

IROQUOIS COMMONS WATERFRONT PARK

CONCEPT DESIGN - MAY 25, 2015



MTBA ASSOCIATES INC. • ARCHITECTURE • URBANISM • CONSERVATION
LASHLEY + ASSOCIATES CORPORATION LANDSCAPE ARCHITECTS
MORRISON HERSHFIELD LIMITED CIVIL ENGINEERING



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COLLAGE OF EXISTING CONDITIONS



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Fig. 1 - Overall birds-eye view of the proposed IROQUOIS COMMONS Waterfront Park Revitalization and context, from the south



Fig. 2 - Aerial view of pre-Seaway Iroquois 1954 showing the former Main St. (King) & Galop Canal (Source: stlawrencepicks.com).

1. INTRODUCTION

The St. Lawrence River reaches more than 5,180 kilometers into the interior of North America and sets a major international border. By 1850, with the construction of the Williamsburg Canals (including the Galop and Iroquois Canals, 1847) ocean-going ships were crossing the Atlantic to dock at in-land ports in Canada and United States. Obsolescence in the width and depth of these canals as well as new hydro power opportunities lead to the development of the St. Lawrence Seaway just over a century later, which drowned what became known as the “Lost Villages” of Ontario, among them the Village of Iroquois. The new Iroquois Lock, the first to be finished in the project, was successfully tested in November of 1957.

Nevertheless, the aboriginal, military, agricultural, transportation, industrial and cultural heritage of this significant point in the St. Lawrence Valley “Front” remains to be honoured and appreciated. There is no better place to do that today, and no place with more potential for revitalization, recreation and interpretation, than at the Iroquois waterfront. The concept design for **Iroquois Commons Waterfront Park** leverages that potential and provides a long term plan for the evolution of this beautiful and historic place.

The Iroquois Waterfront Advisory Committee (IWAC) was appointed by the Municipality of South Dundas in 2011 to investigate and develop a plan for the revitalization of the Iroquois Waterfront. In 2013, IWAC produced a vision study for the conservation, protection and enhancement of the waterfront area. Retained by the Municipality in 2014, the MTBA/Lashley Consulting Team has taken the IWAC vision to a complete Concept Design and Master Plan.

The pre-implementation mandate was divided into two stages:

- Stage One - Prefeasibility Report (Submitted July 22, 2014);
- Stage Two - Concept Design (this report).

1.1. VISION

With an extraordinary location along the St. Lawrence River and the unique visual connection with the Iroquois Locks, the Iroquois Waterfront is complemented by the presence of the historic Carman House and Galop Canal, making this public space a valuable Cultural Landscape for Iroquois residents and visitors.

Thanks to a survey process (summer 2012) and the IWAC’s diligent efforts, the Iroquois Community defined the preferred scenario for the waterfront revitalization: **Maintaining current configuration and function while improving existing features.** As the conservation of the open park space is a living memorial to the Iroquois waterfront history, as well as building restrictions to the flood plain areas, the community reacted strongly against previous housing developing proposals at the subject area.

The Consulting Team recognizes that a successful revitalization plan must have a strong connection between the village and the waterfront activities; it must draw visitors by offering a recognizable “place” and support a wide range of cultural and recreational activities during all seasons. To enhance the existing waterfront site and develop an acceptable Concept Design Plan for improvements, the following ‘**Key Objectives**’ were established:

- Strong Visible Arrival Points & Views
- Connectivity with Village - Civic & Commercial
- Remember: The Pre-Seaway Village
- Identity & Amenity Enhancements for Key Existing Features
- “Moments” → “Zones” → “Place”

It is important to read this illustrated document in conjunction with viewing the set of concept design drawings attached in the Appendices section, including: the mandated architectural, planning, landscape and engineering concept designs.

It is also advisable to read this Concept Design document with the previous Pre-Feasibility Report prepared by the Consultant Team prior to the Concept Design development.



Fig. 3 - Navigational buoys grace the Iroquois Shopping Centre



Fig. 4 - Part of the Galop Canal remaining today, at the Marina



Fig. 5 - Overall view of the proposed Waterfront Park Revitalization from the south

2. DESIGN DRIVERS

2.1. GENERAL

The Consulting Team recommends that the revitalized waterfront be designed in a way that is “of the place”. By that we mean, for example, that it be more natural and rural than urban, that it use vernacular materials and assemblies, that it incorporate native species in its landscape plantings and that it reflect the character and heritage of Iroquois and the “Front”, as this section of the St Lawrence valley was traditionally called, referring to the riverfront area of the township/county/inland farming areas and communities.

This should be executed in a modest and cost-effective way through enhancing what is already there and through careful effort to develop a clear understanding of the place. Even the “wow factor” that has been requested, and which we agree is required to entice and enhance, should be tempered by this philosophy of reflecting the river, river activity and heritage of the wider Municipality. There has also been effort to design “shells” or “frameworks” for some of the facilities that can be taken over, used, equipped, modified and further enhanced by the community as design and financial ability takes root. For example, the upgraded ‘beach bunker’ is now a Beach Pavilion, providing an upbeat and positive symbolic arrival entity for the upgraded Iroquois Beach facility. This Pavilion is able to be “occupied” through event banners, festival lighting, bather showers and change cubicles, an arrival court, etc. Some components of the Design Concept include:

A. DEVELOPING AMENITIES AND IMPROVEMENTS TO EXISTING ELEMENTS TO FORM RECOGNIZABLE RECREATIONAL/CULTURAL FACILITIES:

- Improvements to five areas: The Beach, the Carman/Forward Houses zone, the Waterfront Promenade, the connections to the Galop Canal/Marina and the Lawn Bowling Club/Trailer Park area;
- Low-cost upgrades that work well with the overall park;
- Nautical materials, assemblies and themes.

B. DEVELOPING A PARK IDENTITY AND CONNECTION TO THE WATERFRONT:

- Re-establish the connection between the Iroquois Village and its Waterfront;
- Establish distinct entrance features that identify this parcel of land as a key public resource.

C. DEVELOPING AREAS WHERE SMALL OR LARGE GROUPS CAN COMFORTABLY GATHER:

- Near-shore locations where people will want to be: Creating “moments” and experiences;
- Waterfront docking, and improved recreational and viewing facilities;
- Improved and distinctive cultural facilities and interpretation.

2.2. HERITAGE AND HISTORIC ELEMENTS

It can be argued that the loss of Iroquois Village to the Seaway & Power project in the 1950’s has not been fully “digested” or commemorated, even 50 years on. The existing waterfront promenade is proposed to be improved to enhance the experience of walking or cycling through this space, in a way that commemorates the central business area of the former village and delineates some of its key streets, through an imaginative landscape solution described below (see “Commemorative Meadows” under section 3.6.).

The Seaway spillway overflow-designated lands that now house the airfield (affectionately known locally as “The Sponge”) are currently used just a few times a year by very few people. There are somewhat severe restrictions on this land stemming from its geological state (high water table), its need to act as a flood-overflow area and Canadian air traffic control regulations. However, it can be used for certain types of plantings, pathways and similar uses and these have been incorporated in order to help “knit together” the disparate parts of the waterfront site, and to help “commemorate” the former village’s streets. Also from this promenade one will see a series of marker buoys in the bay that delineate the former pre-Seaway shoreline. These are proposed to be solar powered for night time visibility. As well, along the promenade we propose the use of glass panels set up at key locations with imprinted historic photos of what would have been at that very spot, prior to the Seaway project. One will see for example some of the shops and old gas station signs of the former King Street, at a certain point where one walks along the promenade.



Fig. 6 - Historic pre-Seaway downtown Iroquois view, King Street West c.1954
(Source: stlawrencepics.com)

THE SIGNIFICANCE OF THE RIVER

The Seaway/Hydro Project of the 1950's was one of global-scale achievement and advancement. Two nations sharing a major natural resource, the St. Lawrence River, came together and created a significant engineering masterwork that continues to proudly serve the people of Canada and the USA, well over half a century later and for the foreseeable future. It also created major impact upon many people in villages and towns adjacent to the shores, especially in the Iroquois Front area. The village of Iroquois, for example, was totally submerged and 'relocated'. The Consulting Team's research indicates that the loss of the villages was only part of the impact upon these people. The fundamental changes to the River, its rapids, shoreline character and historic canal systems, resulted in the sentiment that, "We lost our river!"

Therefore the design for the 'IROQUOIS COMMONS WATERFRONT PARK' also honours the St. Lawrence River, its heritage and physical qualities that shape the life in this area. To do this, the design attempts to draw people to the water, and more fully engage them with the shoreline, with the river, and with activities that can be related to being in or near the water. The design also provides for having the place's identity be fundamentally one that relates to the river and its shores.

The history of the St. Lawrence River is one of "navigation". Therefore one of the selected design themes is Navigation. This could be manifest in many ways, and several of these ways are incorporated into the design, including the use of navigational markers emphasizing key nodal points in the Park. As well, one of the interpretive programs to be integrated through trail signage and other means, will be about navigation and shipping on the St. Lawrence and their history. Materials used are those one would see in typical and vernacular waterfront facilities: galvanized steel, wood, stone and native plantings (For materials and plantings palettes, refer to Appendix A.8, A.9 and A.10).

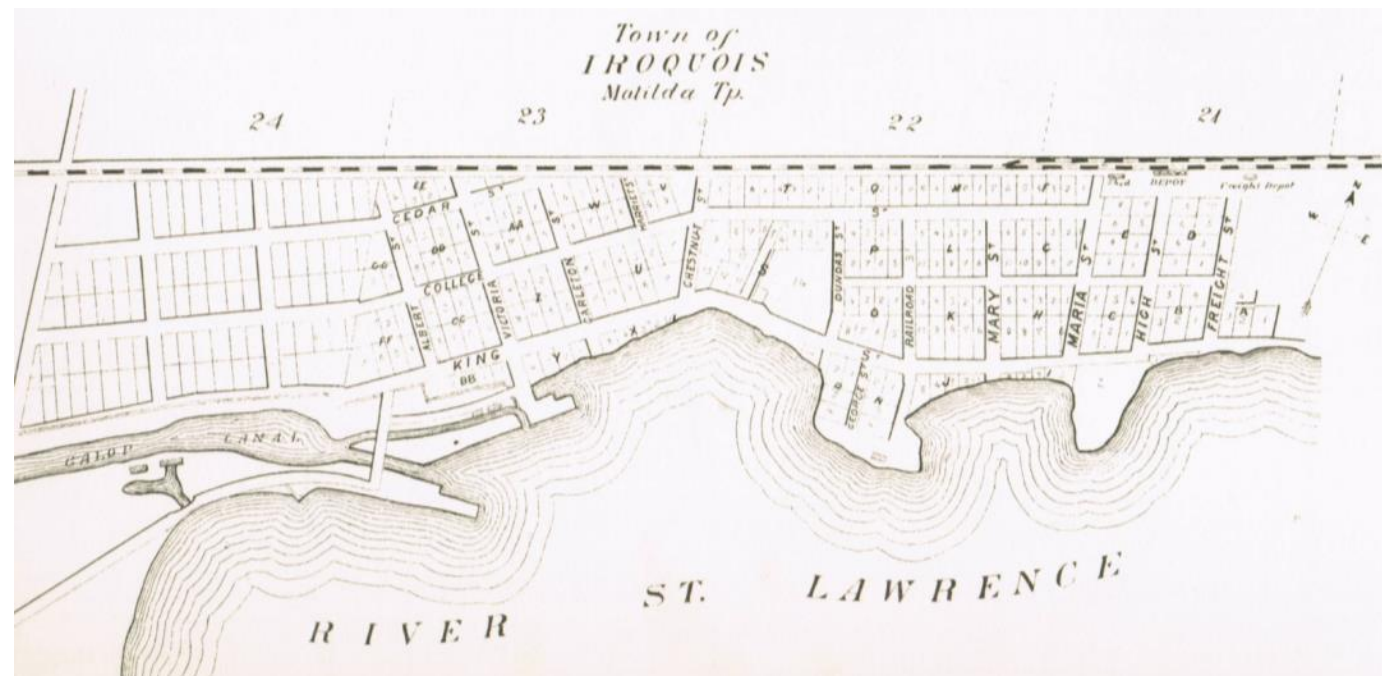


Fig. 7 - "Town of Iroquois Matilda Township" Map from 1862, showing village and waterfront relationship (Source: Historical Atlas of Prescott & Russell Stormont, Dundas & Glengarry, H. Belden & Co, 1972).



Fig. 8 - Overall view that incorporates the proposed minor improvements at the Iroquois Marina and the Galop Canal area

2.3. BUILDING UPON CURRENT ASSETS

The Design Concept builds upon the existing waterfront assets, using and enhancing them. This is also a means of being cost effective, respecting the previous efforts to provide a great public place, and to provide a measure of civic continuity. For example:

- **Beach House:** Maintain existing location with the recommendation for architectural improvements and minor expansion. Establish central gathering area at beach based on existing location and orientation.
- **Picnic Shelter:** Maintain existing location with improvements and repairs; add more as funds permit.
- **Mouth of Galop Canal Marina:** Maintain artifacts and infrastructure as a living museum and provide critical connectivity to the Marina area from the core site.
- **Forward House:** Strategically located at the Carman Road arrival point, the Forward House is ideally suited to act as a new Visitor's Centre. The building, landscaping and parking are recommended for minor improvements to serve this important "arrival" function.
- **Carman House:** A valuable community resource that is not easily seen/found and not well integrated into the rest of the Waterfront Park. Improvements are proposed to make it more visible; make it more a part of a cultural area; make its landscape and features more prominent and make it work better within the larger Park framework.

2.4. IMPROVING CONTINUITY: COMMUNITY & CONNECTIVITY

It is important to place a high priority on organizing the Park for strong connectivity between the waterfront its wider Village context, and strong connectivity among the various elements or "moments" of the Park.

Therefore, there is a focus on providing for clear and logical circulation throughout the park for both vehicular (car and bicycle) and pedestrian traffic. Establishing connections with the surrounding area will place Iroquois Commons Waterfront Park on the tourist network and will establish the park as a key community resource.



Fig. 9 - Enhanced 'Beach Pavilion' and existing Shelter with new deck



Fig. 10 - Enhanced Pathway Network



Fig. 11 - Enhanced Forward House Visitor Arrival Center



Fig. 12 - Enhanced and integrated Carman House Museum



Fig. 13 - Proposed improved Waterfront Trail at enhanced Beach Area, with Picnic Shelter at left and future sports rental shack in background

CONNECTING THE PARK & ITS WIDER CONTEXT:

- **Waterfront Trail Network:** Better connected through design of the Trail to locate directly on the Waterfront and to provide initial connection opportunities at the Golf Club to the east and at the Marina to the West.
- **Lookout and Seaway Locks Park:** Better connected through pedestrian trails directly to this area from the Gallop Canal Marina area, with the use of a future pedestrian bridge which will also serve to commemorate the former Swing Bridge, whose remains will be preserved, interpreted and re-imagined as picnic/play area.
- **Tourist Network:** Better connected through the community volunteer network, through promotion of the new Waterfront Park Revitalization, through heritage community networks, through recreational community networks, and through Regional/ Provincial tourism programs.
- **Community Resources:** A valuable component of both the revitalization efforts and connectivity to the wider context. This needs both Champions and a coordinated network of volunteers to act on a strategic plan developed by the community.

CONNECTING THE VARIOUS ELEMENTS OF THE PARK:

- Waterfront
- Beach
- Forward House
- Carman House
- Marina

These key Park resources/assets will be more fully connected through the development of quality pedestrian trails and enhancement of existing trails. They will also be visually identified through mounted navigational buoy markers (a serial icon marking key nodes throughout the Park), providing a way-finding and symbolic identity. These will be complemented by a recognizable and consistent wayfinding/signage system and a series of interpretive/plaquing programs to both inform and enhance visitor experience. The trail system has been carefully designed to support how a visitor would likely want to see/explore/experience the Park and the waterfront. Adequate and well-designed improved vehicular parking is also provided at all of these locations to support visitation convenience without overriding or negatively impacting the pedestrian-first environment.



Fig. 14 - Enlarged Beach area with enhanced Beach Pavilion to left, improved parking and Waterfront Trail & pathway network.

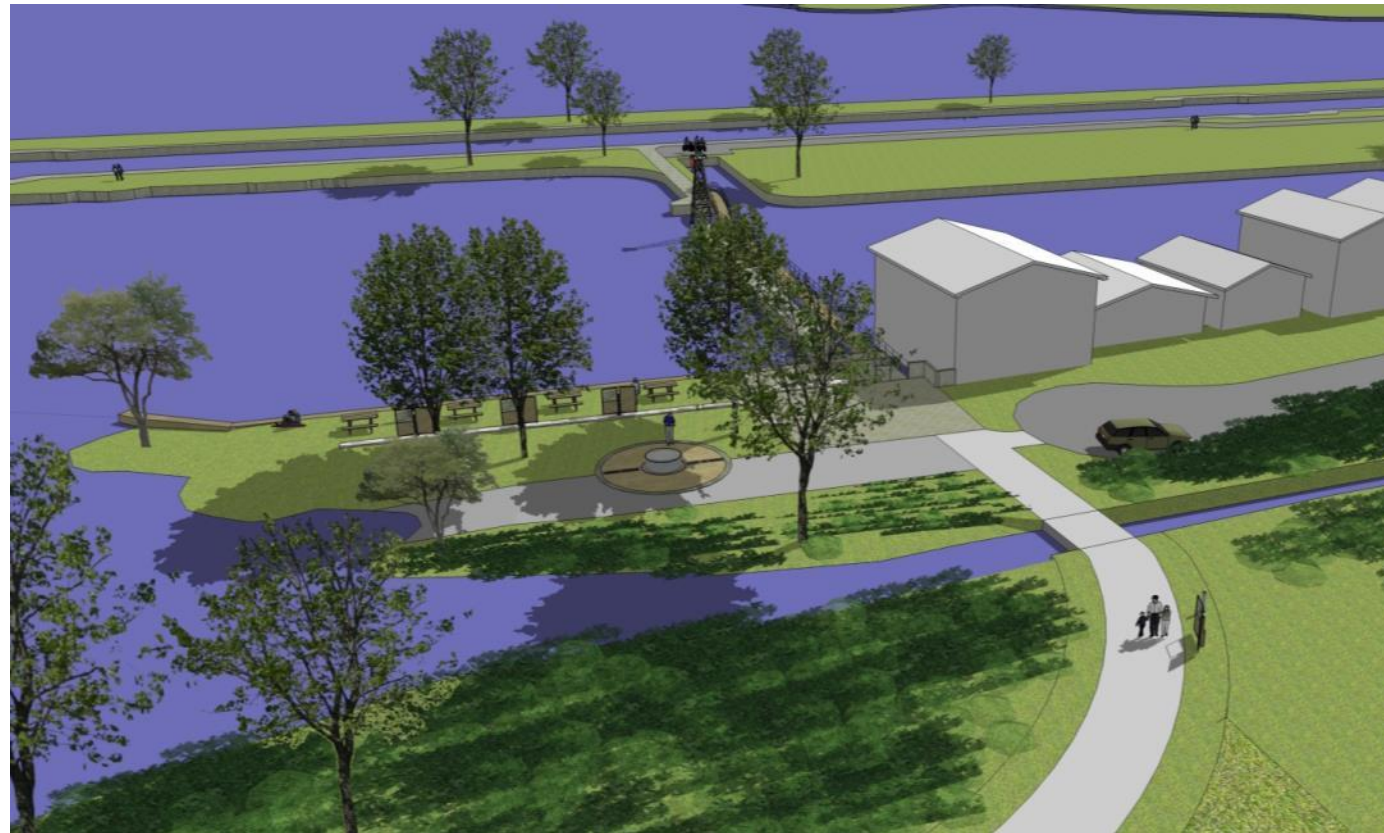


Fig. 15 - Iroquois Marina Area showing Pathway connections to Galop Canal and west side of the Park with improved picnic facilities.

3. CONCEPT DESIGN DESCRIPTION

3.1. OVERALL CONCEPT PLAN - IROQUOIS COMMONS WATERFRONT PARK

Besides honouring the loss of the Village with the construction of the St. Lawrence Seaway in the 1950's, the planning concept for Iroquois Commons speaks to the historic cultural landscape of the site as a significant mix of transportation networks: a village port at a canal lock and a center for commerce served by road and rail in rural Eastern Ontario. It respects the further development of the cultural landscape to reflect modern transportation trends - such as air travel - recreational needs and natural systems. The concept builds on these and other cultural landscape elements to create a cohesive waterfront park with a sense of identity and place.

The name **Iroquois Commons** is intended to evoke an understanding that it is for all residents and visitors and it connects Iroquois's two great resources - the village and the river - together in a common place that honours the past while better providing for present activity and a 'sense of place' and setting a stage for future potential. The Iroquois waterfront, already a great source of history and pride for the community, has been gently improved and made whole by better connecting the various components and enhancing them, plus by better connecting it to the existing village and the adjacent waterfront areas such as the locks, marina, trails, etc.

The Design Team intentionally added the envisioning of future connections and improvements in some immediate adjacent elements to the directed study area in order to help the Master Plan provide much more successful solutions and to properly take advantage of these adjacent resources.

Layered into this design are the park pathway system framework and the connected activity zones of:

- **Iroquois Beach**, which is expanded, improved and updated for a range of activities;
- **The Waterfront Promenade**, which is improved and better-connected to both the water to its south and the meadow to its north;
- **The Commemorative Meadows**, which are a simple way of dealing with a challenging and constricted area, while providing a heritage function and, with The Lawn to its north, maintains a broad open space;
- **The Heritage Centre**, which includes the new Visitor Arrival and Interpretive Centre (future revitalization of Forward House), an improved arrival sequence with landscaping and signage, and improved facilities for the Carman House Museum, the Campground and the Lawn Bowling and Tennis Club;
- **Iroquois Marina**, which is gently improved and much better connected to both the core waterfront park and the Iroquois Point Parkland.

The design specifically addresses how people arrive, move through and experience the place. The facilities are organized to embrace both local and visitor use, the environment, community identity and wellness. Landscape design has paid particular attention to the shoreline and the two arrival sequences. The following sections describe the zones and features in more detail.

The landscape for the **Iroquois Commons Waterfront Park** focuses on renewing and enhancing the existing waterfront, beach, campground, and arrival sequences to create an attractive, refreshed, and environmentally conscious landscape that complements and reflects Iroquois' history. The waterfront will feature a riparian edge to help preserve the shoreline and increase ecological value. The commemorative meadows represent the original town grid and provide aesthetic and ecological functions. The design subtly enhances the already beautiful land-and-waterscape of the waterfront park and provides additional environmental benefits that will help to mitigate existing stormwater problems (Refer to Appendices A.1. to A.6. for Concept Plan drawings and sections).



Fig. 16 - Bird's eye view of enhanced campground area showing Carman Rd 'Scenic Route' and Forward House

3.2. ARRIVAL SEQUENCES

- Re-routed Adair Rd., providing a more ‘Scenic Access’; new curve and plantings will work as a traffic calming measure;
- Flag poles and traffic circle reinforce the ritual and actions of arrival and the importance of the beach access, and provide a prelude for the newly improved Beach Pavilion;
- Beach Arrival/Departures: Parking and traffic circle areas provide a pleasant and convenient zone for beach visitors;
- New beach parking area will be enlarged, located further away from the water and incorporate bioswales to increase stormwater infiltration;
- New traffic circle (with featured specimen tree) and enhanced parking at the Carman Rd. area, provides for a direct, visible and convenient access to the Carman House Museum;
- Gateway Iconic Elements and Signature Signage Elements provide for easy identification of the waterfront park’s gateway/access points and give a strong sense of place;
- The existing heritage mural and Forward House will be preserved and enhanced with ornamental planting and stone walls;
- New stone wall and defined ‘street tree’ planting will enhance Carman Road to more of a ‘Scenic Parkway’ and more directly guide visitors towards the Waterfront Park and the historic Carman House Museum.

These features improve connectivity for both villagers and visitors to the Waterfront, creating a strong welcoming message, drawing people to more naturally to Iroquois Commons. They also contribute, along with a composition of new plantings, to the improved framing of views to the River.

Lighting: The elements listed above will be outfitted with simple galvanized metal pedestrian light fixtures designed to harmonize with the simple vernacular, rural or nautical themes being used throughout the Park. These will cast light downward so as to limit “over-lighting” of the Park. Likewise, carefully-designed very low-level lighting will be installed on other principal pathways, and key built features will be appropriately lit, to make the Park more comfortable and safer during the darkness of evenings, without overwhelming the Park with too much light or outward-shining “light pollution”. Taken as a whole, this series of simple interventions creates a welcoming, enlivening and memorable gateway to Iroquois Commons and the Waterfront.



Fig. 17 - Arrival sequence #1 heading south: Carman Road ‘Scenic Parkway’ at the Forward House Visitor Arrival Centre.



Fig. 18 - Arrival sequence #2 heading south: As you approach the turn-in, the new stone wall and Iconic Navigational Buoy Pylon, along with the existing mural, orient you and welcomes you to the Heritage Center of the Iroquois Commons Waterfront Park.

3.3. THE BEACH PAVILION

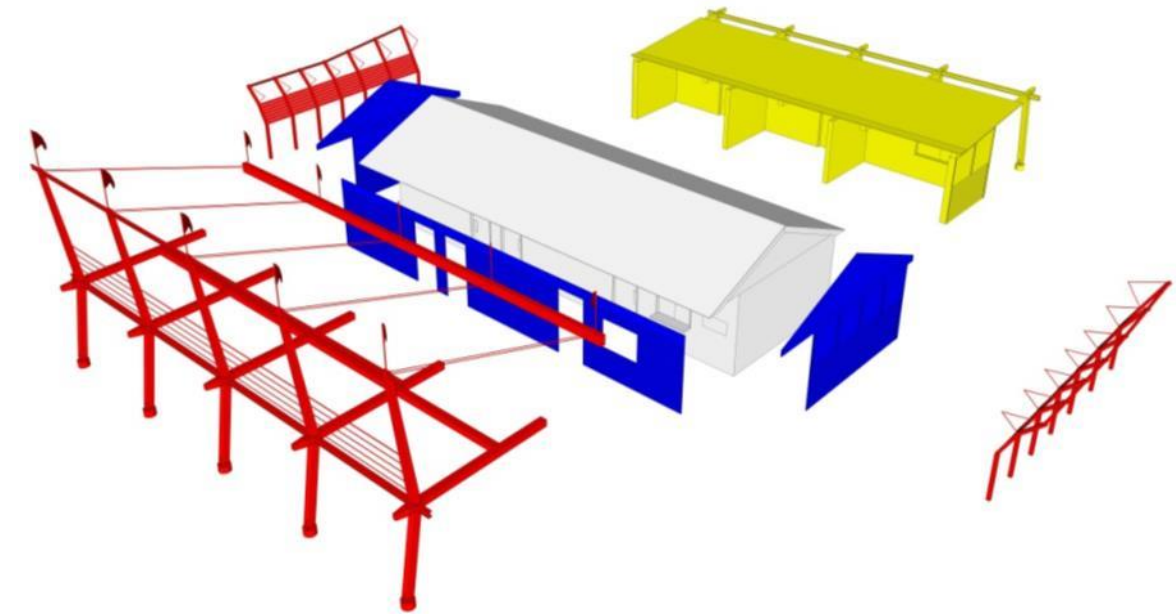
The existing rather crude and sombre concrete block beach ‘shack’ is proposed to be left in situ (to save costs) but upgraded and expanded into the new “Iroquois Beach Pavilion”, providing:

- an upbeat, animated and positive symbolic arrival greeting for the improved Iroquois Beach facility (the requested “wow factor”);
- a more functional facility that includes a new larger front protected area for purchasing and consuming of snacks and beverages;
- new future changing rooms and showers at the expanded building area (also includes storage);
- extended kitchen and additional storage/preparation space;
- new terrace providing a shaded open area for coffee tables, this area may be also rent for parties and events, to create income-generation opportunities for the Municipality;
- the new architectural layer added to the existing ‘bunker’ will not only provide inexpensive aesthetic upgrades but also opportunity to animate the beach through adding event banners, festival lighting, projection screens, and other means to support activities and events directed by the community to promote, inform or entertain visitors and generally bring life and vitality to Iroquois Beach, all for both land and water visitors.

The existing building is recommended to be enhanced and made more inviting by adding these material elements that evoke the rural and nautical vernacular of the area, such as wood slat and galvanized metal coverings, extended simple timber frame structures with galvanized metal cables and fittings and nautical-style flags which catch the off-river breezes and create life of their own (Refer to Appendix A.7. for floor plan and elevations, and Appendix A.13 for alternate Beach Pavilion Option).



Fig. 19 - Proposed Beach Pavilion and enhanced access to Beach Area



■ Building Addition ■ New Cladding ■ New Architectural Layer

Fig. 21 - This illustration shows how the existing shack can easily be upgraded with inexpensive 'saddlebags' to totally transform it into an exciting, fun and much more functional beach facility that enriches the experience while providing a more welcoming sense of place.

3.4. THE BEACH

- Expanded beach area, providing more space for people and recreational activities;
- Beach parking lot relocated to north, providing an expanded green “buffer” between beach and parking;
- Additional picnic tables and shade trees provide for a more comfortable picnic/gathering area;
- Expanded protected swimming area, with new lifeguard chairs that match the other new signage and other ‘park furniture’ and iconic nodal pylon elements;
- Future playground and water play areas;
- Relocated future volleyball courts.



Fig. 20 - Another view of the newly-enhanced Beach Pavilion, showing how the new extensions can be useful for event banners and other opportunities.



Fig. 22 - Overall view of enhanced and enlarged Beach Area from the river.



Fig. 23 - The existing Picnic Shelter is gently improved to harmonize with the Pavilion and sits right at the extended Beach Area.

3.4.1. PICNIC SHELTERS AND FUTURE RENTAL BUILDING

The existing Picnic Shelter is proposed to be left in situ (to save costs) and repaired as required. Its long-side structural grid of five columns and four bays will be repeated elsewhere in the family of “park furnishings”. It will simply have new roof flags installed to help give it some life and interest. The Shelter will be repeated with two future additional shelters strategically placed around the expanded beach area to accommodate more people. An additional third matching new shelter will be located near the water and will act as the future “Sports Rental Shack” on an occasional basis where cycling and watersports gear and paddle craft will be made available in summer and winter sports gear such as skis and snowshoes available in winter. For this shelter, simple removable insulated wall panels will allow it to be secured and protected as needed. Rental income should break even the costs but eventually could even be an income source with increased use.

Additional Picnic Shelters at east and west ends of the expanded beach include new finger docks for small boats: Motorized craft to the east and paddle craft to the west.



Fig. 24 - Future ‘Sports Rental Shack’ with finger docks for paddle boats and kayaks. X-Country skis and snowshoes can be rented in winter.



Fig. 25 - The new east Picnic Shelter is connected to new finger docks for small motorized craft. It anchors this end of the Beach.

3.5. THE WATERFRONT PROMENADE

- Enhanced multi-use pathway (3m wide), provides for a more comfortable and safe experience of circulation;
- The waterfront trail between the marina and the beach is located where the original main waterfront street (King St.) once laid;
- New adjacent commemorative meadows and riparian edge plantings frame the waterfront trail;
- A vegetated riparian edge along the waterfront will provide important ecological benefits by increasing biodiversity and helping to reduce flood events and sediment discharges into the river;
- The riparian edge will be an organized landscape layering a variety of vegetation to create a pleasant and natural pedestrian environment;
- New low-level bollard lights along the water front trail provide for safer night time use.

The existing path, a delight to walk, will be gently enhanced and will be fully connected to the ongoing waterfront trail to east and west. Three new shoreline ‘platforms’, each different, will mark intersections of former Iroquois streets and will allow people to more directly interact with the river and have interesting water experiences, as the ‘platforms’ will extend out and over the water to give users a further sense of the historic town waterfront streets. These ‘platforms’ will include commemorative signage/ heritage plaques, and provide places of rest or river-viewing.



Fig. 26 - Look-out dock platform at the Waterfront Promenade



Fig. 27 - Heritage Memorial ‘Deck-Plaza’ at Waterfront Promenade, commemorating former Victoria and King St. intersection

3.6. COMMEMORATIVE MEADOWS: REMEMBERING OLD IROQUOIS

A new landscape feature will commemorate the former Village of Iroquois, through creative delineation using natural native meadow plantings.

- The Meadow layout is a direct - location representation of the streets of the former village and functions to more visually connect today's village back to the waterfront;
- Communicate the historic importance of the waterfront area and its connection to the village with added interpretation panels and "ghosting" on glass panels of historic views;
- Low maintenance and low-cost indigenous plantings that provide aesthetic and ecological value, and can help increase water infiltration;
- The low meadow grid depicting the original streets will be mowed monthly to allow for pedestrian access; the tall meadow depicting the original blocks will be mowed once at the end of the season encouraging tall wildflowers and grasses. This simple and inexpensive maintenance regimen will allow the meadow to naturalize but prevent woody shrubs and trees from establishing.

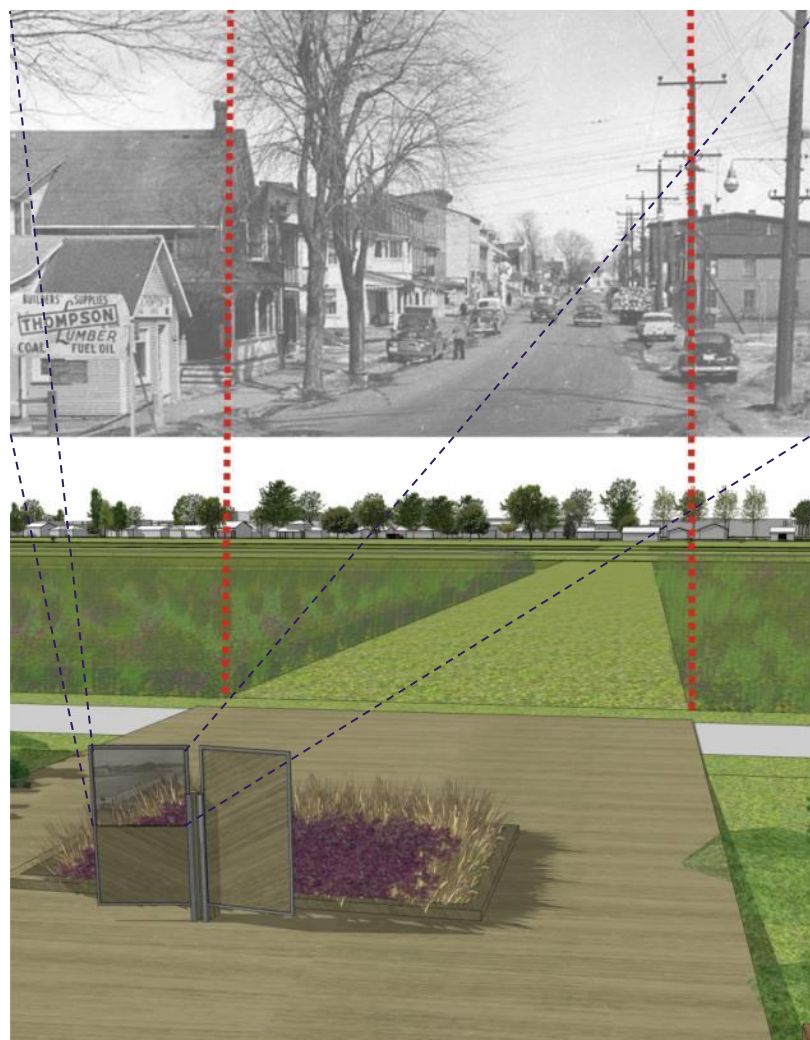


Fig. 28 - Image showing Commemorative Meadows representing original pre-Seaway street configuration, tall meadow represents buildings while the mowed band represents roads and sidewalks. Interpretation Panel include a "ghosting" on glass of correspondent historic view.

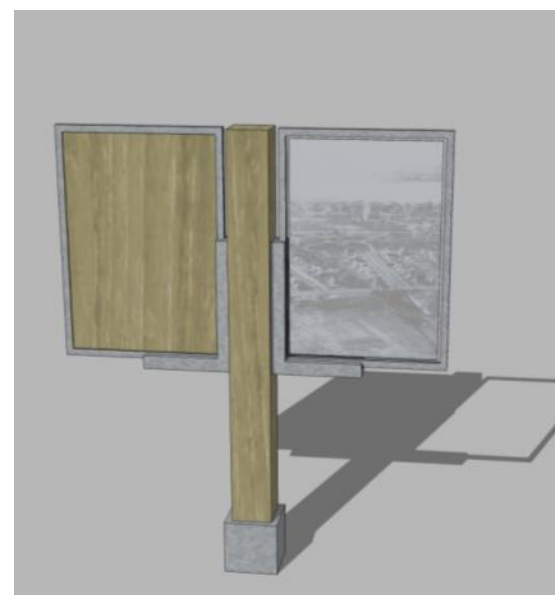


Fig. 29 - Upper image shows Interpretation Panel example using the glass "ghosting" technique; lower image shows one of the proposed Interpretation Panels for the Iroquois Commons (See section 3.10)



Fig. 30 - Carman House Museum showing enhanced Heritage Landscaping, turn-around access and proposed low stone wall of local limestone

3.7. ENHANCING BUILT HERITAGE: THE CARMAN HOUSE AND FORWARD HOUSE

- Creating a "Heritage Arrival Zone" by adapting Forward House to a (well located) Visitor's Centre and incorporating new landscape elements that create a continuity of this arrival point, down Carman Road (which acts in this area as a kind of 'Parkway') to the Carman House Museum, a significant, and premier, yet previously hidden, heritage gem in the community. Incorporating the existing mural/billboard into new elements that include a screen of street trees plus a low stone wall that supports the heritage place while providing continuity of experience. The campground is moved slightly east to enhance this heritage zone and improve views to Carman House;
- Improved connection of the existing Carman and Forward houses with the overall Waterfront Park;
- New heritage gardens and interpretative signage communicate the historic importance of these existing buildings and this area;
- The Forward House can easily maintain its current uses and function as a very useful Visitor's Centre for the entire community and can be inexpensively equipped with displays, storage, seating, and a service counter that can serve customers inside or at an exterior wicket window, subject to staffing decisions.



Fig. 31 - The existing Heritage Mural at Forward House Visitor Center parking area is one of a group of harmonized welcoming elements.



Fig. 32 - Overall view showing enhanced campground area, with the Lawn Bowling and Tennis Courts remaining in place.

3.8. ENHANCED CAMPGROUND AREA

- Relocated campground will aid in enhancing the Carman Road ‘Scenic Parkway’ and waterfront park approach;
- Improved campground area including 35 relocated spaces with water, hydro, and sewer (optional) connections;
- Relocated campsites away from Carman Road, reducing visual impact and improving aesthetics;
- New campground/ trailer park layout will encourage more organized site use and better define the camping area while screening views from outside with new plantings;
- Low-cost exterior improvements to the existing campground building
- THIS PROPOSED LOCATION WILL REQUIRE A DRAINAGE MANAGEMENT PLAN.

3.9. THE MARINA AND GALOP CANAL

The Marina has the opportunity to serve as a key attraction with a strong connection to the park. While the Marina is outside the study area boundary, it is an important adjacent land use that offers scenic views and complements the features within the Waterfront Park, including the opportunity to share amenities such as parking.

- By connecting existing heritage and recreational elements with the circulation trails, the pedestrian/bike connection with the Waterfront Park will improve.
- Markers are located in places of historical significance for the pre-seaway village;
- The Galop Canal/Marina area is integrated into the Waterfront Park experience, thus increasing the boating, fishing and picnicking activities and improving the interaction with the water.
- Potential future pedestrian bridges will provide a continuous connection between the Waterfront Park and the Canal/Iroquois Point area. The Seaway Locks are a huge draw and significant feature of Iroquois.
- A designated parking area (for trailers and cars), will help to consolidate the Marina grounds.
- New overflow parking area will provide for additional parking spaces during special events or boating season.
- Preserving (and eventual Heritage Designation of) the Lock Worker’s Shed and other ‘nautical’ lock features will provide character and reinforce the uniqueness and sense of place.



Fig. 33 - A pivotal new connection between Iroquois Marina and the immediately adjacent Waterfront, with enhanced picnic area and interpretive program. Making use of existing features of the causeway, navigation tower and old in-water canal stone ruins provides an improved connection to Galop Canal and Marina area, with the potential future arched pedestrian bridge (left).

3.10. SIGNAGE AND ICONIC ELEMENTS - FAMILY OF INTERVENTIONS

A hierarchical family of iconic and interpretative ‘sculptural’ elements are proposed and positioned in a number of key locations throughout the Park, providing an original identity and wayfinding assistance for Iroquois Commons visitors. They are creatively based upon the nautical history of Iroquois Village and the St. Lawrence River, using simple ‘vernacular’ materials such as timber and galvanized steel. They will support multiple applications, including but not limited to the Signage/Way-finding Program, the Heritage Interpretation Program, Rules & Regulations signage, etc. Primarily, they are place identifiers or Iconic Markers that support the important function of sense of place (See Appendix A.12. for Key plan showing Signage and Iconic Elements locations).

MAJOR ICONIC ARRIVAL MARKERS

Identify the vehicular arrival points and gateways to the waterfront area. Each sculptural structure or pylon includes a large colorful navigational buoy element, lighting and flag.

Locations:

- Adair Road and Elizabeth Drive at east entry to Iroquois Commons;
- Carman Road at the west entry to Iroquois Commons and Carman House Museum;
- County Road 1 and Boat House Road at the Marina Entrance.



Fig. 34 - Navigation Pylon Arrival Marker - creating identity and sense of place

NODAL IDENTITY ELEMENTS

These 2nd order elements further reinforce the vehicular arrival points to Iroquois Commons and identify/complement important nodal or service areas. These elements include:

- Lifeguard Chairs (2) at the beach;
- Large Triple Flagpoles (1) at the Beach Pavilion entry;
- Vertical Gateway Sign (2) at the east and west entries to Iroquois Commons;
- Community Gathering Circle (1) at the new Marina Commemoration Area (See Appendix A.13.).

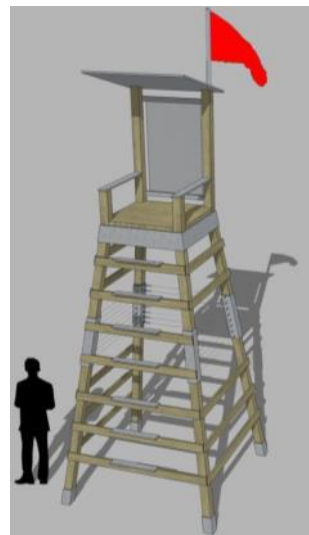


Fig. 35 - Nodal Element: Lifeguard Chair

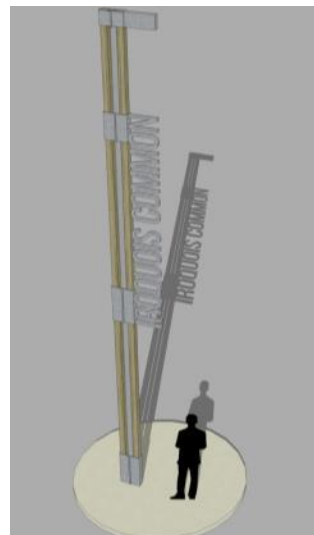


Fig. 36 - Nodal Element: Vertical Gateway Sign



Fig. 37 - Nodal Element: Large Triple Flagpoles

HERITAGE INTERPRETATIVE AND WAYFINDING SIGNAGE

The Heritage Interpretation program is considered a significant part of the Iroquois Commons Waterfront Park, adding an important extra layer of education and enjoyment that helps to communicate the historic importance of Iroquois and the St. Lawrence River, the great Seaway Project, the river environment, the remaining heritage elements and the pre-Seaway configuration of the Iroquois waterfront. This will be an added benefit for all visitors, but especially for those who are not familiar with Iroquois' significant history. There is a requirement for a research program to further develop the themes and messages plus a program of design development of the physical panels/signage to ensure good integration with the overall Iroquois Waterfront and maximum interpretation facility. It is envisioned that community engagement can be a strong aspect of this program.

- Key locations at circulation nodes and general meeting areas (22 Elements to full build-up)



Fig. 38 - Historic "ghosting" panel options

3.11. PROTECTING AND ENHANCING BIODIVERSITY & SUSTAINABILITY

- New Commemorative native meadow plantings will provide ecological value through creating habitat for the local fauna and increasing biodiversity. Visitors will be able to enjoy the aesthetic beauty of the wildflower meadows while also learning the positive environmental impacts this ecosystem provides.
- New riparian edge plantings will moderate the presence of geese directly along the shoreline and reduce the risk of E.coli and related bacterial contamination. Riparian edge planting will also help to filter runoff and reduce sediment discharge. Shoreline fish habitat will be enhanced due to increased vegetation cover and shade.
- New commemorative and riparian edge plantings will help to moderate the site's water run-off by increasing stormwater infiltration and slowing runoff. The site's Concept Design can also accommodate bioswales if recommended during a later phase of Design Development.

3.12. CREATING A SAFER WATERFRONT

- New parking lot configuration will act as a speed calming measure and will prevent dangerous driving stunts like "donuts";
- Low-level illuminated waterfront trail and beach area will provide for a safer use and deter vandalism;
- The improved attraction of the Park will mean more people with "eyes on the street" to increase personal safety;
- This concept designs provides for rules and regulation signage as well as security cameras, which can be included at the beach and campground areas, if recommended during Design Development;
- Enhanced swimming area and lifeguard chairs will provide for safer enjoyment of the beach area;



Fig. 39 - Another view of the newly-enhanced Beach Pavilion, showing new terrace, changing rooms entrance and food take-out area

3.13. MANAGING SITE DRAINAGE

The proposed drainage and grading modifications are based on observations taken during the site visit in June 2014. At that time, notes were taken to identify existing locations of stormwater conveyance across and around the site. A high level understanding of the overall grading of the site was also obtained at that time which informs this report.

The Waterfront Park site is intersected by several existing drainage swales and ditches (Most notable is the perimeter ditch around the Iroquois Airfield, also two storm outfalls located on the south side of Elizabeth Drive, which originate from Bay and Ann Streets respectively). The proposed modifications aim to maintain existing drainage features where possible, while incorporating new features to capture existing overland flow paths and locating new outlets in preferred locations. The need for improved drainage follows from reports of poor drainage, especially through the middle of the site (Refer to Appendix A.14. for drainage key plan and related information).

All of the changes recognize the community connections towards the site, and a desire to maintain the natural beauty of the site. Efforts were taken throughout to minimize the visual impacts of the proposed modifications by using shallow grass lined ditches, while meeting the needs of the future use. Prominent new features include:

- Relocating the main drain outlet of the airfield ditches to the east, with a new connection to the municipal drain on the east limit of the site;
- Re-grading a storm outfall near the intersection of Adair Rd and Elizabeth Dr.;
- Proposing improved drainage ditches to the storm outfall at Bay and Ann Streets; and,
- Relocating the existing drain on the south side of the airstrip, near the beach house, to the west, so as to provide additional space for the expanded beach and recreational facilities.

3.14. SITE UTILITIES

Many of the utilities required for future improved 'Iroquois Commons Waterfront Park' presently exist in the Beach and Campground areas, but require upgrading or improvement to meet future demand. Recommendations for improvement plan implementation include:

Beach Area

- At the beach area, the existing facility is serviced by municipal water, and electricity (with what has been reported to be a sanitary holding tank). The capacity of the existing sanitary services should be analyzed to determine if an upgrade is required;
- Existing sanitary holding tank to remain in use;
- A new hydro transformer is recommended for the enhanced beach area, to accommodate the additional lighting around the parking lot, additional features at the Beach Pavilion and to be the source of the pathway lighting along the proposed recreational paths. The capacity of the existing hydro service should be analyzed to determine if this upgrade is required for the future anticipated demand.

Campground area

- Separate provisional items have been included to provide a water service, hydro connection, and sanitary pump out connection to each of the camping sites.
- Upgrade the hydro transformer to provide for the additional demand;

- The capacity of the existing systems should be checked to determine if it is capable of servicing the proposed increased demand.
- During the site visit, evidence of a municipal water service was found along Elizabeth Dr. A cost for the expanded water service has been developed based on an assumed connection point at Elizabeth Drive. It is possible that this cost can be reduced if sufficient capacity is available from a main along Carman Rd.



Fig. 40 - The existing campground administration building remains in place to save costs, but is enhanced with an inexpensive re-cladding to harmonize with the family of new interventions and their design materials.

4. PHASING AND IMPLEMENTATION STRATEGIES

4.1. COSTING AND PHASING

Preliminary concept costing information is appended in a separate document. It is recommended that the IWAC review and prepare their analysis.

4.2. GENERAL SEQUENCING

- Undertake "Next Steps" such as those outlined in section 6 below, in a logical order that suits the Municipality's interests and budgets;
- Undertake Civil (drainage & utilities), Roads, Parking, Pathways works, and temporary facilities requirements;
- Undertake Shoreline treatments as recommended. These should be reviewed and discussed by marine engineers to ensure shoreline assessment is complete. At the least, water access elements and marine foundations for architectural elements should be considered as a first phase. At this review, discussion about possible dock upgrades should be included;
- Undertake Architectural, Landscape, Site Features and Furnishings Works.

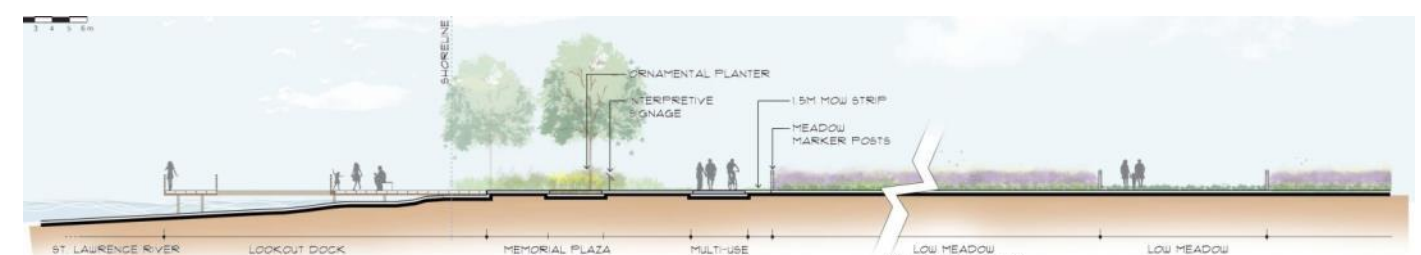


Fig. 41 - Site section at Waterfront Promenade, showing 'Deck-Plaza', riparian edge, Waterfront Trail and Commemorative Meadows (See Appendix A.6. for more detailed site sections)



Fig. 42 - Birds-eye view from west of the proposed Iroquois Commons Waterfront Park in its river and town context.

4.3. COMMUNITY ENGAGEMENT

The Consultant Team envisions that a number of the components of the ‘Iroquois Commons Waterfront Park’ can be led (or developed) by Community coalitions, either citizen groups like IWAC or service clubs. For example:

- Gardens implementation and maintenance by the volunteer community;
- School and community tree-planting programs;
- Heritage Interpretive Program administration and/or design and/or execution;
- Development and administration of the Future Rental Building;
- “Barn Raising” of one or more architectural element;
- Nodal Iconic Elements;
- Seasonal/Festival Banners administration &/or design &/or execution;
- And many other options that this Concept Design provides.

These initiatives would encourage community participation in their own Waterfront Revitalization, taking pride and ownership in Iroquois, throughout South Dundas. As well, educational, skills development and social benefits can be provided by these initiatives.



Fig. 43 - Beach Area access showing enhanced Beach Pavilion and Shelter



Fig. 44 - Enhanced Beach Pavilion, showing new forecourt and washrooms entrance

4.4. COST SAVINGS AND FINANCE STRATEGIES

GRANTING PROGRAMS

A number of component items proposed in the Concept Design are provided as allowances or not included in the preliminary Order of Magnitude Costing, where unique situations exist. A number of items are based upon recent examples in Eastern Ontario. Many costs will be able to be financed through different available grants and credits. A number of the site fixtures, features and furnishings components for example could be eligible for grants as discussed in the Pre-feasibility Report. For just one example:

Case Study: Iroquois Interpretive Plaquing Program - Heritage

Modelled on a similar initiative recently undertaken in Ottawa (St. Joseph Blvd. Historic Interpretation Program in Orleans):

- \$38,000 from grants by **Historic Ottawa Development Inc. (HODI)** and the local **BIA** for 22 plaques/stands - approximately \$1,800 each plus design, equalling about \$2,000 to \$2,500 per plaque hard cost.
- \$25,000 from a grant from **Trillium Foundation** for project research and publication of a booklet containing the information required to design the plaques, equalling about \$1,000 per plaque soft cost.
- **Community volunteers** and a small amount of Municipal staff time handled project administration and management, grant applications, community awareness and fundraising. Cost for this equalled **\$0**.
- Total cost per each heritage interpretation plaque/sign: approximately \$3,500
- **Total cost to Municipality:** \$ 0

COMMUNITY FORCES

It is expected, that service clubs, local individuals, schools and other groups could participate in the administration and/or design and/or execution of portions of the ‘Iroquois Commons Waterfront Park’ Design Concept. As well as other community benefits such as pride and Community-building, significant cost savings can be provided by these Community initiatives.



Fig. 45 - A typical picnic shelter like the existing one is repeated; this one has minor inexpensive conversions into the future Sports Rental Shack, complete with beach-edge dock.

FUNDING OPPORTUNITIES

A community such as Iroquois or South Dundas (with a small tax base) might struggle to secure the necessary funds for developing a waterfront revitalization project. To mitigate this, the Municipality could attract funding from multiple sources, such as grants, donations, fund raisers, sponsorships and partnerships.

The **Iroquois Commons Waterfront Revitalization Project** will also require a regional implementation approach to link existing tourism strategies to overall regional plans, increasing the funding opportunities for this important project. The Municipality is advised to seek development partners and funding opportunities from private and public sectors. Grant and loan programs by the Federal and Provincial levels of government should be investigated. The Municipality should also consider local and regional partnership programs to raise funds through naming and contribution credits. Examples of existing applicable funding programs it is recommended that the Municipality initiate research for include:

- **Federation of Canadian Municipalities - Green Municipal Fund.** Through GMF, FCM funds three types of environmental initiatives: Plans - grants to develop plans; Studies - grants to conduct feasibility studies and field tests; Projects - below market loans, usually in combination with grants, to implement capital projects. Funding is allocated in five sectors of municipal activity including water. Within water funding, there is a category of Stormwater Management. Examples would be rainwater collection and reuse; rain gardens for bio-retention; and, infiltration initiatives such as stormwater planters, infiltration trenches and permeable pavement. Funding is available to municipal governments and partners in eligible projects. (<http://www.fcm.ca/home/programs/green-municipal-fund.htm>)
- **Ontario Ministry of Tourism, Culture & Sport - Grant Opportunities.** This Ministry provides project and operating grants to municipalities interested in undertaking tourism-related initiatives which support industry development and increased visitation. (<http://www.mtc.gov.on.ca/en/home.shtml>)
- **Ontario Trillium Foundation - Community Grants Program.** OTF offers small municipalities and local services boards the opportunity to apply to the Community Grants Program in the arts and culture and sports and recreation sectors. Eligible municipalities who are part of a County Library system may hold two grants so long as one is for an Arts and Culture initiative. (<http://www.otf.ca/en/>)
- **Infrastructure Ontario Loan Program.** IO provides affordable loans to municipalities for infrastructure renewal and development. Loans can be used for any capital investments including: culture, tourism and recreation infrastructure; ferries and docks; and accessibility improvements. (<http://www.infrastructureontario.ca/>)
- **St. Lawrence Parks Commission.** The St. Lawrence Parks Commission, an agency of the Ontario Government, manages recreational areas from Kingston to near the Quebec border known as the Parks of the St. Lawrence. (<http://www.parks.on.ca/index.cfm/en/home/>)
- **Carleton Centre for Community Innovation.** For the past 10 years the signature project for the Carleton Centre for Community Innovation was the Community Economic Development Technical Assistance Program (CEDTAP) providing grants for technical assistance in community economic development. Over that period \$10 million was distributed to CED organizations in Canada. In 2008 CEDTAP moved from grant making to knowledge mobilization, drawing on the dataset gathered on CED practices across Canada. This organization may provide assistance in multiple ways. (<http://www.carleton.ca/3ci/>)
- **South Nation Conservation.** Provides grant programs for waterfronts, clean water and drainage applications including: Clean water program, well decommissioning, agri-environmental sponsorships, river grants, etc... Loans can be used for capital investments and permit applications. (<http://www.nation.on.ca/water/grant-programs>)

- **Local and Regional Programs:** The Municipality is encouraged to strategize partnerships and grant applications by first coalescing any local or regional NGO's that have aligning objectives with this historic waterfront revitalization project. Just for a couple of examples that the Consulting Team was made aware of during the Prefeasibility Stage:

- Lost Villages Historical Society
- Galop Canal Committee

Once the volunteer organizations are standing together they will provide a stronger force in dealing with public and private resource opportunities. This Concept Plan is intended to galvanize the community towards these goals; many hands and minds will be needed to complete the project, using maximum community support, over multiple years..



Fig. 46 - A view of the proposed expanded beach - doubled in size - from the east end of the bay shows the Terrace Cafe and Beach Pavilion take-out counter and change room entries, right on the beach, in the background.



Fig. 47 - A stroll on the Waterfront Promenade which is the location of the former King Street, is occasionally punctuated by the "old village cross-streets" as symbolized by the Commemorative Meadows and the shoreline look-out decks.

5. NEXT STEPS

Next steps include both Community-based and cost-based initiatives. Generally, the type of initiatives that the Municipality should be preparing to complete as the next steps for the 'Iroquois Commons Waterfront Park' plan implementation, include but are not limited to:

5.1. COMMUNITY-BASED STEPS

1. **Establishing a "Champion"** (individual or group or the existing IWAC Committee) to promote the plans in the community; coalesce local and regional support widely;
2. **Establish collaboration** between the existing stakeholders and community groups (i.e. Marina, Carman House Museum, Airport operator, Economic Development group, Golf Club, Lawn Bowling Club, etc.)
3. **Community Organization** - to bring the Concept Design to the community for input and then organize/initiate community projects to implement some portions of the proposed concept (by citizens and service clubs), to get some "easy early wins" to provide momentum;
4. **Preliminary Parallel Planning**, such as but not limited to: Business Plans for Grant Applications and Community Planning, Historic/Commemorative Interpretation Program, Signage & Way-finding Program, Public Art Program, Travel, Tourism and Communications Programs, etc. This preliminary planning by the community will help to define the challenges and will eventually lead to retention of consultants to complete.
5. **Community Fundraising & Grant Applications;**
6. **Preliminary Authorities Approvals** - potentially including but not limited to: OPG, Transportation Canada, South Nation Conservation, County, St. Lawrence Seaway Corporation, Site Plan and Infrastructure Permits, etc. Final approvals when contract documents are complete will then be required later.
7. **Preliminary Construction and Implementation Strategy** that allows for maximum Park public use and public safety during the estimated execution phases of the project. This would include which current facilities remain open and accessible during which parts of the execution period and should be planned carefully to minimize disruption to traditional community festivals and special events. A construction management and scheduling specialist is recommended, but the community could initiate the process and define the challenges;

5.2. COST-BASED STEPS

1. **Additional Studies and Reports** - potentially including but not limited to: surveys, roads & traffic engineering, geotechnical engineering (including detailed shoreline assessment), storm water management and environmental, tree inventory and condition report, possibly others;
2. **Design Development Plans by Consultants**, including: architectural, landscape architecture, structural and civil engineering, etc. (Disciplines may vary, based upon the final phasing plan or community plan, plus Council Approvals on final design);
3. **Technical Tender Documents by Consultants** for any portions to proceed to full execution: including same disciplines listed above, develop specifications and working drawings;
4. **Tendering** to Contractors or Community Forces for any portions to proceed to full execution;
5. **Construction**, including Consultant Review & Contract Administration for any portions to proceed to full execution.



Fig. 48 - The Beach side of the Pavilion, with direct views south and west to the river and the beach, is a great spot for a relaxing cup of coffee or ice cream cone on the terrace. Entries into the new change rooms and the take-out counter are also situated conveniently here

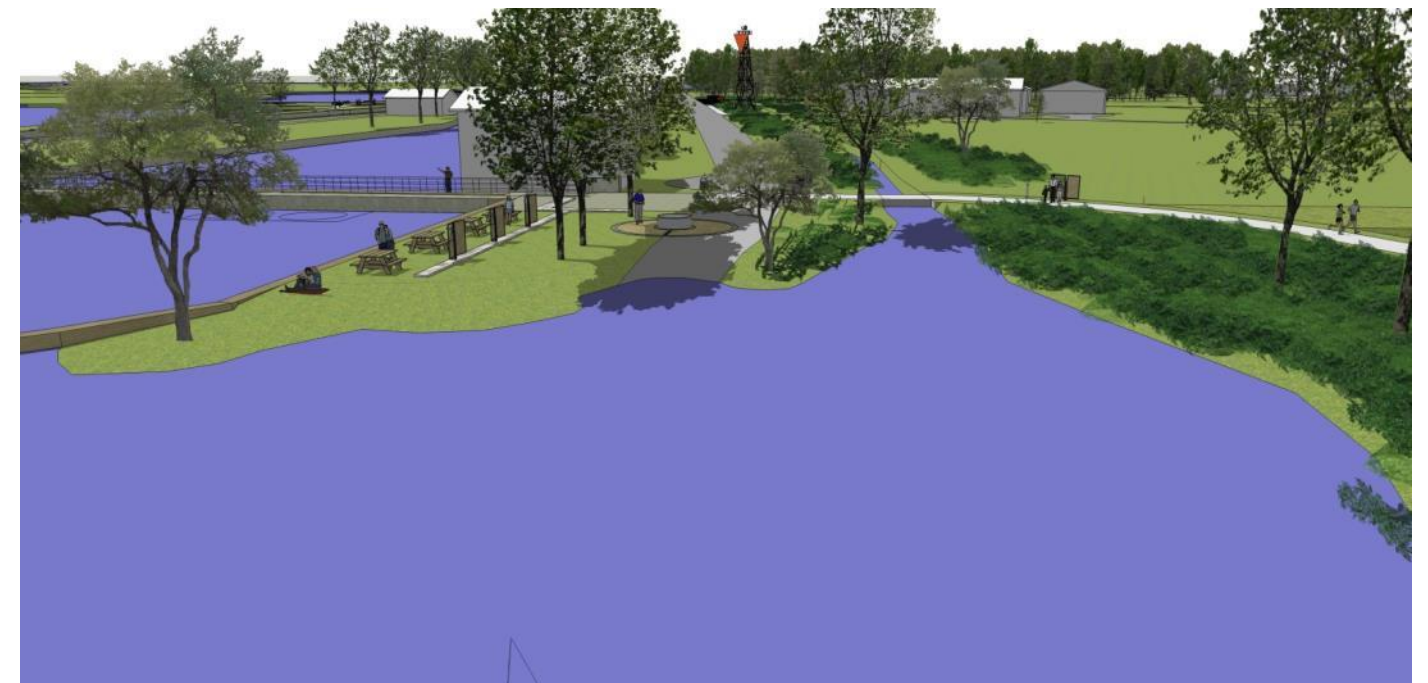


Fig. 49 - A view looking west from the west look-out deck platform on the Promenade to the end of Boathouse Road shows the existing popular fishing inlet. This area has been gently enhanced with interpretation panels, additional picnic tables and a community gathering circle, making it a more visible link between the Promenade (right) and the Marina (left).

A. APPENDICES





IROQUOIS COMMONS WATERFRONT PARK
CONCEPT MASTER PLAN

DATE: MAY 20, 2015
 LA PROJECT #: 14563-1





- LEGEND**
- PROPERTY BOUNDARY
 - AIR STRIP BOUNDARY
 - CHANNEL MARKER
 - HISTORIC SHORELINE
 - HERITAGE MARKER BUOYS
 - △ INTERPRETIVE SIGNAGE
 - NODAL ICONIC LIFEGUARD CHAIR
 - NODAL ICONIC FLAGPOLE
 - ⊕ LIGHTING ROADWAY/PEDESTRIAN 1.2M HIGH BOLLARD
 - STABILIZED STONEDUST PATHWAY
 - ASPHALT SURFACE
 - BOARDWALK/DOCKS
 - PAVER SURFACE
 - EXISTING TREES
 - NEW CONIFEROUS TREE
 - NEW DECIDUOUS TREE
 - SHRUB AND PERENNIAL PLANTINGS
 - HERBACEOUS RIPARIAN PLANTING
 - LOW COMMEMORATIVE MEADOW AREA
 - TALL COMMEMORATIVE MEADOW AREA
 - TURF
 - ORNAMENTAL PLANTING

2

PRE-FEASIBILITY AND PRELIMINARY DESIGN FOR PHASE ONE OF THE IROQUOIS WATERFRONT CONCEPT PLAN

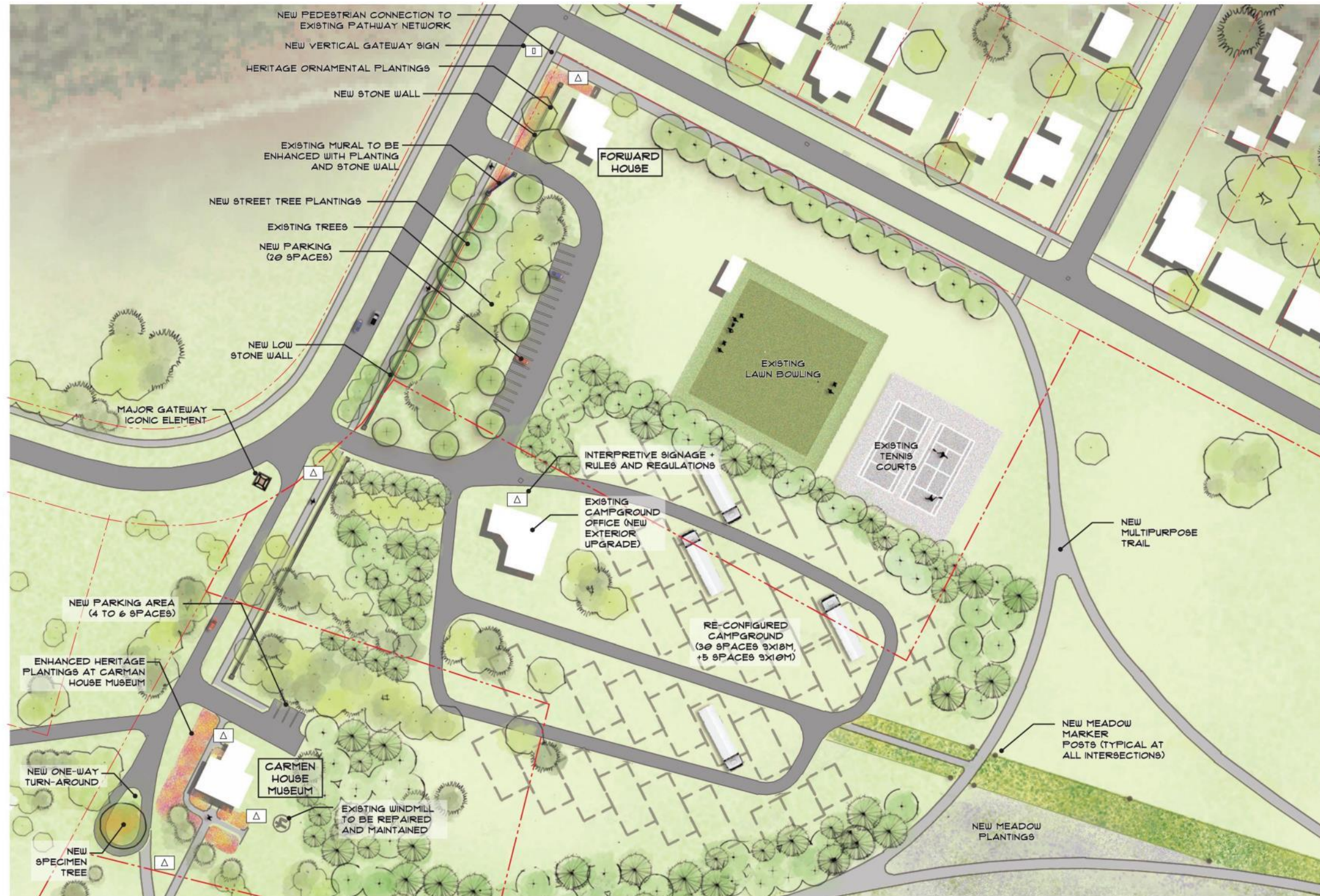
BEACH AREA

DATE: MAY 20, 2015
LA PROJECT #: 14583-1



LEGEND

- PROPERTY BOUNDARY
- AIR STRIP BOUNDARY
- INTERPRETIVE SIGNAGE
- LIGHTING ROADWAY/PEDESTRIAN 1.2M HIGH BOLLARD
- STABILIZED STONEDUST PATHWAY
- BOARDWALK/DOCKS
- PAVER SURFACE
- EXISTING TREES
- NEW CONIFEROUS TREE
- NEW DECIDUOUS TREE
- HERBACEOUS RIPARIAN PLANTING
- LOW COMMEMORATIVE MEADOW AREA
- TALL COMMEMORATIVE MEADOW AREA
- TURF
- ORNAMENTAL PLANTERS



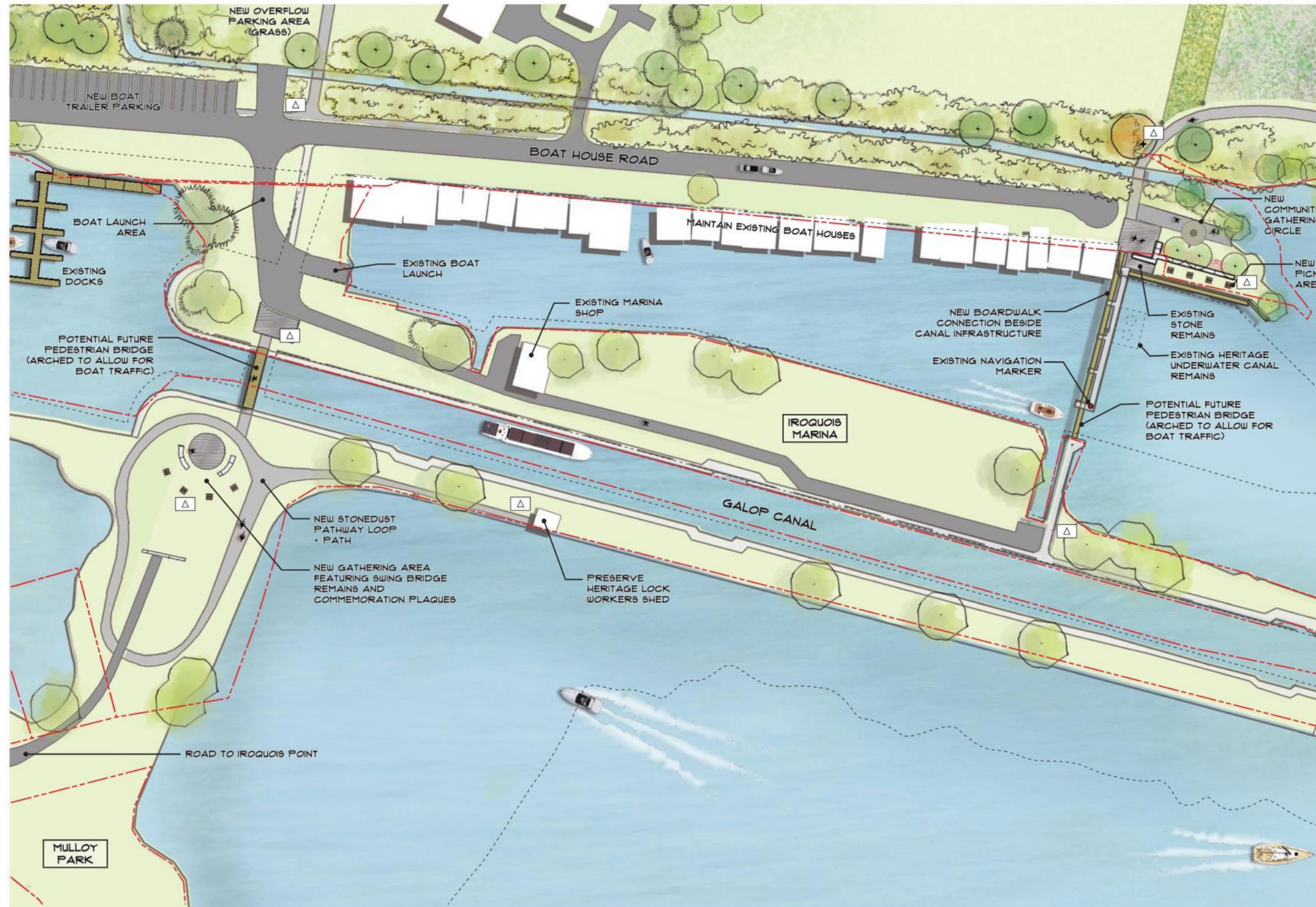
LEGEND

- PROPERTY BOUNDARY
- MAJOR GATEWAY ICONIC ELEMENTS
- INTERPRETIVE SIGNAGE
- LIGHTING ROADWAY/PEDESTRIAN 1.2M HIGH BOLLARD
- STABILIZED STONEDUST PATHWAY
- ASPHALT SURFACE
- EXISTING TREES
- NEW CONIFEROUS TREE
- NEW DECIDUOUS TREE
- SHRUB AND PERENNIAL PLANTINGS
- HERBACEOUS RIPARIAN PLANTING
- LOW COMMEMORATIVE MEADOW PLANTINGS
- TALL COMMEMORATIVE MEADOW PLANTINGS
- TURF
- ORNAMENTAL PLANTING
- SIGNATURE SIGNAGE ELEMENT

4

IROQUOIS COMMONS WATERFRONT PARK
WEST GATEWAY - HERITAGE CENTRE

DATE: MAY 20, 2015
 LA PROJECT #: 14583-1

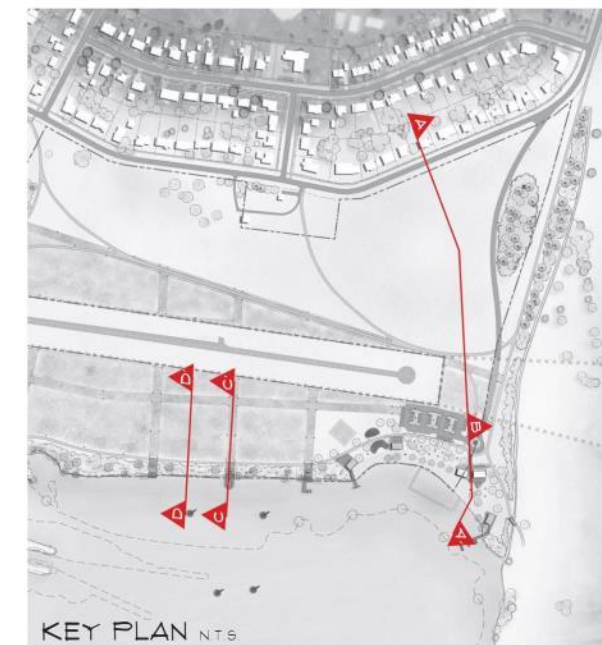
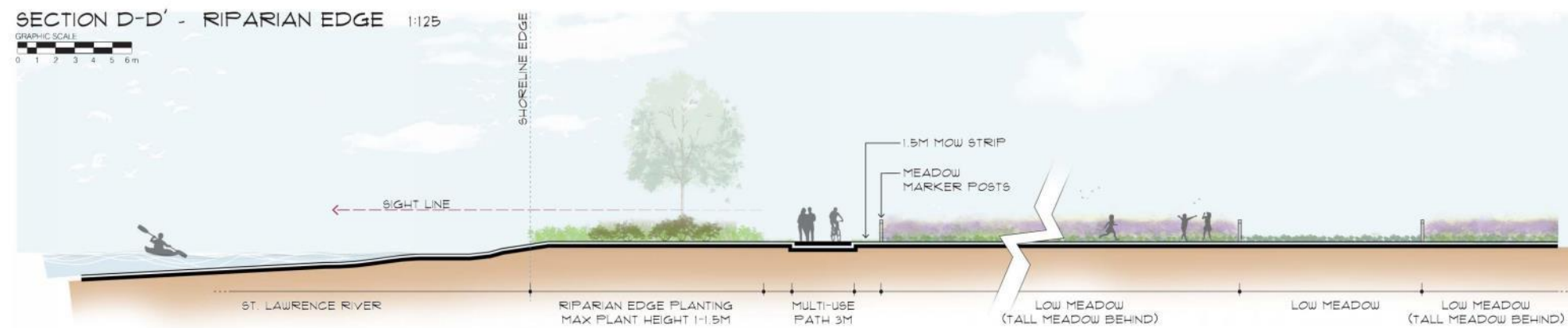
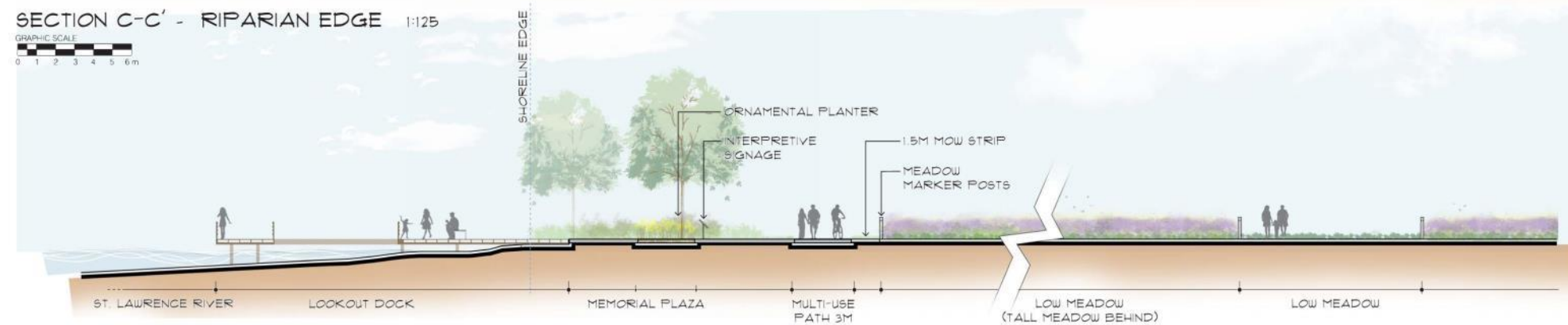
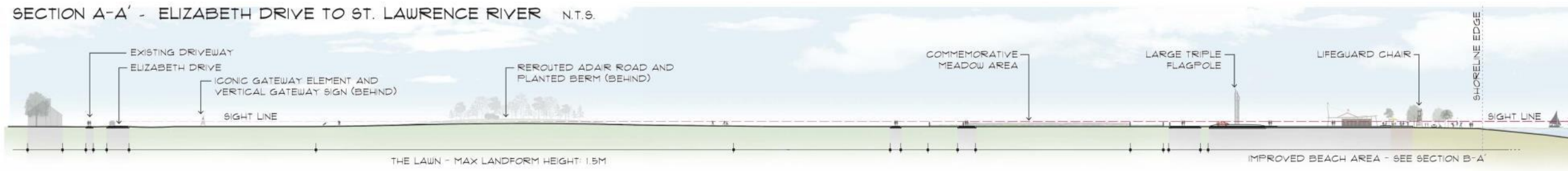


- LEGEND**
- PROPERTY BOUNDARY
 - HISTORIC SHORELINE
 - HERITAGE MARKER BUOY
 - INTERPRETIVE SIGNAGE
 - COMMUNITY GATHERING CIRCLE
 - LIGHTING
 - ROADWAY/PEDESTRIAN 1.2M HIGH BOLLARD
 - STABILIZED STONEDUST PATHWAY
 - ASPHALT SURFACE
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 - EXISTING TREES
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 - HERBACEOUS RIPARIAN PLANTING
 - LOW COMMEMORATIVE MEADOW PLANTINGS
 - TALL COMMEMORATIVE MEADOW PLANTINGS
 - TURF
 - ORNAMENTAL PLANTING

5

IROQUOIS COMMONS WATERFRONT PARK
MARINA

DATE: MAY 20, 2015
LA PROJECT #: 14563-1



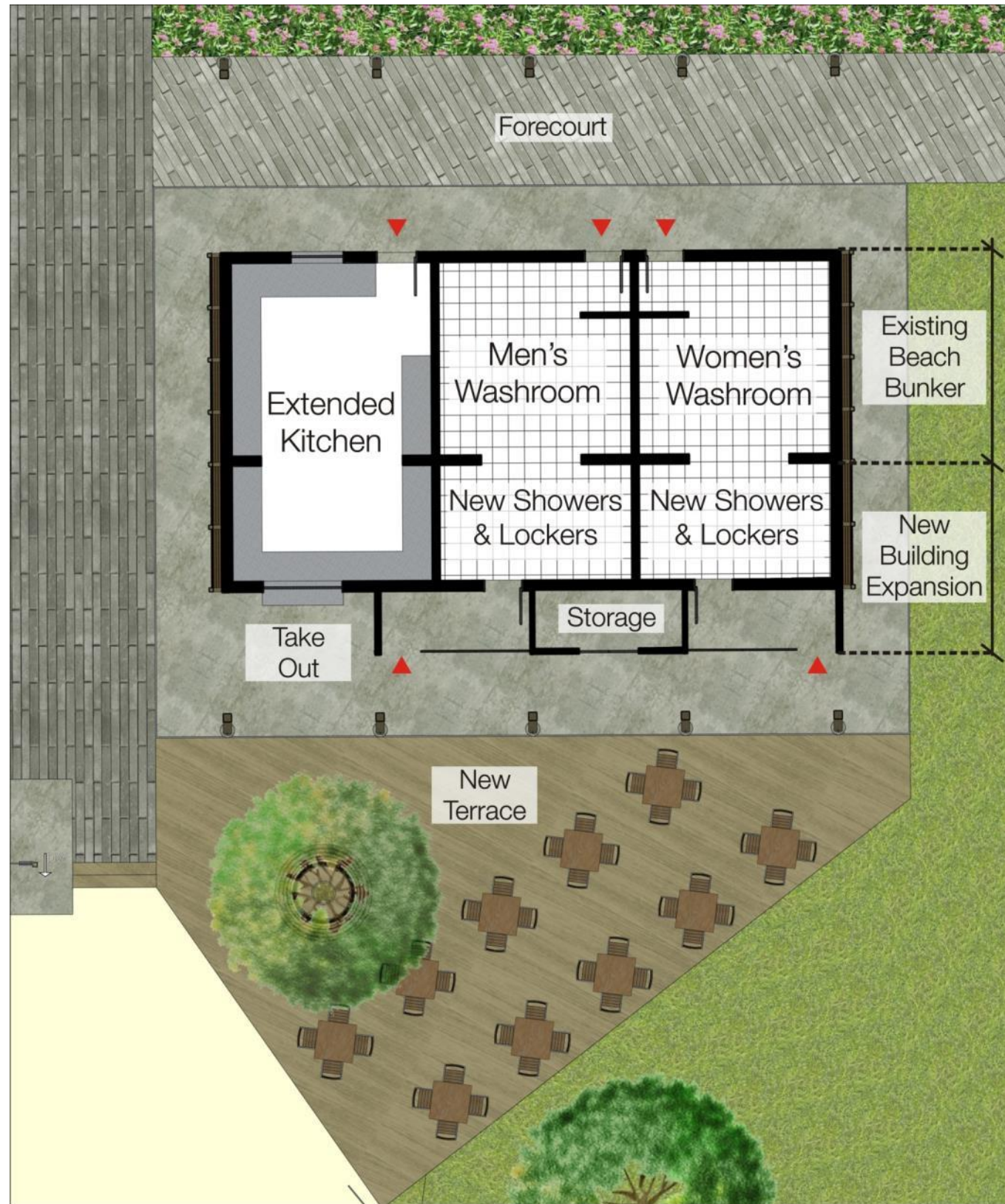
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IROQUOIS COMMONS WATERFRONT PARK
SECTION - ELEVATIONS

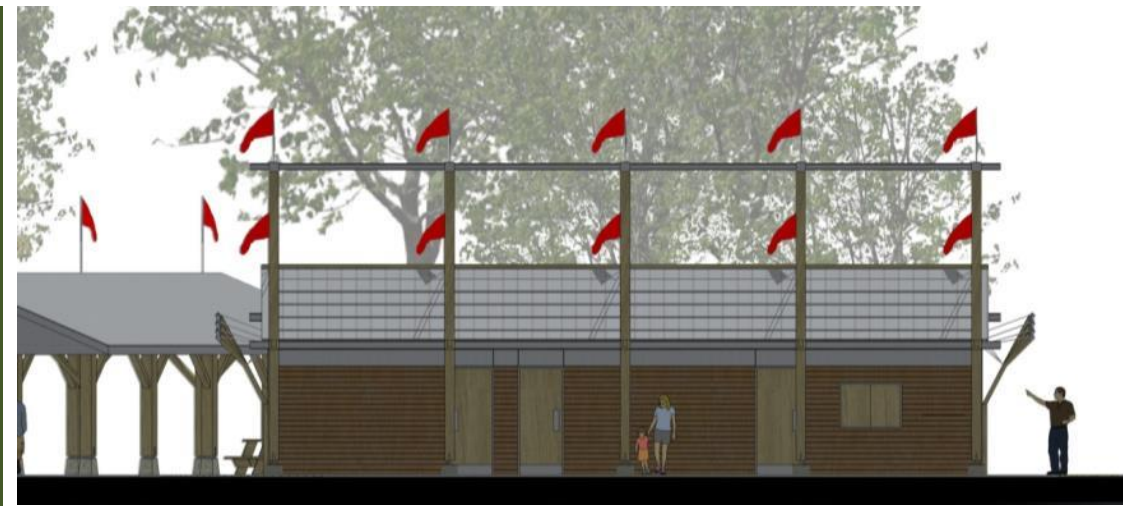
DATE: MAY 20, 2015
LA PROJECT #: 14583-1

7. BEACH PAVILION

EXISTING BEACH BUNKER IMPROVED INTO BEACH PAVILION - FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



8. MATERIAL PALETTE: PLANTINGS, SURFACING AND FURNISHINGS

GRASS AND PLANTINGS CONCEPTS: LOCAL AND INDIGENOUS VARIETIES



Sugar Maple



Red Oak



Trembling Aspen



Red Sprite Winterberry



Fragrant Sumac



Autumn Magic Black Chokeberry



Foerster's Feather Reed Grass



Heavy Metal Switch Grass



Fountain Grass



Native Wildflower Meadow



Echinacea Rudbeckia Meadow



Native Tall Grass Meadow



Bioswale



Bioswale Island



Hackberry

SURFACING AND SITE FURNISHINGS CONCEPTS



Linear Concrete Unit Paving



Stonedust Pathway



Wood Decking



Asphalt Pathway



Bench Placement with Plantings



Wooden Bench + Boardwalk



Round Marker Post



Picnic Table



Bike Rack



Bollard Lighting



Dry Stack Stone Column



Dry Stack Stone Wall



Lookout Dock



Deck Lookout with Seating



Lockout Deck

9. MATERIAL PALETTE: RIPARIAN EDGE PLANTINGS

RIPARIAN EDGE PLANTINGS CONCEPT



Iroquois Shoreline Edge
(Current Existing Condition)



Iroquois Shoreline Edge
(Current Existing Condition)



Iroquois Shoreline Edge
(Desired Condition)



Canadian Anemone



Bunchberry Dogwood



Sensitive Fern



Kelsey Dogwood



Blueflag Iris



Heartleaf Willow



White Meadowsweet



Pin Oak



White Snowberry



Riparian Edge Treatment



Swamp White Oak

RIPARIAN EDGE TREATMENT LOCATION



SHORELINE REGULATIONS

In accordance with the Conservation Authorities Act and the United Counties of Stormont, Dundas and Glengary Official Plan, new development along the shoreline of the St. Lawrence River system is prohibited within the 100 year floodway, with the exception of non-structural, low impact works that do not impact flood flows. All site features will need to be designed to withstand the environmental conditions of the site including ice and wave action and flooding events.

A 10 meter wide vegetated riparian buffer is recommended along the shoreline of the park to reduce flood events and sediments discharged to the River. The establishment of a riparian buffer is aligned with BMP's (best management practices) recommended by the SNCA (South Nation Conservation Authority).

10. MATERIAL PALETTE: MATERIALS AND ELEMENTS
















ARCHITECTURAL MATERIALS AND FINISHES CONCEPTS

	
Concrete	Stone
	
Exterior Wood Paneling	High Density Fiber Cement Board
	
Galvanized Metal Fittings and Ties	Galvanized Metal
	
Galvanized Steel Mesh	Steel Cable
	
Treated Dimensional Timber	Treated Wood Planks



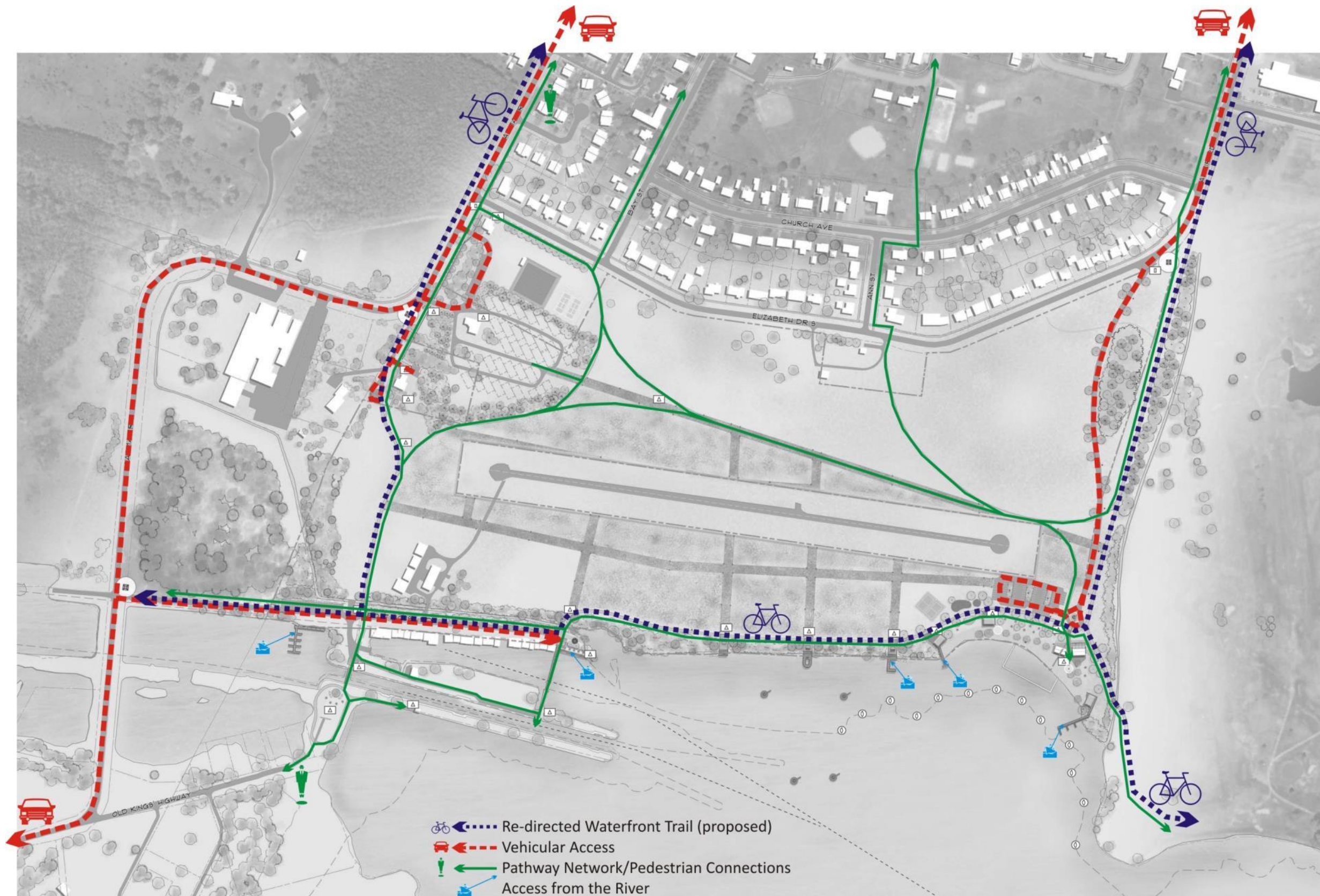
Wood Façade Screen

NAUTICAL IDENTITY ELEMENTS CONCEPTS

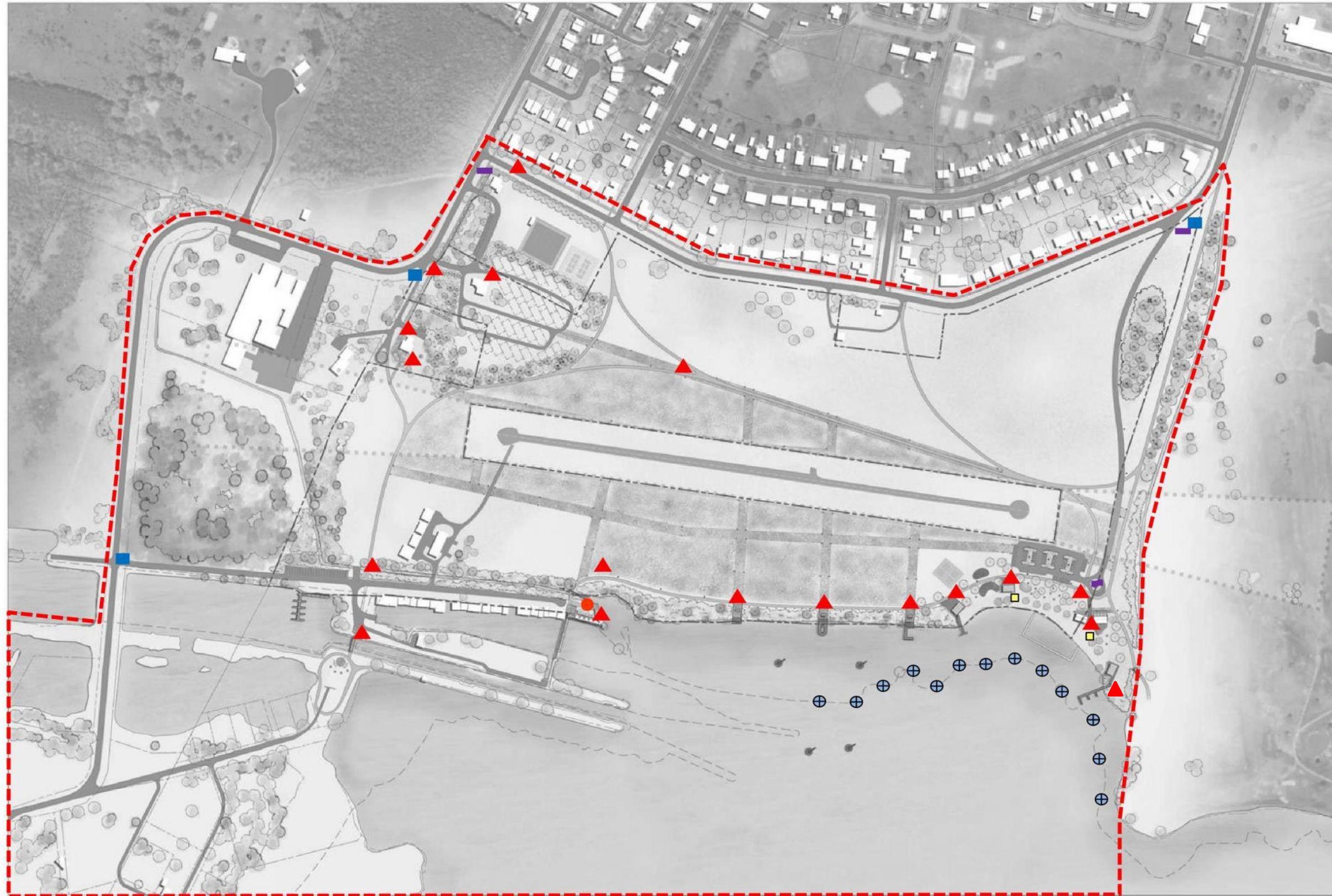
		
Plaza Buoys - 'Symbols'	Navigation Buoy	Working Buoy
		
Lifeguard Chair - A	Lifeguard Chair - B	Lifeguard Chair - C
		
Identity Signage	Interpretive Signage - A	Interpretive Signage - B
		
Interpretive Signage - C	Interpretive Signage - D	Interpretive Signage - E
		
Historic Marker - Drawings on glass provide heritage view	Interpretive Signage - F	Interpretive Plaques

IDENTITY, INTERPRETATION AND WAYFINDING CONCEPTS

11. CONNECTIONS AND ACCESS - KEY PLAN

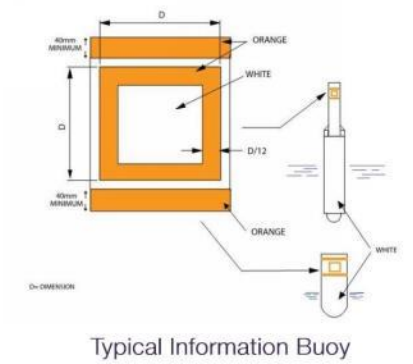


12. SIGNAGE AND ICONIC ELEMENTS - KEY PLAN



LEGEND:

-  Interpretative Signage
-  Lifeguard Chair
-  Mayor Gateway Iconic Element
-  Community Gathering Circle
-  Large Triple Flagpoles
-  Signature Signage Element
-  Perceived Place: Park Area to be Masterplanned.
-  Heritage Marker Buoys

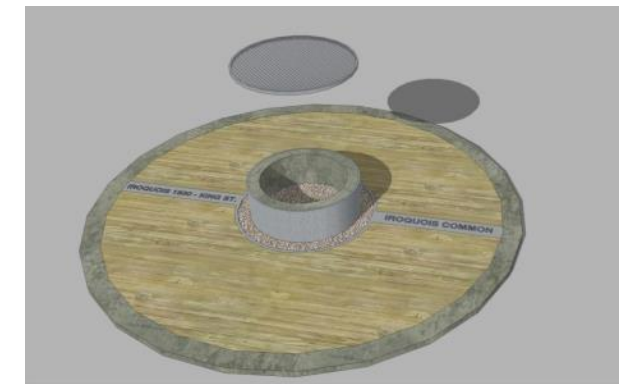


13. CONCEPT PLAN: ADDITIONAL DESIGN DETAILS

COMMUNITY GATHERING CIRCLE



The 'Community Gathering Circle' will complement the waterfront activities, especially for scheduled activities during nights and the winter/fall seasons. These elements would be controlled and operated by the Municipality. The 'Community Gathering Circle' will also include interpretative/historic markers and information.



The 'Community Gathering Circle' can include a grille attachment to allow for barbecuing activities (controlled by Municipality).

During regular days (without scheduled BBQ activities), a lockable metal lid will prevent visitors from using. With the metal cover in place, it also can be used as a bench or table.

BEACH PAVILION - ALTERNATE DESIGN

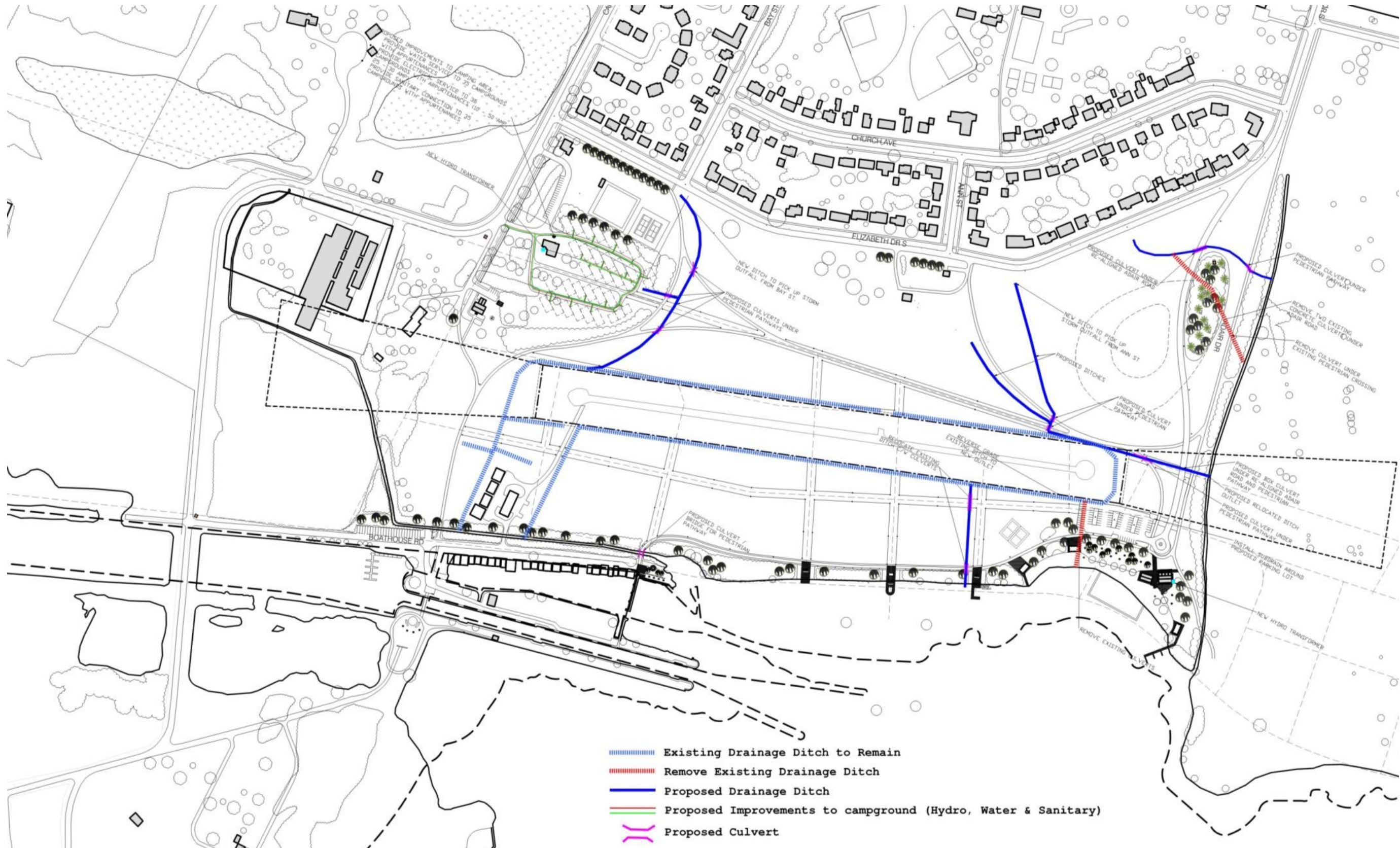


Image showing, an alternate Enhanced Beach Pavilion design. This option portrays a series of gable roof elements at south building addition, representing the nautical architecture of the typical boathouse (at Iroquois Marina area).



Image showing, an alternate Enhanced Beach Pavilion design. This option portrays a series of gable roof elements at south building addition, representing the nautical architecture of the typical boathouse (at Iroquois Marina area).

14. CIVIL ENGINEERING KEY PLAN AND INFORMATION - MORRISON HERSHFIELD



15. PROJECT TEAM

Municipality Personnel /Community Committee

- **Municipality of South Dundas**
Steve McDonald, Chief Administrative Officer. Key contact between Municipality and Consulting Team
- **Iroquois Waterfront Advisory Committee**
Wendy Graham, Margaret Lee, Jim Locke, Jim Millard, Carol Montgomery, Jim Wilson

MTBA Mark Thompson Brandt Architects & Associates Inc.

Prime Consultants, Urban Designers and Conservation Architects.

- Mark Brandt, Project Lead, Senior Conservation Architect & Urbanist, Co-Designer
- Jorge Sosa, Project Manager, Architectural Designer
- Chris Warden, Intern Architect
- Sue Barrett, Business & Operations Manager

Lashley + Associates Corporation

Landscape Architecture Consultants

- David Lashley, Co - Designer, Principal Landscape Architect
- Marina Signer, Landscape consultant, Landscape Architect

Morrison Hershfield Ltd.

Civil Engineering Consultants.

- Justin Philippi, E.I.T.

16. BIBLIOGRAPHY

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- **DRAPE Orthophotos 2008: Iroquois** - Orthophotography ©Aero-Photo (1961) inc., 2008
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