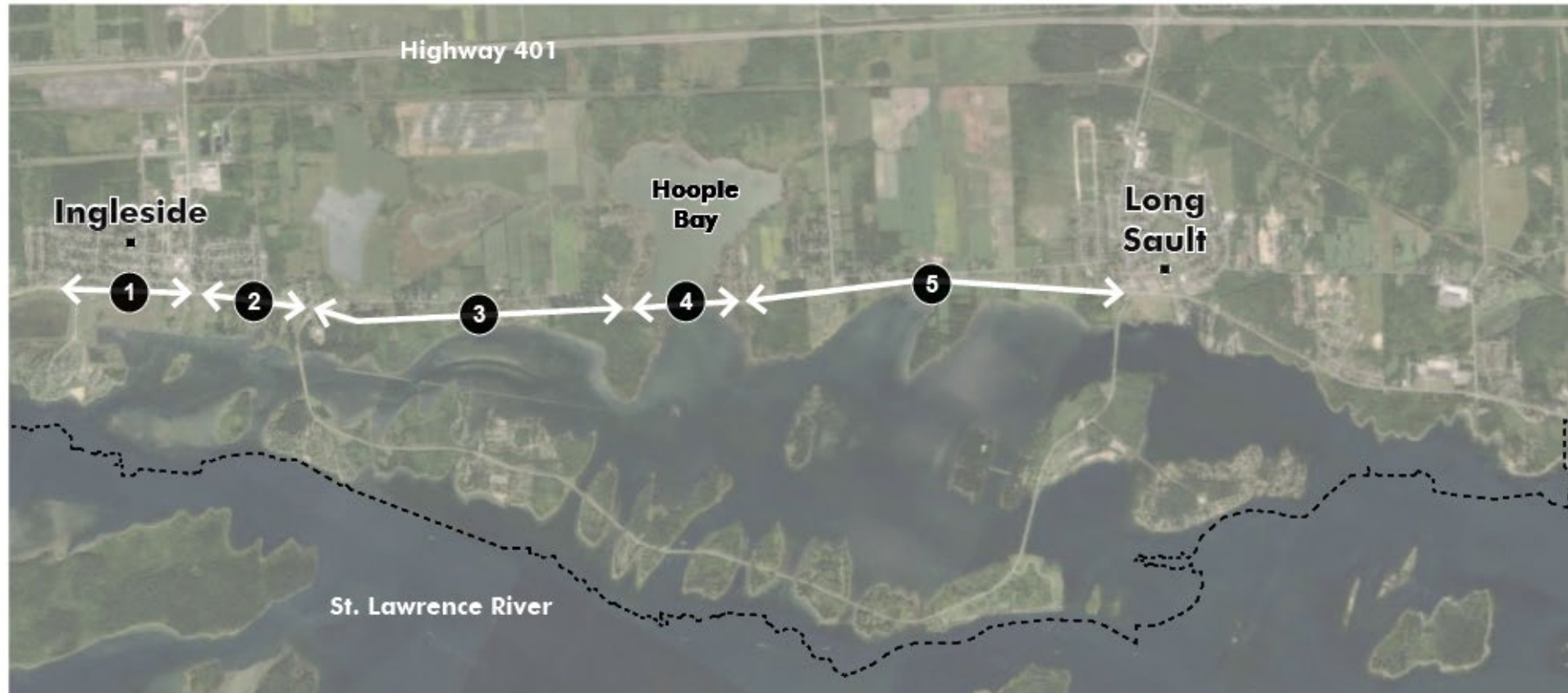


Diagram showing segments of the Multi-use Trail

Township of South Stormont Boundary

- ➊ Segment 1 - Kilarney Road (Farran Park) to Highway 14 (1.058km)
- ➋ Segment 2 - Highway 14 to Long Sault Parkway - West Entrance (1.034km)
- ➌ Segment 3 - Long Sault Parkway - West Entrance to Hoople Bay West Shore (2.818km)
- ➍ Segment 4 - Hoople Bay Crossing (0.778km)
- ➎ Segment 5 - Hoople Bay East Shore to Long Sault Parkway East Entrance Crossing (3.432km)





# County Road 2 – Multi-Use Path

## Recommended Phasing

- Phase 1**
  - Provides pathway users with direct connections with the Ingleside core area.
  - Segments 1 and 2.
- Phase 2**
  - Improves the safety and general conditions for pedestrians and cyclist at the pinch-point crossing Hoople Bay Bridge.
  - Segment 4.
- Phase 3**
  - Completes the multi-use pathway connection along County Road 2.
  - Segments 3 and 5.





# Plan Horizon



Project	YR 1	YR 5	YR 10	YR 15
Lakeview Waterfront Park	Light Green, Dark Green			
County Road 2 Multi-Use Pathway		Light Orange, Orange	Orange	
Long Sault Waterfront Park		Light Blue	Light Blue, Dark Blue	
Ingleside Waterfront Park				Light Yellow, Yellow
Hoople Bay Park		Light Cyan, Cyan		

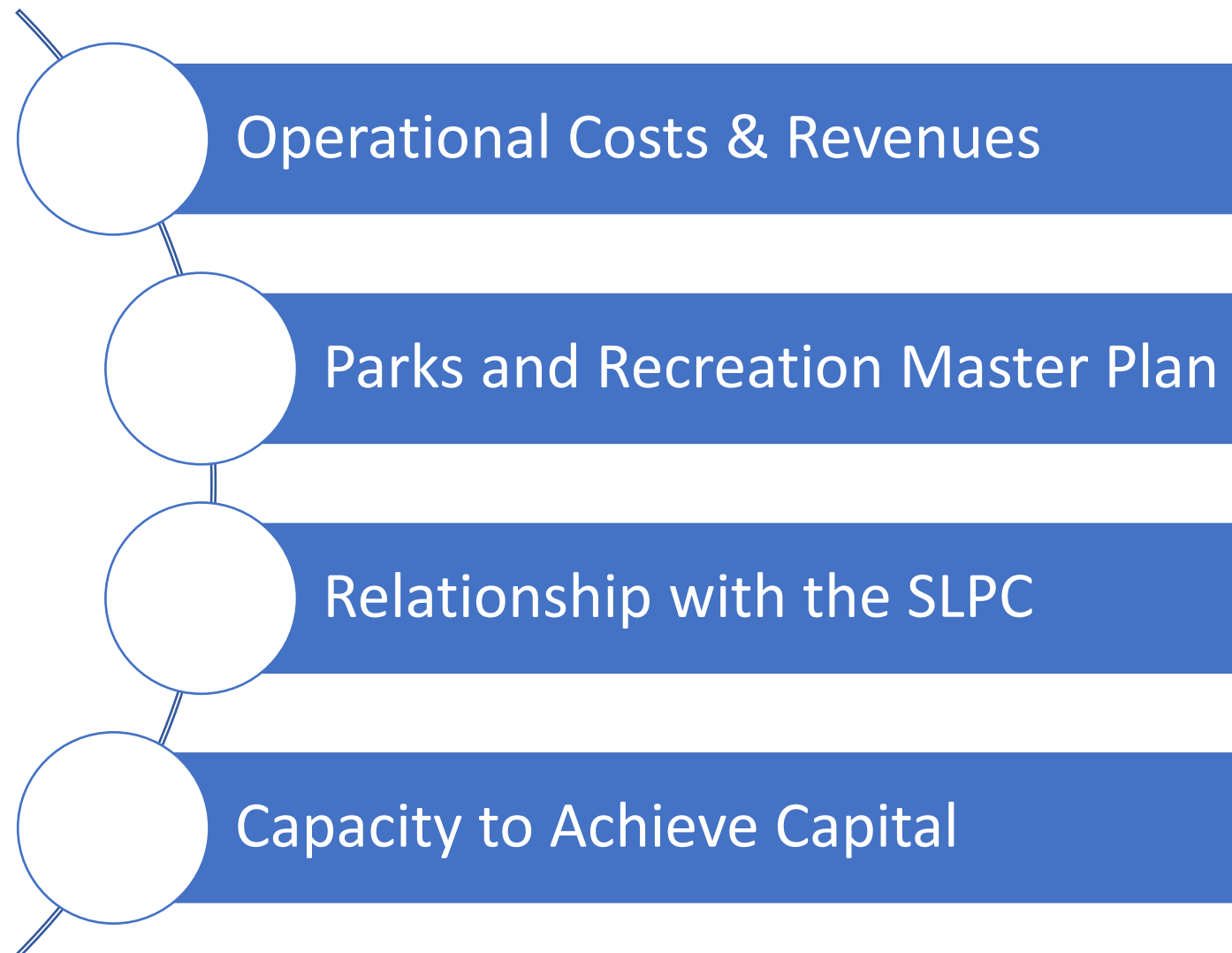
**LEGEND** (Colour varies by project)

- Planning 
- Construction 



# Partnerships & Operational Impacts

- The recommended partnership arrangement varies by project.
- Each project will have impacts on:





**Thank You!**