

TOWN OF

Lakeshore

WATERFRONT MASTER PLAN

Lakeview Park | Belle River Marina | West Beach

Submitted:

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Submitted To:

Town of Lakeshore

Prepared By:

Stantec Consulting Ltd.

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APPENDIX A

Opinion of Probable Cost (OPC)

2.0

1.0

INTRODUCTION

1.1 INTRODUCTION

The combination of comments and imagination from community members, marina users, Town of Lakeshore stakeholders, Business Improvement Area (BIA) and the consultant design team form the basis for the Master Plan. This report is the result of community engagement, design workshops and collaboration between the design team and key Town of Lakeshore stakeholders. The report is intended to inform, inspire and set the framework for the redevelopment of the Town of Lakeshore's most prized asset, the waterfront. A revitalized waterfront, open space network and marina has the opportunity to stimulate economic development and act as the backbone for revitalization within Lakeshore.

INFORM: Over the past several months Stantec Consulting Ltd. ('Stantec') and the Town of Lakeshore have worked in partnership to create a master plan for the Lakeshore Waterfront ('Master Plan'). The Master Plan is comprised of Lakeview Park, Belle River Marina, West Beach, the connection from the waterfront to Notre Dame Street and the downtown business district.

This document provides a design vision for the redevelopment of Lakeview Park, Belle River Marina and West Beach. It highlights key program elements with the goal to improve the spatial programming of the site and create a four-season destination. The document also identifies current trouble areas and examines options to improve pedestrian safety, connectivity and functionality through design.

INSPIRE: As a design team we believe we have designed a set of waterfront experiences to compliment the natural environment, that allow places for both passive and active recreation and create a regional destination for the town of Lakeshore and greater Southwestern Ontario Region.

The marina is already known as a premier destination on Lake St. Clair and the goal of this document is to further highlight how the surrounding amenities can better link the community to the waterfront, improve the user experience and become an economic catalyst for the central business district and Town of Lakeshore.

IMPLEMENT: Good design is often not enough to ensure a successful project. In order to ensure project success, we must put forward a plan that considers constructibility, budget, phasing and governance. This document addresses those steps and highlights a framework as to how to move forward to ensure the Town and its citizens achieve a successful outcome for the Lakeshore waterfront.



2.0

THE SITE

2.1 THE SITE

The Town of Lakeshore commissioned Stantec to assist with the re-imagining of the waterfront and to develop a Master Plan that examined how reinvestment in the public realm could act as a catalyst for future redevelopment in the downtown core.

In its current condition, Belle River Marina, Lakeview Park and West Beach operate as three separate spaces with limited user amenities. This often creates conflicts between user groups, modes of transportation and programming. The result of this over use, coupled with a small number of programmed public spaces, creates safety concerns and spaces that do not operate optimally for all user groups.

In order to understand these conflicts and propose site specific solutions Stantec, in partnership with the Town of Lakeshore, has gathered input from the community, key stakeholders (BIA and marina) and conducted a detailed analysis of the existing conditions. All of these elements have led to the design concept that is outlined within the Master Plan.



Figure 1.0 Community Context Map



Figure 2.0 Open Space Assets



3.0

EXISTING CONDITIONS

3.1 THE GIVENS

Several key elements were identified early in the design process that were to be incorporated into the design. These elements were identified by the Town of Lakeshore based on their importance to the community, ability to generate revenue for the Town and life-cycle of the structures. All of 'the givens' have been validated through stakeholder and community engagement and have been incorporated into the master plan.



1. MARINA + BOAT LAUNCH The Pier

The two most successful commercial amenities within the project area are the marina and boat launch. The marina is a regional draw and renowned for its quality of service. The boat launch allows day boaters the opportunity to launch at Belle River Marina. The launch is generally well functioning, however, loading/unloading cues sometimes creates user frustration. A second boat launch and increased trailer parking should be examined further during detail design.



2. WASHROOM BUILDING Lakeview Park

Located in Lakeview Park, the washroom building, and associated splash pad electrical room were deemed to be important program elements to retain in the park. During detail design, upgrades to the washroom building are to be considered, including options for four-season change rooms and the possibility of upgrading the building to encourage more four-season and winter use.



3. WATER QUALITY

Natural Habitat Area

The water quality of the eastern edge of the marina area is poor with low turbidity and odor often present. Opportunities to improve the water quality and edge of water conditions should be reviewed.



4. COMMUNITY BUILDING

West Beach

The West Beach community building is the focal point of the site. It is home to a very successful snack shack and ice cream store and incorporates washroom and change rooms for beach users. During detail design upgrades to the building are to be explored.



5. PARKING + BOAT LAUNCH

Lakeview Park, The Pier

The existing parking infrastructure is not meeting the demand of the Town of Lakeshore. In future phases of work a detailed parking study should be undertaken to explore potential innovative solutions for boat and trailer parking, overflow parking and improved circulation.



6. FACILITY GARAGE

West Beach

A new or relocated operations garage will be retained at West Beach. The garage will be used to accommodate maintenance equipment and act as storage for seasonal park elements.



7. GARBAGE

West Beach, Lakeview Park, The Pier

Due to the nature of the program elements within the park and marina, a detailed garbage strategy will be explored during detail design. Detailed in the Master Plan spaces for garbage will be allocated on the plan in both West Beach and on The Pier.



8. THE BEACH

West Beach, Lakeview Park

Lake St. Clair is the focal point of the project. All designs should compliment the natural beauty of the lake and aim to showcase Lakeshore's biggest natural amenity. The designs should also aim to improve water quality where possible.



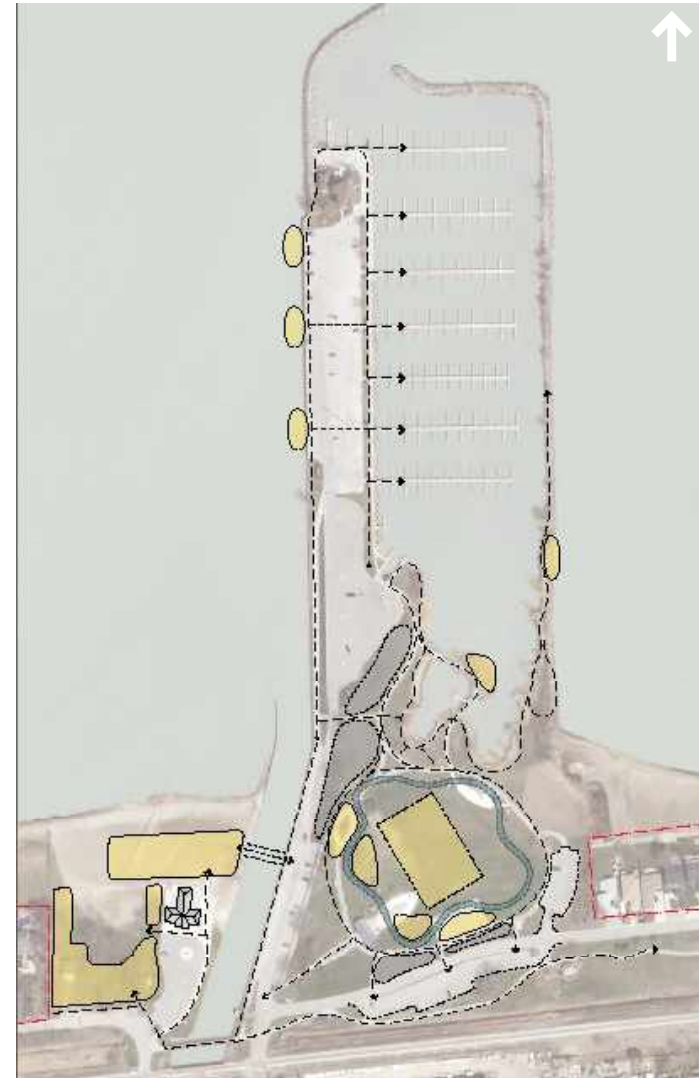
3.2 SITE ANALYSIS

Figure 3.0 Active Open Space



- Active Open Space
- Proposed Ice Ribbon / Running Track
- Parking Expansion
- Park Pathway Network

Figure 4.0 Passive Open Space



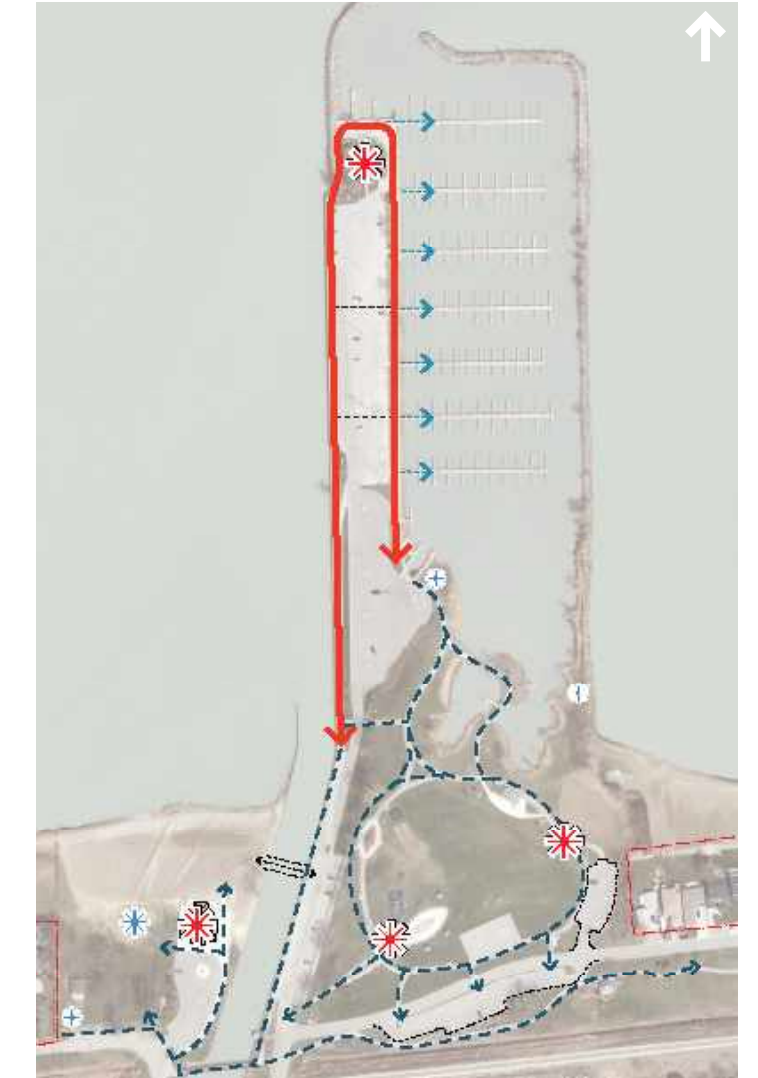
- Passive Open Space
- Proposed Ice Ribbon / Running Track
- Parking Expansion
- Park Pathway Network

Figure 5.0 Community Activity Nodes



- Community Activity Nodes
- * Major Community Structures
- * Minor Community Structures
- Parking Expansion
- Park Pathway Network

Figure 6.0 Pedestrian Connectivity



- Marina Promenade
- Asphalt Pathway
- Gravel Pathway
- Marina Connections
- * Major Community Structures
- * Minor Community Structures
- Community Lookout Features

3.3 HISTORICAL CONTEXT SUMMARY

Cultural heritage background information was gathered early in the master plan process to inform the overall design, link residents to their past and provide visitors with an understanding of the rich history of the area. Integrating local history into park elements provides for a richer user experience. Highlights of the cultural heritage in Belle River include:

1. FIRST NATIONS

The present-day town of Lakeshore is located on the traditional territories of the Anishinabewaki, Attiwonderonk (Neutral), Potawatomi, and Miami Indigenous people (Native Land). Following the turn of the 17th century, Essex County and the surrounding region is understood to have been within the territory of the historic Fire Nation, an Algonquian group occupying the western end of Lake Erie. Later in the century, the Attiwandaron (Neutral) expanded extensively westward, displacing the Fire Nation and occupying the region of present-day Chatham-Kent. The displaced Fire Nation moved across the St. Clair and Detroit Rivers into what is modern day lower Michigan and their populations

are synonymous with the Kickapoo, Miami, Potawatomi, Fox and Sauk, and Bkejwanong (Walpole Island). First Nation tradition states that Nations of the Three Fires (a political confederacy), constituted of the Pottawatomi, the Ojibwa and Odawa have occupied the delta of the St. Clair River and the surrounding region for thousands of years continually.

2. FRENCH SETTLEMENT

French activity on the Belle River began in 1701, when a scouting party under the leadership of Joseph Papineau was surveying the present-day community of Puce. Papineau's scouting party was blown off-course in a sudden storm and discovered the river area by accident. Upon viewing the Belle River, Papineau is said to have remarked "Qu'elle belle riviere" which in English means "What a beautiful river" (Palser 1983a). The first settler in the Belle River area was the French-Canadian Jaques Menard, who established a homestead in the area in 1741 (Opportunities for Youth Project 1974).

3. 19TH CENTURY DEVELOPMENT

The present-day community of Belle River grew at the intersection of early Indigenous and pioneer trails along Lake St. Clair and the Belle River. As early as 1806, an inn was present on the site of the community and served as a gathering place for the early French-Canadian settlers of Rochester and Maidstone Townships (Opportunities for Youth Project 1974: 23). Because roads at the time were of poor quality and often unreliable, the Belle River and Lake St. Clair were the easiest way to transport goods to markets in Detroit.

In 1875, the population had increased to warrant incorporation as a village and the name Belle River was officially adopted for the community at this time. Historical mapping from 1877 shows the development of the village and the prominent role the railway played.

4. 20TH CENTURY DEVELOPMENT (1900 – 1945)

By the 1920s, Belle River had established itself as a prosperous village benefiting from proximity to Detroit, water access,

industrial activity and scenic attractions such as the beach and riverfront (Wanless 1925). Wanless described the village as "a neat little town with every desirable feature packed into a neatly laid out area" (Wanless 1925). Belle River was also well known for its large beach and campground, popular with vacationers who spent time canoing, relaxing on the beach or enjoying the dance pavilion located only 200 feet from the shore. The Lake View Dance Pavilion claimed to be the "largest and finest hardwood dance floor in Southern Ontario" (Border Cities Star 1925). Music was provided by an orchestra from Detroit and "strict dancing rules under supervision of expert floor management" assured visitors of a "respectable amusement centre" (Border Cities Star 1925).

However, beneath Belle River's veneer of respectability lurked deep connections with the criminal underworld made famously rich by Prohibition in the United States. Belle River, with its port and historic relationship with Detroit, became a prime location for the illicit transportation of Canadian alcohol bound for Detroit (Opportunities for Youth Project

1974: 36). Perhaps the most prolific exporter in Belle River was Blaise Diesbourg (1897-1989), who adopted the street name "King Canada." Eventually, Diesbourg decided that becoming a rumrunner would be more profitable than selling liquor within Canada. During his first trip, he transported 800 cases of whiskey and beer across a frozen Lake St. Clair (Gervais 2011: 53). Soon, Diesbourg was purchasing \$12,000 of liquor at a time and arranging for its transportation in cars, trucks, boats and even planes.

Diesbourg's exploits by plane soon attracted the attention of the infamous Chicago based gangster Al Capone, who was looking for a reliable and high-volume source of liquor. Capone met with King Canada in the basement of his brother's Belle River home and, according to Diesbourg, he told Capone "I am King Canada, and you don't fool with me" (Gervais 2011: 57).

5. 1964 - PRESENT

In the post-war period, Belle River continued to be an important shipping point for agricultural products from the

townships. During the 1950s, important crops included corn, tomatoes, and sugar beets. The town also supported a fishing industry that shipped to markets as far away as New York State (Opportunities for Youth Project 1974: 41-42). Belle River was also a major destination for pleasure crafts and many boaters from Detroit would dock at Belle River's harbour to shop and enjoy the community (Palser 1983a).

The groundbreaking for the marina reconstruction took place on a snowy December 29th of 1983. The ceremony was led by Federal Agriculture Minister Eugene Whelan and Belle River Mayor Dick Tighe. The heavy snow meant that only 12 guests attended. The initial construction plans included space for 70 small boats, which could be expanded to 308, a customs office, washrooms, laundry room and harbour master's office (Windsor Star 1983). While the project experienced delays and cost overruns, the partially completed marina opened to the public in May 1985 (Honywill 1985).

6. NATURAL HERITAGE

Information was also collected on Terrestrial Natural Heritage early in the process to inform and enrich the Master Plan. Highlights of the review are as follows:

The mouth of the Belle River and the Lake St. Clair shoreline are ecologically rich areas of southwestern Ontario, which provide important habitat for migrating birds and numerous species at risk (SAR). There were records of seven terrestrial SAR occurrences within the last 20 years within the site (Table 1). Threatened and Endangered species and their habitat are protected by the Ontario Endangered Species Act, 2007. These include Barn Swallow, Bank Swallow, Northern Map Turtle, Blanding's Turtle and Eastern Foxsnake (NHIC and Ontario Reptile and Amphibian Atlas).

Existing trees and small vegetation patches provide suitable cover and resting sites for migrating birds during spring and fall. Built structures provide nesting sites for birds during the breeding season. Vegetation and rock along the shoreline are used for basking by turtles and snakes which also forage in shallow water, while the beaches and any other areas of exposed soft soil are suitable nesting sites for turtles.

7. NATURAL HAZARDS

West Beach and Lakeview Park are located along the Lake St. Clair Shoreline in an area identified as prone to flooding and erosion. Due to the recent record high water conditions of Lake St. Clair, the Town is undertaking a Shoreline Management Plan which will include a technical analysis of erosion and flooding hazards associated with the Lake St. Clair shoreline and the identification of land use policies, strategies, and engineering solutions to better protect the shoreline from erosion and prevent damage to property.

During the anticipated next phase of the project, detailed design, the consultant team along with the Town must insure careful consideration is paid to the recommendations laid out in the Shoreline Management Plan as well as the policies developed by the Town of Lakeshore in the Official Plan (Section 5.4.13). For example, buildings and structures may need to be flood-proofed to protect them from lake-related flooding. Consultation with the Essex Region Conservation Authority will be undertaken at the design stage with the goal to protect the public and reduce flood and erosion damage to the park properties.

8. NOTABLE WILDLIFE

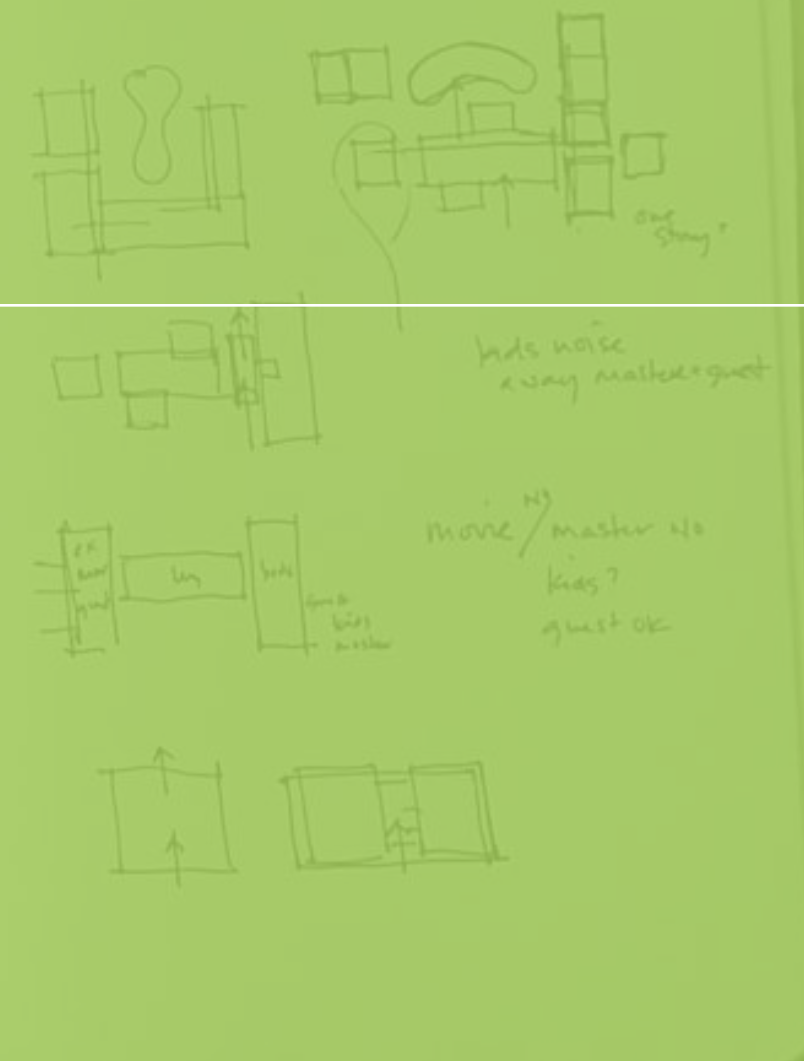
OBSERVATIONS INCLUDED:

- Barn Swallows (threatened species) were observed flying overhead and nests were observed under the rail bridge and under the overhanging roof of the Lakeview Park West Beach Snack Shack.
- An active nesting colony of Cliff Swallows was observed in the Lakeview Park pavilion.
- Northern Map Turtles (Special Concern) were observed basking on the shoreline in the embankment of the park and rock spit surrounding the marina. Multiple Northern Watersnakes were also observed basking in these locations.
- Lake St. Clair fish habitat was observed when examining the natural habitat area in Lakeview Park.



4.0

DESIGN PROCESS



In response to the design objectives and vision, Stantec, on behalf of the Town of Lakeshore, has prepared this Master Plan document to illustrate how the proposed redevelopment of the waterfront open space has met the goals and objectives of the community and the Town as set out in the Official Plan. Community engagement is paramount to the success of the project and the approach is detailed in the following chapter.

4.1 PUBLIC ENGAGEMENT GOALS

To best engage with the citizens of Lakeshore, public outreach was facilitated on two occasions during the design process. The first outreach was in April 2019 and was held within the Atlas Tube Centre and was well attended. The second outreach was held in August 2019 during the Sun Splash festival and the outreach was held both at the park site and in the Belle River community.

A engagement plan was developed early in the project to establish the focus and goals of public engagement to support and inform the development of the Master Plan. The following outlines the engagement process focus and goals:

- To encourage community involvement in the planning process through transparent and accessible engagement opportunities.
- To develop an understanding of the existing community and stakeholder perceptions of park issues and opportunities.
- To identify future community needs, desires, priorities and opportunities.
- To document stakeholder input.
- To craft a Lakeview Regional Park Master Plan that is reflective of stakeholder input.

4.2 WHAT WE DID

1. PUBLIC OPEN HOUSE

A Public Open House was held on the evening of April 10, 2019 (6:00-8:00 PM) at the Atlas Tube Centre to engage the community and stakeholders on a vision for the Lakeview Regional Park Master Plan. Community members provided insights into the current conditions of the park, its uses and what currently works and does not work. Feedback was also gained on what changes and/or additional features the community wanted to see made through the design process and how those changes would integrate with the surrounding community.

2. SUN SPLASH POP-UP EVENT

Stantec staff attended the Sun Splash festival in Lakeview Park on July 12, 2019 (1:00-3:00 PM) to walk around and speak to attendees to inform them of the Master Plan project underway and Pop-Up Event. Postcards were handed out to encourage further on-line engagement.

A Pop-up Event was held that evening in front of Town Hall from 4:00-7:00 PM during the Sun Splash car show. The community and stakeholders were asked to comment on the park conceptual alternatives. Attendees were also provided with a postcard to encourage them to visit *PlaceSpeak.com* to complete an on-line survey and provide any additional feedback on the Town's new on-line engagement platform.

3. MARINA CUSTOMERS CONSULTATION

A stakeholder consultation session was held on August 8, 2019 (1:30-3:00 PM) at the Belle River Marina. The conceptual alternatives were presented to the attendees, which was followed by a round-table discussion with participants on how

they use the marina and park facilities, and what currently works and does not work. Feedback specific to the two conceptual alternatives was received. Attendees were also provided with a postcard to encourage them to visit *PlaceSpeak.com* to complete a survey and provide any additional feedback on the Town's new on-line engagement platform.

4. BIA WORKSHOP

A workshop with the Belle River on the Lake BIA was held on August 19, 2019, to garner feedback on the vision for the park. The design alternatives were presented and comments were received.

5. ON-LINE ENGAGEMENT

PlaceSpeak.com has been adopted by the Town of Lakeshore to be used as an on-line engagement tool to deliver project information and solicit poll/survey information. This is particularly useful for reaching out to residents/stakeholders that are unable to attend the public open house, or for those who had attended but were not able to submit feedback. Both a poll and survey were published on-line and made available for several weeks.

6. WEB-PAGE ADVERTISING

The Town of Lakeshore's official web page was used to provide project status updates, Public Open House and Pop-Up Event notice details and promote the *PlaceSpeak* engagement platform.

7. SOCIAL MEDIA ADVERTISING

Several social media accounts were used to advertise the public engagement events. The Town of Lakeshore's social media (e.g. Twitter, Facebook) account actively posted updates using digital avenues to promote the *PlaceSpeak* engagement platform.

4.3 WHAT WE HEARD

During the engagement sessions we heard from numerous residents. The following is a summary of some of those discussions:

- Accessible/Inclusive Design – Buildings, walking surfaces and park features, including play elements, should be accessible to all abilities.
- Green Transportation – Encourage green transportation (e.g. cycling, walking, shuttles, etc) throughout the design.

- Safety – Incorporate safety improvements (e.g. near water safety, pedestrian/vehicular circulation, boating safety) throughout the design.

- Additional Boat Launches/Docks – Additional boat launch at the marina (e.g. one in, one out) and a boat dock on the west side of the river.

- Shade/Picnic Areas – More shade structures/sails and trees for shade in the park, along the Pier and at the beach; additional picnic opportunities.

- Variety of Activities – Provide for a variety of activities in the park for all ages and abilities that make use of the entire park (spread out high-use features throughout the park).

- Existing Park Features – Keep basketball court within the park and beach volleyball courts at West Beach.

- Water Play – Provide an improved splash pad or water play opportunity.

- Event Space – Improved event space with band shelter/stage (improve orientation).

- Water Quality/Environmental Design – The design should address water quality, flooding and improve shoreline habitat.

- Local Heritage Education - Design

should include educational opportunities for cultural/natural heritage and acknowledgment of First Nations.

- Four-Season Design – Provide activities and comfort of use during all four seasons.

- Parking – Additional trailer and car parking.

- Litter/Waste Management – Designs should address proper waste management and recycling, and address inappropriate use of park areas and facilities.

- Fishing - The community expressed that maintaining fishing and fishing areas was important to incorporate into the future design.

PLACESPEAK METRICS

Website Traffic (as of September 4, 2019):

- Live for 103 days
- 1674 Unique Views
- 112 Completed Polls
- 130 Completed Surveys

PARTICIPANTS:

- 189 unique Followers have connected onto *PlaceSpeak*.
- 94% of the Followers identify as residents of Lakeshore

POLL RESULTS

There was a total of 112 completed responses to the on-line poll on *PlaceSpeak*. The poll asked the question: What are your favourite features of Lakeview Park/West Beach and the marina? The following summary provides a breakdown of responses:

- Everything - 40
- Jetty - 6
- Marina Restaurant - 4
- Ice Cream and Pavilion - 17
- Trails - 8
- Splash Pad - 4
- Beach - 10
- Marina - 23

SURVEY RESULTS

A total of 130 surveys were completed on-line using *PlaceSpeak*. The survey consisted of several questions that generally sought feedback from participants on the vision for the park and the two conceptual alternatives. The following summarizes the intent of each concept:

Concept Option 1 (Passive Plan) promotes passive forms of recreation, such as

walking, biking, gathering space, and open green space for un-programmed activities, such as events, concerts, natural play, pick-up soccer, Frisbee, etc. This concept also focuses more on naturalized areas, including the restoration of natural habitat features.

Concept Option 2 (Active Plan) provides for more active recreational uses including a regional splash pad feature, junior and senior playgrounds, urban skate plaza and beach volleyball. Similar to Concept 1, this plan also provides gathering space and open green space for un-programmed activities, such as events, concerts, pick-up soccer and Frisbee.

The following is a highlight of the received responses/comments:

Question: What concept do you like the most?

- Concept 1 (Passive Plan) – 21%
- Concept 2 (Active Plan) – 50%
- No Preference – 29%

Question: Tell us a bit more about why you like this concept the most!

Concept 1 (Passive Plan)

“With the environment feeling the harsh effects of global warming, the Town really needs to focus on natural areas which will aid in storm water management and soil regeneration. Taking care of the waterfront needs to be a main priority.”

“Providing natural spaces for visitors and residents alike is important as this type of attraction is sought out.”

“Keep it small town.”

Concept 2 (Active Plan)

“I love the active plan because it will draw many people to our lake and will offer them a wider variety of activities.”

“Overall, the active plan is exactly what I had always envisioned for our beach front.”

“The toddler playground is great so there is one for toddlers and another one for older kids.”

“I feel like there is a lack of things to actively do in the area and adding things included in the active plan will benefit the whole town.”

“It allows the community to interact and get fit if well balanced with accessible walking and play areas which incorporate rest areas.”

“We need to be an active community... with somewhere to go to and be active and get involved with the community. The waterfront is BEAUTIFUL and should have things for people to do while there.”

“Activities that can be done in the lake would be fantastic for kids, youth, families and local business. For example, if we have a water park, the tourism will increase, local business will grow and keeping the people active will help with their health. Besides Belle River will be a place where people can have fun.”

General Comments (Applicable to both plans)

“I especially like the new marina concept which is a much-needed improvement. We need a better restaurant that is considerable to the Sandbar. It will provide a much nicer atmosphere for transient boaters as well as visitors to the town.”

“I like a combination of both. I have a toddler with special needs. Right now, the park isn’t accessible to him. We really enjoy the swings, the paths and especially the pond.”

“I love the idea of docks for beach access.”

“I think opening an area to allow water flow from east of the marina into the ponds is a great idea to facilitate water flow. The ponds are stagnant.”

“I would like the area to be enhanced in both active and passive plans.”

“Would be nice to see a mix of both active and passive together as it would appease to all population ages.”

Question: Are there certain elements of either plan that you really like? (shown as percentage of total participants)

- Band Shelter – 20%
- Large Pavilion (reservable) – 29%
- Toddler Playground – 30%
- Boat Dock (access to beach area) - 30%
- Naturalized Reclaimed Habitat - 41%
- Urban Skate-park - 16%
- Relaxation Plaza - 46%
- Shade Structure - 49%
- Natural Activity Nodes - 29%
- Safety Cross-Traffic Walking Zone - 34%
- Picnic Tables, BBQ - 39%
- Splash Pad - 47%
- Natural Wetland & Wildlife Habitat - 45%
- Reclaimed Natural Dunes - 28%
- Dockside Plaza - 48%

Question: Are there features that you think are missing or that you’d like to see?

“A pedestrian bridge from Lakeview Park to the west beach approximately at the end of the jetty. The one near the tracks is much too removed.”

“Longer beach? Isn’t all water access public space? Remove debris and allow people to go for walks along the beach!”

“A boardwalk with shops along both sides off the river. As well as more boat docking space. The marina needs more boat slips.”

“Rooftop bar at the marina restaurant. There should be a restaurant on the beach side with a rooftop patio.”

“It would be nice if the parks weren’t so close to the road going into the marina. So many times, I have seen little ones run from the grass on to the road. Would be nice to see the parks close to the other parking areas so parents to park there for the park and was safer for children playing since so many cars (and trucks hauling boats) drive into the marina parking.”

“...Shipping containers to create a pop-up type community of 4-5 containers that house; a cafe, activity rentals (bikes), retail etc. These structures are not permanent and don’t take up a huge footprint.”

“I’d like to see the marina shack sell ice, minnows, worms, water, and some other convenient items for boaters. The marina also needs better directional markings/signage to make in/out flow more efficient, especially during peak hours.”

4.4 CONCLUSIONS

There is indeed interest in updating and providing new spaces within the project site by the entire community. There was some concern as to what would be prioritized first and also wanting to make sure that the improvements would meet the needs of the community. As a result of the public feedback generated during our meetings, we believe that the following improvements are the highest priorities of the project site (not in an order of importance):

- Improvements to the Marina area.
- Improved + increased parking.
- Improvements to the water quality at West Beach and the Marina.
- Improved play areas and Pavilion.
- Increased functionality of the beach area.
- Connections across the channel from Beach to Lakeview Park and better connections into downtown.
- Ample room for family gatherings.
- Improved fishing areas.

5.0

DESIGN VISION

5.1 DESIGN OBJECTIVES

The Lakeshore waterfront is a regional destination that embraces its geography, creating a unique community-focused series of open spaces. *The future of Lakeview Park, Belle River Marina and the West Beach, is to grow on its tradition as a healthy and active place that celebrates its unique location connecting the lake to the community and providing an accessible space for all members of the community.*

The following outlines the design objectives for this project.

- i. Identify the four distinct character areas within the Town of Lakeshore waterfront and highlight the key program elements for each district.
- ii. Provide a framework for Council, BIA and the Town to budget for the project, apply for grants and set a framework for implementation.
- iii. Identify the necessary steps to move the preferred concept plan to the eventual construction of the waterfront open spaces.

5.2 DESIGN PRINCIPLES

1. ENHANCE THE WATERFRONT EXPERIENCE

Enhancing the visitor experience and creating a distinctive place for both visitors and locals the design will look to blur the water's edge to enhance the waterfront experience. Placemaking will be an important aspect of this design as currently, there is very little design vernacular that ties the entire waterfront area together to read as one destination. The design will also create accessible places for active and passive recreation for all ages and abilities.



2. CONNECT + ACTIVATE

Connecting and activating the various open spaces with the marina and waterfront will help to define clear, legible, safe and attractive links throughout the site. A variety of programmed spaces and easily understood way-finding will assist to create a stronger sense of place. Equally important is the meaningful connections back into the community creating not only safe connections between the community and the waterfront, but to also further clarify the identity of the municipality as a waterfront destination.



3. CREATE DISTINCT DESTINATIONS

Celebrating the diversity and distinctiveness of the various open space nodes and the unique destinations within Lakeview Park and Belle Marina, this project will be a recreation destination for all users of Lake St. Clair and aim to be a regional draw to the adjacent communities.



4. BLUE FLAG ACCREDITATION

The Town has set the goal of improving the overall water quality of its beaches and marina striving for Blue Flag accreditation. The Blue Flag criteria challenges local authorities, marina and beach operators to achieve high standards in four categories; water quality, safety, environmental education and management. The Blue Flag accreditation is sought for beaches, marinas, and sustainable boating tourism operators as an indication of their high environmental and quality standards and a respect for balancing the natural and built environment. Through landscape architecture and environmental design measures, the Master Plan strives to put in place the ground work for achieving Blue Flag accreditation.

5. RESTORE THE WATERFRONT + IMPROVE WATER QUALITY

Through environmental design and landscape architecture, the project will aim to create spaces that help restore the shoreline and improve water quality. These improvements will help shape the future of Lakeview Park and Belle River Marina and move the area closer to achieving Blue Flag status.

6. CREATE OPPORTUNITIES FOR ECONOMIC REINVESTMENT IN THE WATERFRONT

Parks provide a great benefit to citizens, both those who live nearby and tourists. In addition to their many environmental benefits, including preserving plant and animal habitat, decreasing air pollution, and improving water filtration, parks create an economic benefit for communities. To further allow for economic reinvestment into the Lakeshore waterfront, we have proposed multiple opportunities for reinvestment in infrastructure in the open space program, including a new restaurant and marina.



5.3 HISTORICAL IMPLEMENTATION

The Town of Lakeshore has a rich and vibrant history. Honoring the past through design interventions in the landscape may help to create a stronger link between the community and its past. Historical implementation in the landscape can provide educational opportunities for the community and may be linked to school curriculum. Design interventions also provide an opportunity to host festivals designed around specific historical and cultural events and to showcase the Lakeshore's history to the greater Southwestern Ontario region.



A. HISTORICAL SIGNAGE

The history of Lakeshore could be showcased by interpretive signage in the park or along the boardwalk. Informative signage could be dotted along a walking path that educates the community on the history of the town, major milestones in the development of Lakeshore and key individuals responsible for the town's growth.



B. THEMED PLAY FEATURES

Major historical events can be identified through thematic design. Capturing the French influence of the town's early history or working together with the local Indigenous community to create themed features to help improve awareness and acknowledge the role of the First Nations in Lakeshore. Play features can add an extra dimension to the historical landscape and help to better tell the story of the history of Lakeshore.



C. HISTORICAL BENCHES

Discover the history of Lakeshore through benches and/or seating elements scattered throughout the waterfront landscape. The features allow community members a space to rest along the promenade and naturalized trail system as well as to learn about the history of the space.



D. HISTORICAL EVENTS

Areas in the Master Plan have been designed to accommodate large gatherings and/or festivals. These areas can be programmed around historical events and showcase important community members in the creation of Lakeshore.



E. PUBLIC ART

Public art can play a large role in showcasing history within the landscape. Developing a public art plan for the waterfront may help reconnect the community to its history and provide local and international artists the chance to showcase art in a world-class setting.



6.0

MASTER PLAN

6.1 THE MASTER PLAN



6.2 WEST BEACH



LEGEND

- 1 Groomed Beach
- 2 Beach Volleyball
- 3 Open Play
- 4 Boat Dock
- 5 Bridge Crossing
- 6 Shade Structure
- 7 Beach Access
- 8 Maintenance Shed
- 9 Beach Plaza
- 10 Spray Park
- 11 Additional Parking
- 12 Improvements to Existing Amenity Building
- 13 Kayak Launch

6.3 LAKEVIEW PARK



LEGEND

- 1 Band Shelter
- 2 Family Pavilion
- 3 BBQ + Picnic Area
- 4 Tot Lot
- 5 Natural Playground
- 6 Park Plaza Entrance
- 7 Basketball Court
- 8 Sport Court
- 9 Earthen Berms
- 10 Open Play
- 11 Improvements to Existing Washroom Building

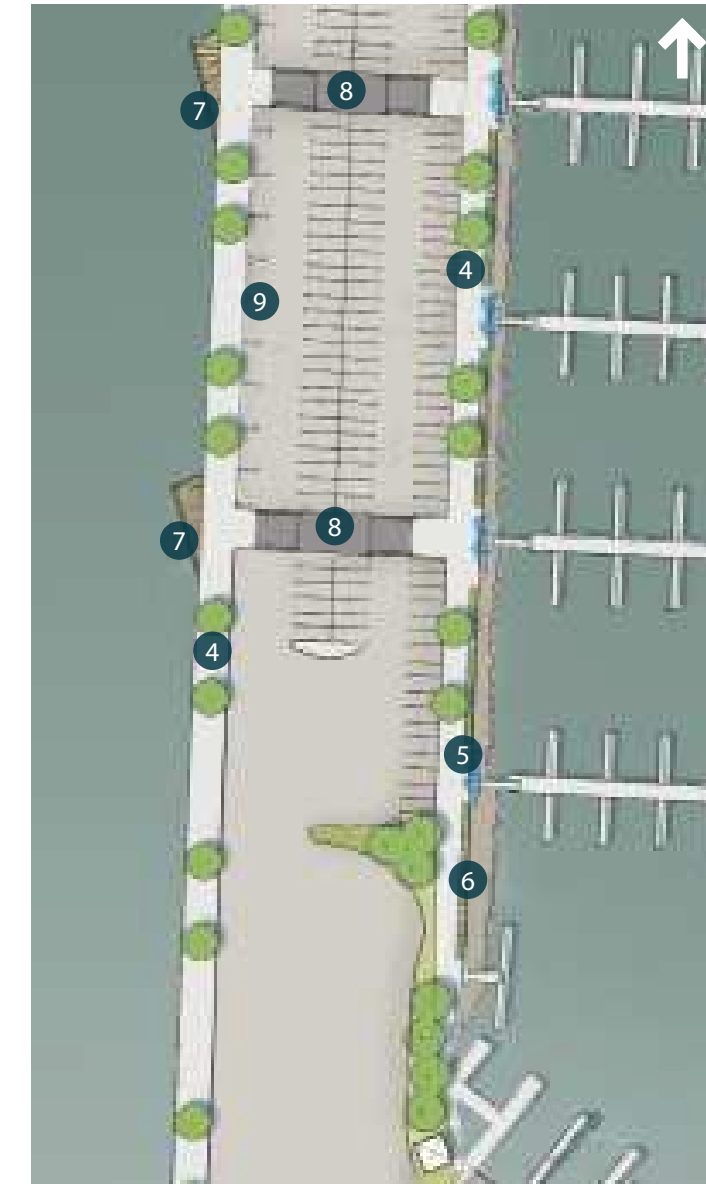
6.4 NATURAL HABITAT AREA



LEGEND

- 1 Family Pavilion
- 2 Accessible Pathway
- 3 At-Grade Boardwalk
- 4 Lookout Piers
- 5 Reconfigured Pathway
- 6 Earthen Berms
- 7 Additional Parking
- 8 Opening to Improve Water Quality
- 9 Naturalized Wetland + Wildlife Habitat
- 10 Kayak Launch
- 11 Fishing Platforms

6.5 THE PIER + MARINA



LEGEND

- 1 Dockside Patio
- 2 New Marina Building
- 3 Relocated Fuel Tank
- 4 Promenade
- 5 Shade Structure
- 6 Seating Nodes
- 7 Waterfront Lookout
- 8 Pedestrian Crossing
- 9 Parallel Parking
- 10 Garbage Enclosure

6.6 SITE FEATURES

Several key elements were identified early in the design process that were to be incorporated into the design. These elements were identified by the Town of Lakeshore based on their importance to the community, ability to generate revenue for the Town and life-cycle of the structures. All of 'the givens' have been validated through stakeholder and community engagement and have been incorporated into the Master Plan.



A. FAMILY PAVILIONS Lakeview Park

The family pavilions will be a major community focal point and gathering space within Lakeview Park. The pavilions will provide an option for bookable community space for events, birthdays and anniversaries and act as a central meeting space for families that have children using different areas of the waterfront.



B. SHADE STRUCTURES West Beach

The architectural shade structures will serve as a design feature for the open space and act to accent the design of the west beach plaza and splash park. Additionally, they will provide filtered shade for parents watching their children play in the splash park and for users enjoying the waterfront plaza.



C. TEMPORARY BOAT DOCK West Beach, The Pier + Marina

A boat dock along the western edge of the channel will create a location for temporary day use boat parking and kayak launch. The temporary docks will help alleviate the demand on the marina and drive business to the west beach pavilion in the summer months, emphasizing it as a regional destination on Lake St. Clair.



D. SPORTS COURTS West Beach, Lakeview Park

Proposed basketball, tennis and volleyball courts will add an element of active recreation to the open space design. The hard courts also have the opportunity to be flooded in the winter to create a winter ice rink, encouraging four-season recreation.



E. SPRAY PARK West Beach

The spray park will be designed with interactive components for children of all ages. The components will be designed to integrate with the natural waterfront landscape and the design of the beach plaza. Spray park has been relocated to West Beach to create a water focused play area next to the Lake's edge.



F. BBQ PAVILIONS + PICNIC AREA
Lakeview Park

The BBQ pavilions and picnic area will serve as a gathering space within Lakeview Park. The pavilions will create a space for families to enjoy the open space, host family gatherings, get shade and have the opportunity to cook outdoors.



G. NATURAL PLAYGROUND
Lakeview Park

The natural playground will be designed with features that compliment the natural landscape and create an interactive space for children. It will function as a fully accessible, safe area for children of all ages and abilities to play, with equipment specifically designed for ages 2-5, 5-12 and 12+.



H. WATERFRONT PROMENADE
The Pier + Marina

The promenade will work to create a continuous public walkway along the lake, stitching together different waterfront open spaces, including dedicated areas for fishing activities. The promenade will link the future marina restaurant to the park and create a space for all community members to interact with the waters edge and enjoy the sunsets.



I. LOOKOUT + FISHING PIERS
The Pier + Marina

A key feature of the waterfront promenade, the lookout + fishing piers, create a unique architectural feature along the water's edge. The lookout piers offer an opportunity to users to take a break, enjoy time for quiet reflection, fish and enjoy the waterfront.



J. BRIDGE CROSSING
West Beach, The Pier + Marina

Creating a more direct pedestrian link between West Beach, Lakeview Park and the marina, the new bridge crossing helps link the waterfront amenities and offers a safer pedestrian crossing directly from the waterfront promenade.



K. NATURALIZED HABITAT
Natural Habitat Area

Improving the water quality is a top priority, a new naturalized habitat within the marina lagoon will help spur biodiversity and improve the water's edge. The town has recently been awarded a Swim Drink Fish grant and is beginning the first phase of this development work in the summer of 2020.



L. OPEN PLAY
Lakeview Park, West Beach

The open play area will be reserved for both passive and active recreation. The space will provide the opportunity to relax in the sun and shade or kick and throw the ball around with family and friends. The open space will also have the ability to host concerts, markets and community festivals.



M. ADDITIONAL BOAT PARKING
The Pier + Marina

Improvements to the vehicular circulation, boat - trailer and vehicle parking and pedestrian safety should be explored in detail during the next phase of the project. Updates the boat launch and functional design of the Marina will improve vehicle circulation and parking at the Marina creating a better interface and defined space for all user groups.



N. PARK PLAZA ENTRANCE
Lakeview Park

The plaza entrance could be constructed with high-quality decorative concrete to create a gateway to mark the entrance to Lakeview Park. Flanked by earthen berms with the community building acting as the terminating vista, the entrance plaza will create a formalized entrance to the park.



O. NEW MARINA BUILDING
The Pier + Marina

Scheduled as a potential future project, the new marina building has the opportunity to be a major focal point of the waterfront redesign. The new marina building could have a variety of uses with special consideration being paid to a boutique hotel, banquet facility, new restaurant, large outdoor patio and plaza, community hall and marina operations office.



P. BEACH PLAZA
West Beach

Capitalizing on the success of the West Beach concession, the beach plaza is designed to be an inclusive space for all members of the community to enjoy the waterfront. Multiple seating options, including areas to lounge in the sun or sit in the shade and enjoy an ice cream have been included in the design.



Q. BAND SHELTER
Lakeview Park

In its current form, the band shelter is not serving the needs of the community. The re-design of the band shelter will improve its location and heights on the site to help with the acoustics, creating a more intimate setting for community concerts and events.



7.0

CONNECTION TO DOWNTOWN

7.1 CONNECTION TO DOWNTOWN

Identified throughout the design process as a major design objective and economic driver for the community was creating a stronger connection between the waterfront amenities and the downtown core. Creating safe connections between the community and the waterfront will not only help to spur economic development and reinvestment into the community, it will also further help to clarify the identity of the municipality as a waterfront destination. A significant investment was recently made by the Town of Lakeshore to upgrade Notre Dame Street, the streetscape improvements between the waterfront and downtown should build on the recently completed streetscape to help create a stronger link between the two major amenities.

The following are key elements that, if implemented, would help to strengthen the link between the waterfront and downtown:

PAGEENTRY: Visual markers help create a sense of place and clearly mark a destination. They can be used to advertise events, celebrate holidays and special occasions and welcome visitors to an area.

WAY-FINDING: Way-finding includes all the ways people understand their surroundings and travel from place to place. This is more than signs – it also includes names, landmarks, conventions, maps and new media. A detailed way-finding strategy will help link the community to its major amenities.

RAILWAY CROSSING: Currently the missing link in the pedestrian network between Notre Dame Street and the waterfront is the railway crossing. Creating a safe, pedestrian friendly crossing will help to better link the downtown to the waterfront.

SHUTTLE SERVICE: To help improve the link between the marina, Lakeview Park, West Beach and downtown, a dedicated shuttle service could run on the half hour connecting community members to major amenities.

MARINA BIKES: An improved marina bike service could allow more free flow movement between marina users and the downtown businesses.

ECONOMIC DEVELOPMENT SUPPORT: The Town may wish to look at ways to support economic development within the project boundary (see figure 1.0). Economic development support could include community improvement programs, support for festivals and community events, and potential land acquisitions to increase the opportunities for connection to the downtown, and parking.



Example of Waterfront Shuttle Service



Example of Improved Marina Bike Service



Example of Streetscape Way-finding

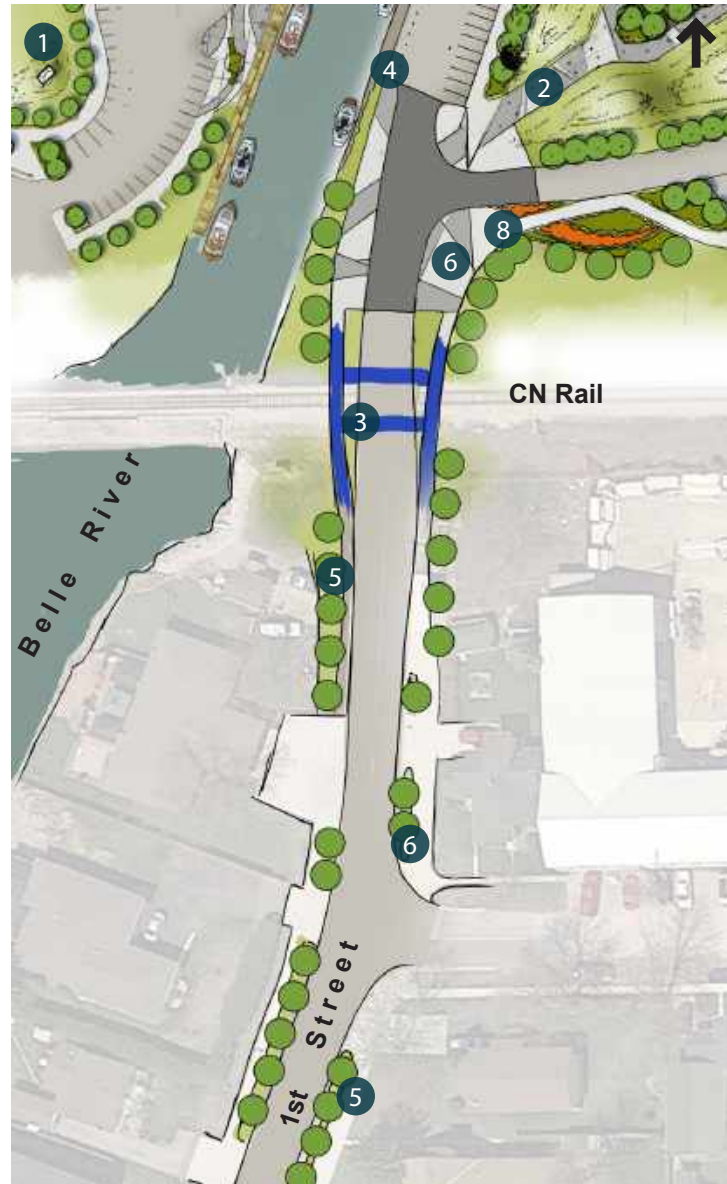


Example of Streetscape Pageantry



Example of Improved Railway Crossing

7.2 DOWNTOWN CONNECTION IMPROVEMENTS



LEGEND

- 1 West Beach
- 2 Lakeview Park
- 3 Improved Train Crossing
- 4 Connection to Promenade
- 5 Streetscape Pageantry
- 6 Way-finding Markers
- 7 Upgraded Intersection
- 8 Connection to Waterfront Trail

Figure 7.0 Proposed Shuttle Route



8.0

PHASING PLAN

8.1 PHASING ZONES

The waterfront construction zones have been developed to allow the Town of Lakeshore the opportunity to take a conservative approach to phased construction, while staying nimble to advance phases should specific parks grants become available. The construction program has been broken up into 5 zones which may span over 6 construction seasons and may be revised at the Town's discretion should priorities change:

Zone 1 - The rehabilitation of the natural habitat area is currently underway due to the successful award of the Swim Drink Fish grant. Improving water flow, removal of the invasive vegetation and rehabilitating the marina shoreline. New pathway connections will be added along with signage to help the Town of Lakeshore start the path towards Blue Flag certification.

Zone 2 - Creating a continuous pedestrian realm on the promenade, linking all four open space assets together and revising the parking lot in an effort to stimulate economic interests in the redevelopment of the marina building is the focus of the second construction zone. Reviewing the parking strategy and design to create a safer parking lot with increased parking will also be included in this phase. A new marina building may be included in this phase but is subject to separate funding.

Zone 3 - Site work at Lakeview Park will include the re-design of the open space, pathway network and preparing the base for

all park site features. Individual site features may be added or subtracted at this time and are subject to funding.

Zone 3b - Incorporation of major site features into Lakeview Park. Features may include:

- New playground
- New basketball court
- Tennis/pickleball court
- Band shelter
- Ping-pong, checkerboard tables
- Architectural improvements to the community & washroom building
- Addition of community pavilions
- Signage and art features

Zone 4 - Site work at West Beach will include the re-design of the open space, beach plaza waters edge/beach condition and preparing the base for all site features. Site features may be added or subtracted at this time and are subject to funding.

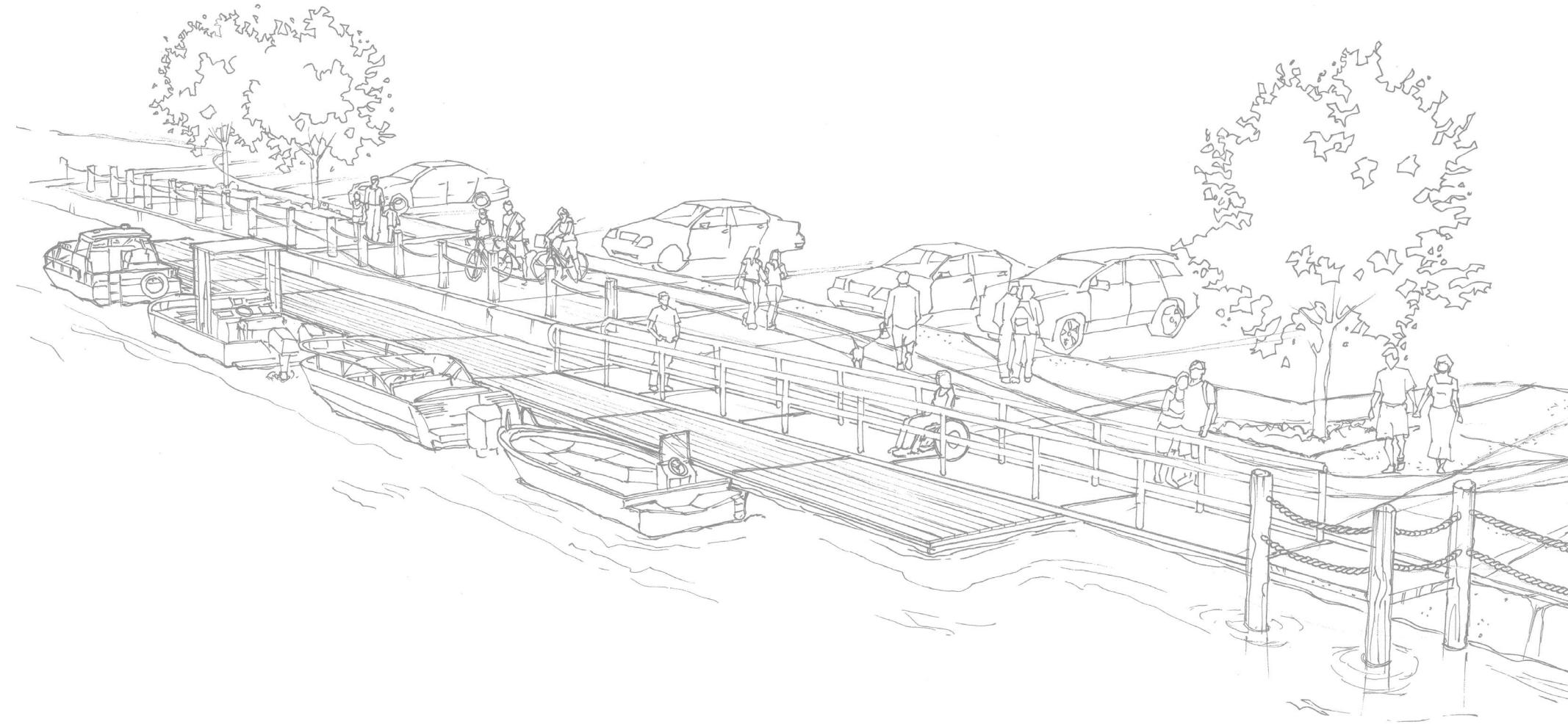
Zone 4b - Incorporation of major site features into West Beach. Features may include:

- Splash pad
- Shade structures/pavilions
- Building upgrades
- Additional parking

Zone 5 ++ Upgrades

- New bridge connection
- Additional temporary boat parking
- Lookout piers





9.0

CONCLUSION

9.1 CONCLUSION

Lakeshore and its waterfront have been a regional destination for over a century with key community assets, like West Beach, Lakeview Park and the Belle River Marina, providing a high quality waterfront and marina experience to the community and regional users of Lake St. Clair.

More recently, the community and marina have seen intensification of use and an increase in the demand for high quality public amenities. This has placed pressure on the existing amenities including the park, parking lot, marina, boat launch and amenity buildings. The community, while tied to its history, is not defined by it, and so the Master Plan speaks directly to what the future of the Lakeshore waterfront could be.

The Master Plan provides new community gathering spaces, an improved marina experience including restructured parking, a continuous pedestrian pathway network and a proposed new restaurant and community building. The redesign of Lakeview Park and West Beach serves the desire of some users to relax in nature while providing others with the opportunity for active recreation. While many components of this Master Plan will be refined during the detailed design and eventual construction phases, these concepts provide the outline and form of a vibrant, public realm supporting the mixture of user groups within Lakeshore.



A

APPENDIX



Date: November 6, 2019

File: 116500616

Belle Marina / Lakeview Park / West Beach Town of Lakeshore

PRELIMINARY OPINION OF PROBABLE COST - SUMMARY TABLE

Item	Opinion of Cost - Preferred Alternative
1. West Beach	\$2,155,000
2. Lakeview Park	\$2,000,000
3. The Pier + Marina	\$2,050,000
4. Natural Habitat Area	\$810,000
SUB-TOTAL	\$7,015,000
20% Contingency	\$1,403,000.0
15% Design	\$1,052,250
TOTAL (excluding HST)	\$9,470,250

ASSUMPTIONS / EXCLUSIONS:

1. Estimate assumes all excavations to be disposed of offsite.
2. Estimate assumes all topsoil to be imported.
3. Estimate assumes no maintenance, no allowances have been made for snow removal.
4. Estimate assumes no irrigation is included.
5. Estimate assumes general site works - removals, rough grading are not included.
6. Estimate does not include design related to shoreline protection.
7. Estimate does not include permitting or application fees, including those related to species at risk (SAR).
8. Estimate does not include planning approvals, supporting studies or site investigations.

PRELIMINARY OPINION OF PROBABLE COST - WEST BEACH

Item	Opinion of Cost	(based on 2019 costs)
1. Hardscape Upgraded Paved Plaza Concrete Sidewalk Additional Parking Area	\$785,000	
2. Buildings + Structures Relocated Maintenance Building Community Pavillion (major + minor) Fabric Shade Structure (major + minor) Waterfront Cabanas + BBQ's	\$250,000	
3. Site Features Break Wall Boat Dock Community Splash Pad Beach Volleyball Courts	\$600,000	
4. Site Furnishing Upgraded Lighting Benches Beach Lounge Chairs Planter w/ Seat Wall Waste + Recycling Receptacle Bollards Site Signage	\$385,000	
5. Plant Material Trees + Shrub Planting	\$50,000	
6. Sodding	\$15,000	
7. Earthworks Clean + Grading of Existing Beach Naturalized Berms	\$70,000	
8. Miscellaneous	\$0	
SUB-TOTAL	\$2,155,000	
20% Contingency	\$431,000	
15% Design	\$323,250	
TOTAL (excluding HST)	\$2,909,250	

PRELIMINARY OPINION OF PROBABLE COST - LAKEVIEW PARK

Item	Opinion of Cost	(based on 2019 costs)
1. Hardscape Asphalt Parking Lot Concrete Promenade with Water Feature	\$450,000	
2. Buildings + Structures Band Shelter Improvements to Existing Community Building	\$550,000	
3. Site Features Natural Playground	\$500,000	
4. Site Furnishing Natural Playground Upgraded Lighting Benches Waste + Recycling Receptacle Site Signage	\$300,000	
5. Plant Material Trees + Shrub Planting	\$85,000	
6. Sodding	\$80,000	
7. Earthworks Naturalized Berms	\$35,000	
8. Miscellaneous	\$0	
SUB-TOTAL	\$2,000,000	
20% Contingency	\$400,000	
15% Design	\$300,000	
TOTAL (excluding HST)	\$2,700,000	

PRELIMINARY OPINION OF PROBABLE COST - NATURAL HABITAT AREA

Item	Opinion of Cost	(based on 2019 costs)
1. Hardscape Asphalt Parking Lot Rehab Asphalt Pathway Concrete Pathway Naturalized Pathway - Limestone Screenings Naturalized Pathway - Flag Stones Boardwalk	\$75,000	
2. Buildings + Structures Learning Pavillion	\$50,000	
3. Site Features Boardwalk Lookout Decks	\$225,000	
4. Site Furnishing Upgraded Lighting Benches Waste + Recycling Receptacle	\$75,000	
5. Plant Material Trees + Shrub Planting	\$50,000	
6. Naturalized Reclamation Naturalized Planting (mix of seed and pots)	\$35,000	
7. Wetland Improvements Dredge + Clean-Up Clearing and Grubbing Rip Rap Reinforcement Culvert Water Fountain Circulation Bridge Connection	\$300,000	
8. Miscellaneous	\$0	
SUB-TOTAL	\$810,000	
20% Contingency	\$162,000	
15% Design	\$121,500	
TOTAL (excluding HST)	\$1,093,500	

PRELIMINARY OPINION OF PROBABLE COST - THE PIER + MARINA

Item	Opinion of Cost	(based on 2019 costs)
1. Hardscape Asphalt Parking Lot Concrete Promenade Concrete Promenade Crossings Dockside Plaza Resturant Patio Building + Lookout	\$715,000	
2. Buildings + Structures Renovated Café + Community Building New Café + Community Building	\$1,000,000	
3. Site Features Promenade Lookouts	\$100,000	
4. Site Furnishing Upgraded Lighting Benches Waste + Recycling Receptacle	\$150,000	
5. Plant Material Trees + Shrub Planting	\$10,000	
6. Sodding	\$0	
7. Earthworks	\$0	
8. Miscellaneous Relocated Fuel Tanks Secondary Boat Launch	\$75,000	
SUB-TOTAL	\$2,050,000	
20% Contingency	\$410,000	
15% Design	\$307,500	
TOTAL (excluding HST)	\$2,767,500	

