



Waterfront User Needs Assessment & Detailed Design

Town of Cobourg
Open House #1
Tuesday April 4, 2017

Introductions

Town of Cobourg

Brian Darling, Councillor

Dean Hustwick, Director, Recreation and Culture Division

Teresa Behan, Manager of Parks

Paul Gauthier, Manager of Marina & Waterfront Facilities

Consulting Team

Mike Tocher, thinc design

Peter Heyblom, thinc design

Mary Catherine Mehak, Mehak, Kelly & Associates

Agenda

1. Project intent (1 min)
2. Consulting team (6 min)
3. Study area (1 min)
4. Past studies and work initiated (1 min)
5. Key issues (8 min)
6. Approach (8 min)
7. Schedule (2 min)
8. The plan (8 min)
9. Questions/discussion (15 Minutes)
10. Comments (wrap up by 8:30)

Project Intent

Develop a Waterfront User Needs Assessment and Detailed Design Plan

- ▶ Confirm the community's vision for the waterfront
- ▶ Implement waterfront related components of the Parks Master Plan (2013)
- ▶ Update and consolidate waterfront policies and guidelines
- ▶ Detailed waterfront plan (goals, objectives, plans, implementation strategy)

Consulting Team

thinc design

Mike Tocher

Peter Heyblom

Trish Clarke + Danielle Davis

Mehak, Kelly & Associates

Mary Catherine Mehak

RFA Planning Consultant

Ruth Ferguson Aulthouse

PLAN B Natural Heritage

Brad Bricker

thinc design experience

- ▶ Landscape architecture and planning
- ▶ Experience with both large and small scale municipal projects
- ▶ Focus on community engagement
- ▶ Projects from concept to implementation (big ideas to construction)

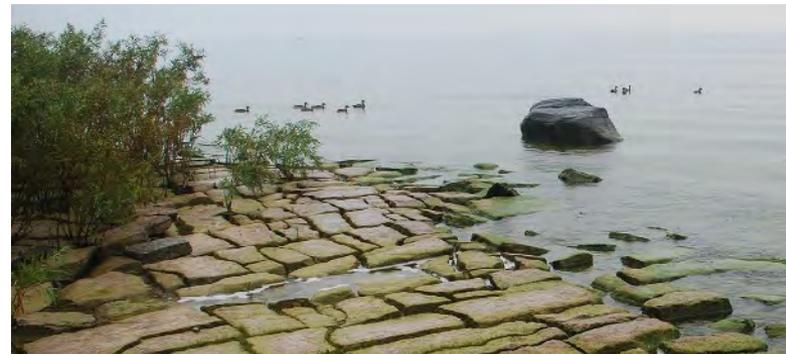
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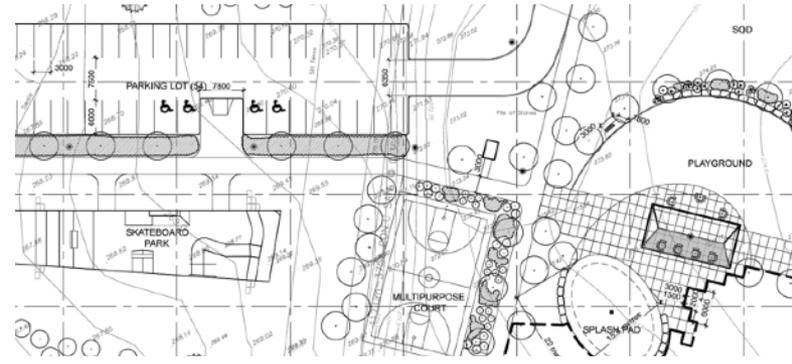
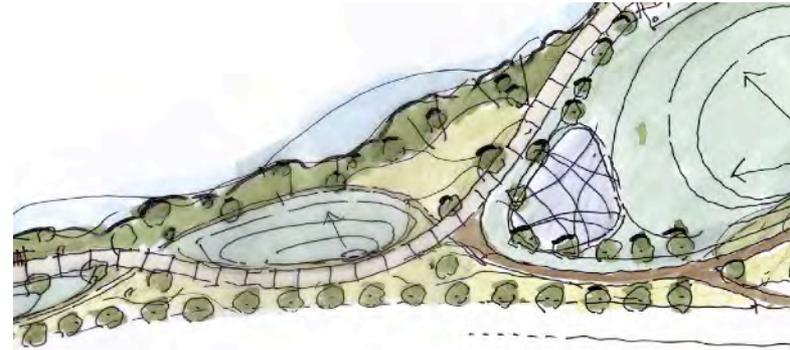
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- ▶ Landscape architecture and planning
- ▶ Experience with both large and small scale municipal projects
- ▶ **Focus on community engagement**
- ▶ Projects from concept to implementation (big ideas to construction)



thinc design experience

- ▶ Landscape architecture and planning
- ▶ Experience with both large and small scale municipal projects
- ▶ Focus on community engagement
- ▶ Manage projects from design to implementation (big ideas to construction)



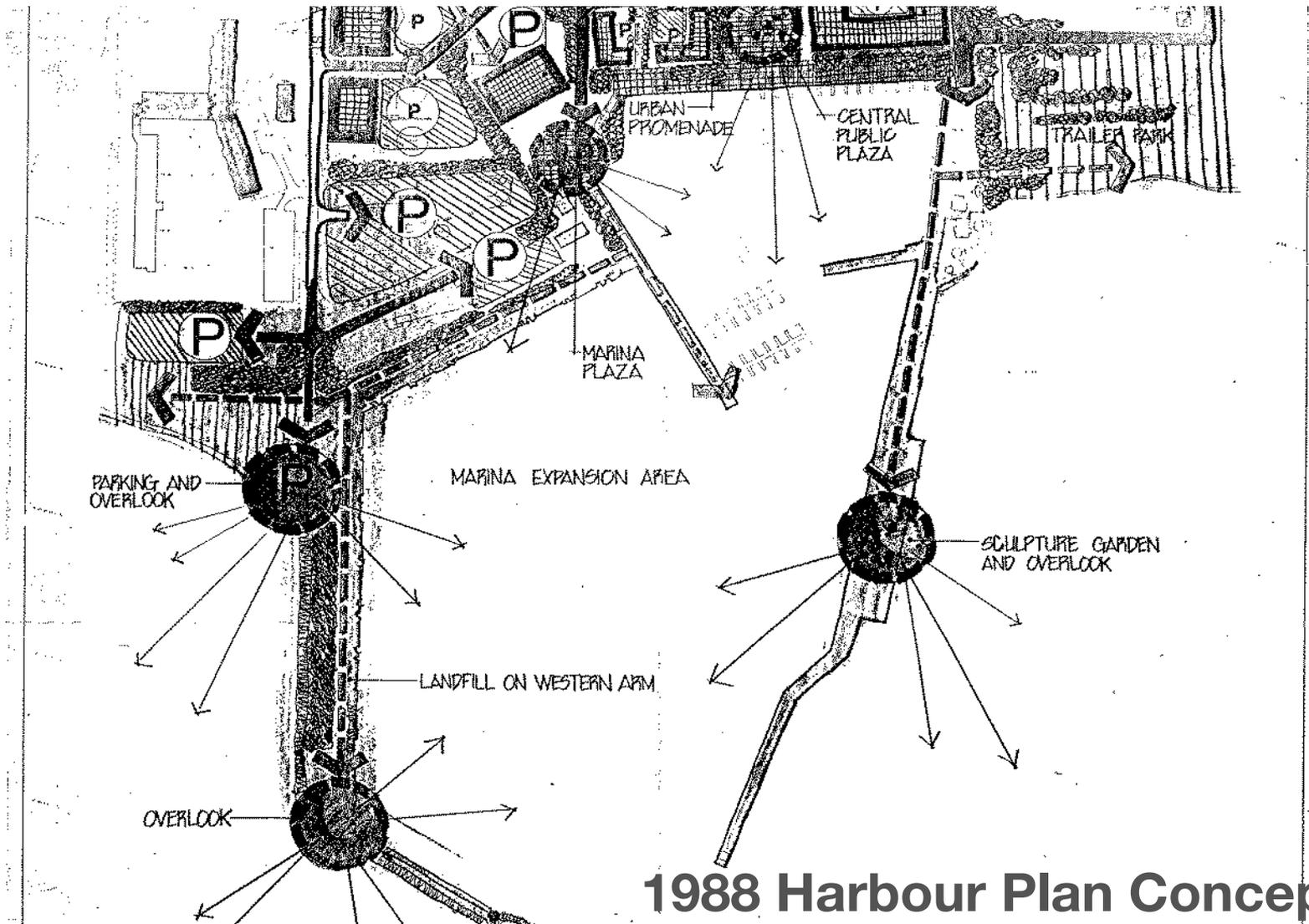
Study Areas



Past Studies

Title	Author	Year
Cobourg Harbour Land Design Concept	Totten Sims Hubicki Associates, Miriam Mutton Landscape Architect, J.E. Doubt Associates	1997
Downtown Cobourg Vitalization Community Improvement Plan	Dillon Consulting, RCI Consulting	2016
Downtown Cobourg Master Plan	Dillon Consulting, RCI Consulting	2016
Heritage Master Plan	MacNaughton Hermsen Britton Clarkson Planning Limited	2016
Cobourg Marina Expansion Operations and Facilities Study	Shoreplan	2015
Downtown Parking Study	Paradigm Transportation Solutions Limited	2014
Parks Master Plan	Peter J. Smith & Company Inc.	2013
Recreation Strategy and Implementation Plan	MHBC & Raymond Consulting	2016
Strategic Plan	Town of Cobourg	2015
Tourism Investment Opportunities Study	The Economic Planning Group of Canada Tourism Consultants	2015
Transportation Master Plan	HDR, iTrans, Planning Alliance, Horizon Data Services	2011
Urban and Landscape Design Guidelines	Brook McIlroy Planning + Urban Design/Pace Architects	2010
Victoria Park Master Plan	Hough Woodland Naylor Dance Leinster, DMA Planning & Management Services	2002
West Harbour Waterfront Development Plan	Hough Stansbury Woodland Naylor Dance Limited	1995
Harbour Development Strategy	Macaulay Shiomi Howson Ltd	1988

Past Studies



1988 Harbour Plan Concept

Past Studies

- ▶ Extensive background review on past studies (move forward not revisit)
- ▶ Advance preferred projects that achieve waterfront vision

Work Initiated

- ▶ Background documents review
- ▶ Site investigation
- ▶ Community Engagement Strategy
 - Meeting #1 with steering committee
 - Meetings with municipal representatives (21)
 - Meetings with stakeholder groups next week (19)

Key Issues

Project will look at a range of issues including:

1. Waterfront as a district
2. Corridors and connections to/from waterfront
3. Marina (layout + operation)
4. Victoria Park campground
5. East pier and light house
6. West breakwater
7. West beach
8. Heritage considerations
9. Public washrooms
10. Natural features and environmental protection
11. School Board property
12. Parking
13. Costs, fees and revenue generation
14. Access and enjoyment for all users

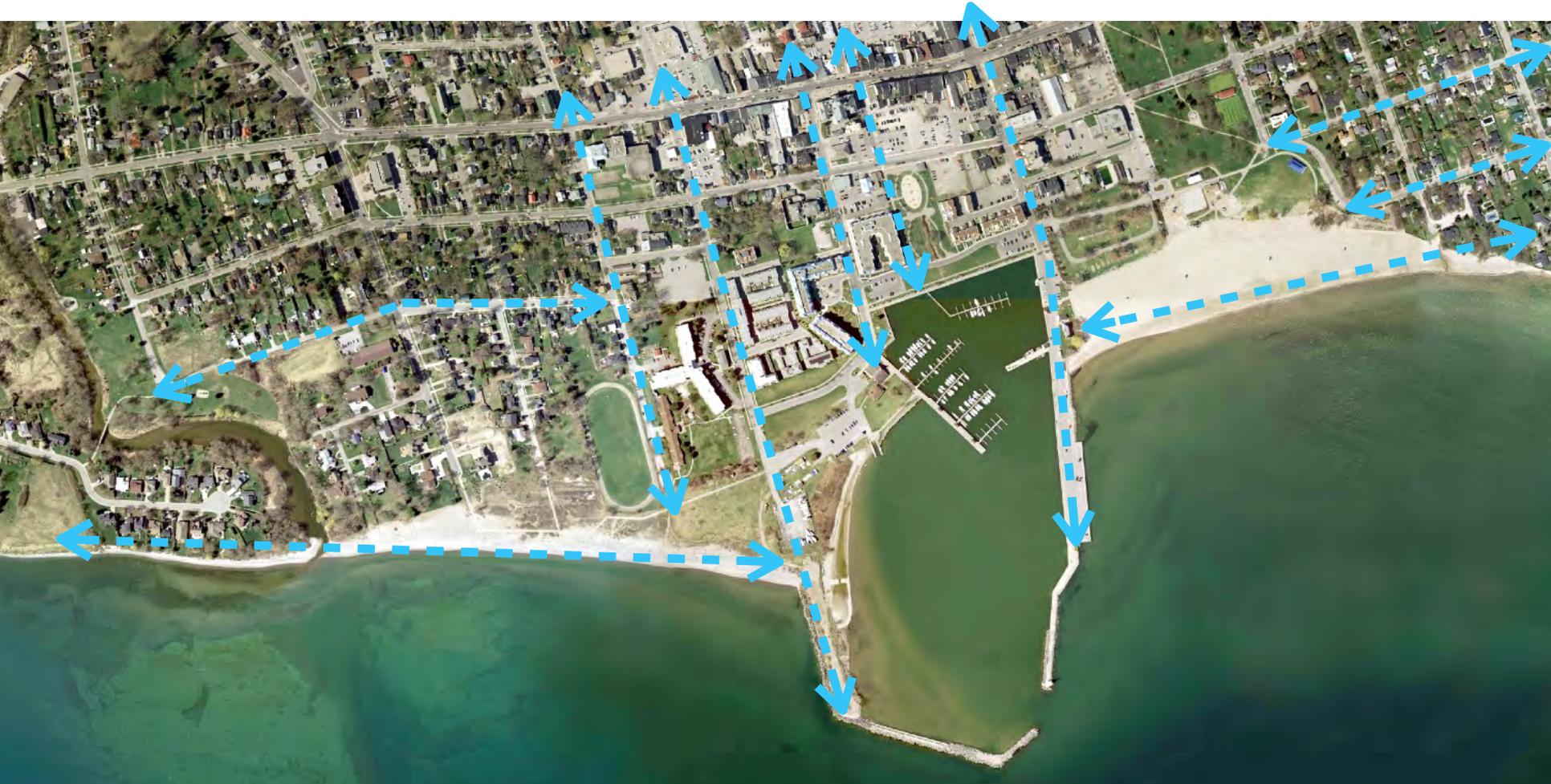
Key Issues

#1 Waterfront as a District



Key Issues

#2 Corridors and Connections



Key Issues

#3 Marina (layout + operation)



Key Issues

#3 Marina (layout + operation)



Key Issues

#3 Marina (layout + operation)



Key Issues

#4 Victoria Park Campground



Key Issues

#4 Victoria Park Campground



Key Issues

#5 East Pier and Lighthouse



Key Issues

#5 East Pier and Lighthouse



Key Issues

#5 East Pier and Lighthouse



Key Issues

#6 West Breakwater



Key Issues

#6 West Breakwater



Key Issues

#7 West Beach



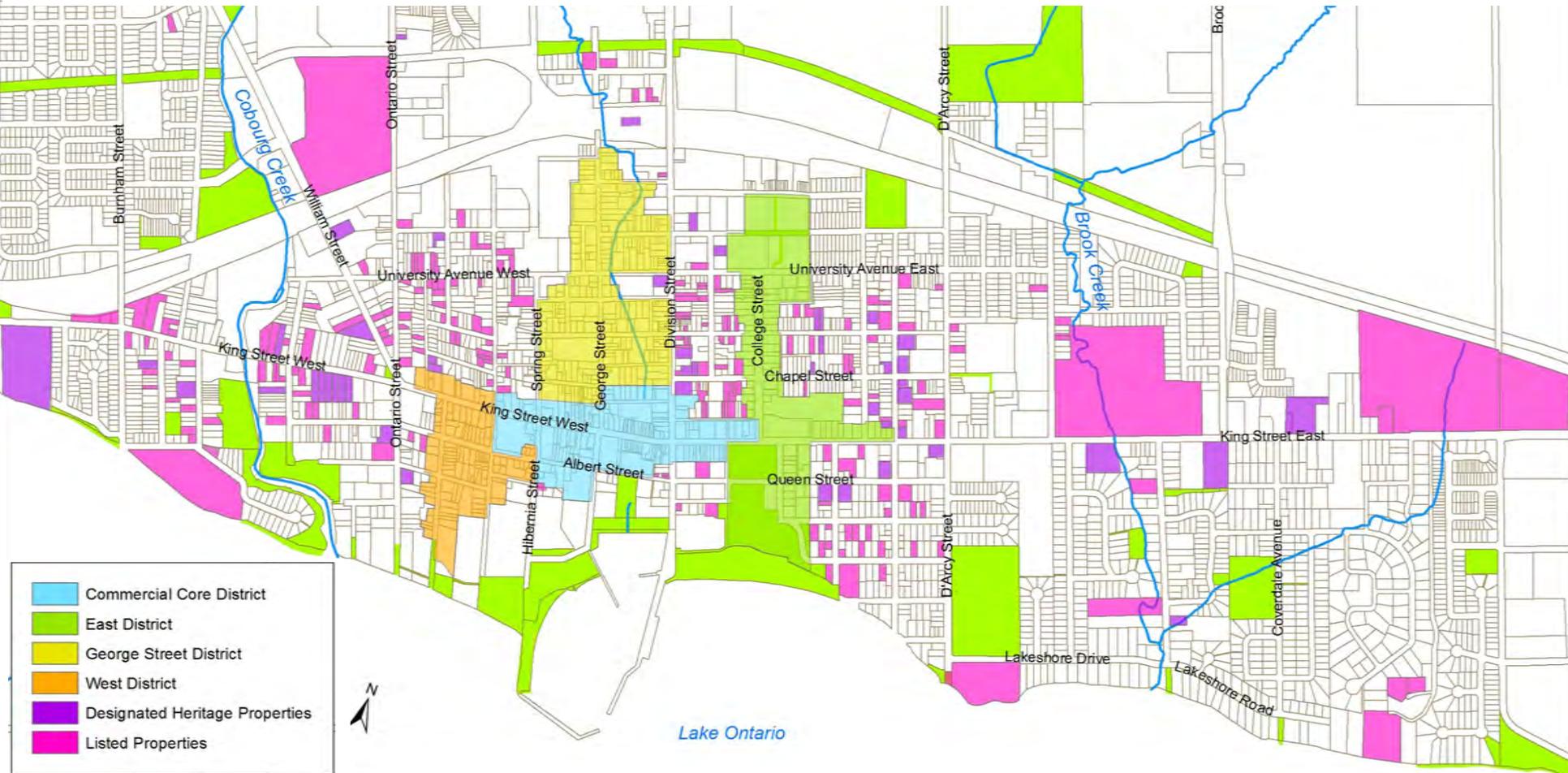
Key Issues

#7 West Beach



Key Issues

#8 Heritage Considerations



Key Issues

#9 Public Washrooms



Key Issues

#10 Natural Features and Environmental Protection



Key Issues

#11 School Board Property



Key Issues

#11 School Board Property



Key Issues

#12 Parking



Key Issues

#13 Cost, Fees and Revenue Generation



image source: www.cobourginternet.com

Key Issues

#14 Access & Enjoyment for all Users



image source: www.cobourginternet.com

Key Issues

#14 Access & Enjoyment for all Users



image source: ww2.cobourgtourism.ca

Key Issues

#14 Access & Enjoyment for all Users



image source: www.cobour gdbcc.ca

Approach

- ▶ Focus on community and stakeholder engagement
- ▶ Extensive background review on past studies (move forward not revisit)
- ▶ Identify and design specific projects
- ▶ Cost estimating and budgets
- ▶ Implementation strategy

Engagement Strategy

- ▶ Interactive workshops/open houses (4)
- ▶ Community design charette
- ▶ Interviews with municipal representatives (21)
- ▶ Stakeholder workshops (19)
- ▶ On-line surveys (2)
- ▶ Media and Council updates
- ▶ Social media/website updates

Workshop Sequence

- ▶ Open House/Workshop #1 (today)
- ▶ Open House/Workshop #2 (early May)
- ▶ Community Design Charette (end of May)
- ▶ Open House/Workshop #3 (June)
- ▶ Open House/Workshop #4 (September)

Workshop Sequence

- ▶ Open House/Workshop #1 (today) **Project introduction**
- ▶ Open House/Workshop #2 (early May)
- ▶ Community Design Charette (end of May)
- ▶ Open House/Workshop #3 (June)
- ▶ Final Open House #4 (September)

Workshop Sequence

- ▶ Open House/Workshop #1 (today)
- ▶ Open House/Workshop #2 (early May)
 - **Vision & principles**
 - **Background review**
 - **Opportunities & challenges**
 - **Assessment of past plans**
- ▶ Community Design Charette (end of May)
- ▶ Open House/Workshop #3 (June)
- ▶ Public Open House #4 (September)

Workshop Sequence

- ▶ Open House/Workshop #1 (today)
- ▶ Open House/Workshop #2 (early May)
- ▶ Community Design Charette (end of May)
 - **Working session with design team**
 - **Brainstorming**
 - **Organized by topic and waterfront area**
- ▶ Open House/Workshop #3 (June)
- ▶ Public Open House #4 (September)

Workshop Sequence

- ▶ Open House/Workshop #1 (today)
- ▶ Open House/Workshop #2 (early May)
- ▶ Community Design Charette (end of May)
- ▶ Open House/Workshop #3 (June)
 - **Present charette findings**
 - **Project/improvement options**
 - **Priority sequencing**
- ▶ Public Open House #4 (September)

Workshop Sequence

- ▶ Open House/Workshop #1 (today)
- ▶ Open House/Workshop #2 (early May)
- ▶ Community Design Charette (end of May)
- ▶ Open House/Workshop #3 (June)
- ▶ **Public Open House #4 (September)**
 - **Final plan (draft) for community feedback**

Key Dates

Key Milestone Dates

- ▶ Stakeholder Workshops - (by invitation) **April 10th and 11th**
- ▶ Online Surveys (launch) **April 24**
- ▶ Open House/Workshop (#2) **May 10**
- ▶ Community Design Charette **May 31**
- ▶ Open House/Workshop (#3) **June 27**
- ▶ Public Open House (#4) **September 27**

The Plan

- ▶ Made in Cobourg solution
- ▶ Overall waterfront plan
- ▶ Identify and detail individual projects
- ▶ Phasing strategy/implementation schedule for each project
- ▶ Illustrative plans and report

The Plan

Overall Waterfront Plan



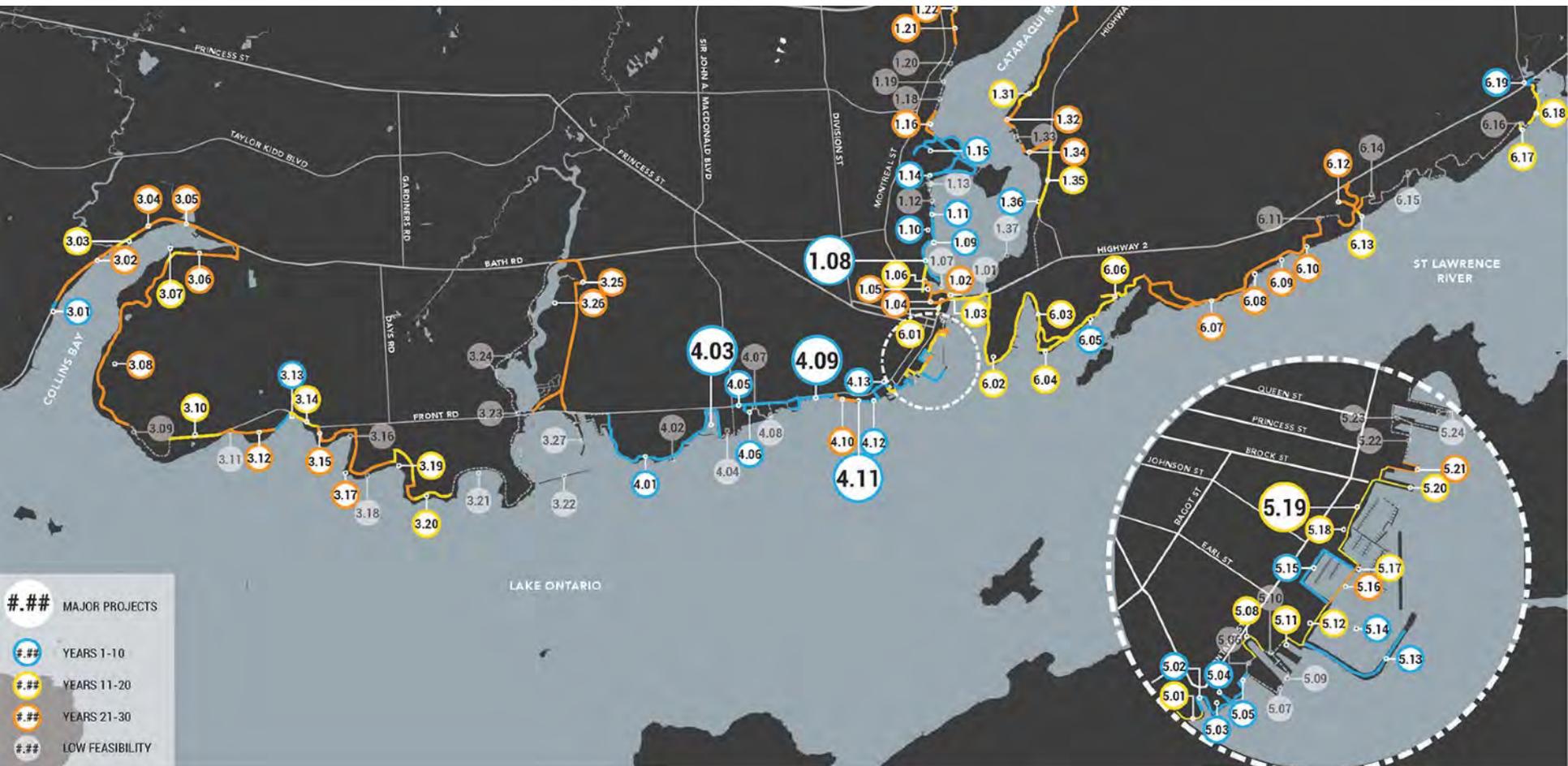
The Plan

Identify and detail individual projects

- ▶ Identify each waterfront project/improvement
- ▶ Design and detail each project/improvement
- ▶ Prepare cost estimates for each project/improvement

The Plan

Identify and detail individual projects



Example from Kingston Waterfront Master Plan

1.10 Emma Martin Park



This park sits on lands previously used by tannery and smelting operations, but is now a public park beside the rowing/canoe club and the Woolen Mill

Recommended improvements:

- ▷ Park Enhancements
- ▷ Playground improvements
- ▷ Parking lot reconfiguration
- ▷ Rowing club improvements
- ▷ Existing small craft launch improvements
- ▷ General park improvements

Project Risks and Challenges

- ▷ Potential soil contamination and existing remediation measures
- ▷ Existing underground combined sewer overflow tank is located under the park

size / area	1.70 ha
ownership	City of Kingston
project partners	Stakeholder Groups Adjacent Land-Owners
estimated budget	\$ 490,000
priority ranking	37/137
associated initiatives	1.09 Molly Brant Park (from north end of DFP to Molly Brant Point) 1.11 Public Works Lands Connection Lookout (By River St.)

Improved Connection through Providence Continuing Care Centre (Behind Hospital)

4.01



Description

This Pathway connection connects the recently improved Lake Ontario Park through the lands behind the Providence Continuing Care Centre to Mowat pedestrian bridge. The trail would also link up with the internal path system of the Centre.

Recommended improvements:

- ▷ Realignment of pathway to achieve maximum 4% grade
- ▷ Provide 3 m pathway along entire stretch
- ▷ Provide links to waterfront trail
- ▷ Increase seating opportunities
- ▷ Provide lookout opportunities

Project Risks and Challenges:

- ▷ Coordination with Province of Ontario

Details

size / area	1400 lm
ownership	Province (Infrastructure Ontario)
project partners	Province
estimated budget	\$ 670,000
priority ranking	25/137
associated initiatives	Stand Alone

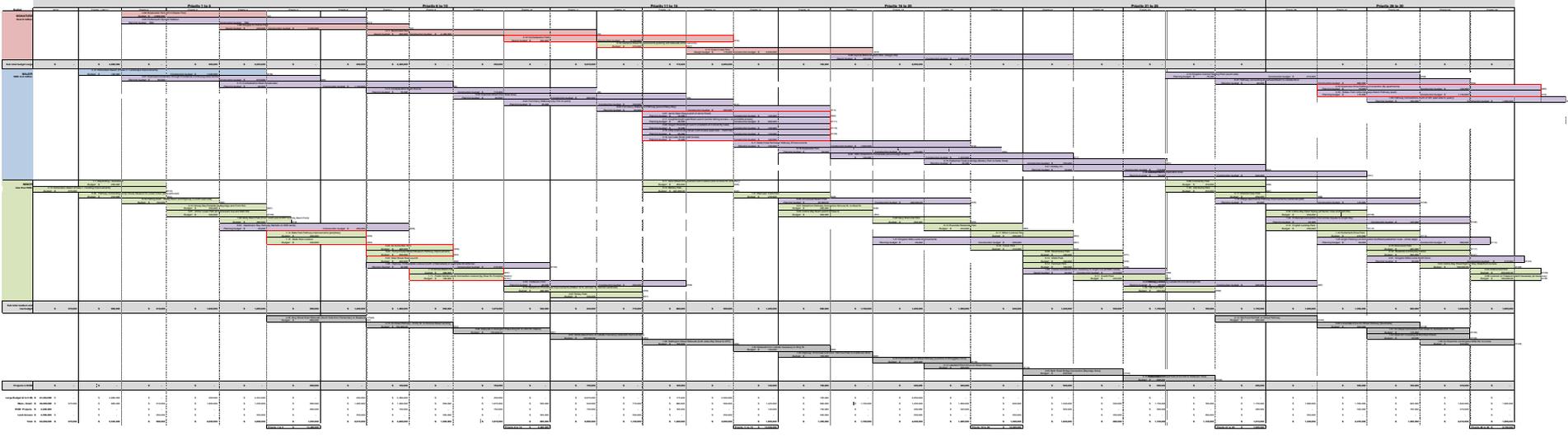
1.10 Emma Martin Park



The Plan

Phasing strategy / implementation schedule

- ▶ Schedule project implementation
- ▶ Sequence to consider community input, cost, priority and implementation efficiency



Priority 1 to 5

Budget	2016	Priority 1 (2017)	Priority 2	Priority 3	Priority 4
SIGNATURE <i>Over 2 million</i>			4.09 Breakwater Park (2013 Master Plan) <i>Budget \$ 4,880,000</i>		
			4.03 Portsmouth Olympic Harbour <i>Planning budget TBD</i>		<i>Construction budget TBD</i>
Sub total budget Large	\$ -	\$ 4,880,000	\$ -	\$ 200,000	\$
MAJOR <i>500k to 2 million</i>		4.12 Richardson Beach (Phase 2 / Landscape Improvements) <i>Budget: \$ 100,000</i>		4.01 Improved Connection through Providence Continuing Care Centre <i>Construction budget \$ 1,240,000</i>	
		4.01 Improved Connection through Providence Continuing Care Centre <i>Planning budget \$ 60,000</i>		5.13 Confederation <i>Construction budget \$</i> <i>Planning budget \$</i>	

The Plan

Illustrative plans and report

- ▶ User friendly document
- ▶ Summarize planning process
- ▶ Policy directions and next steps
- ▶ Photomontages (before and after) illustrations of specific improvements

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

Open House #1: Waterfront User Needs Assessment & Detailed Design

The Plan

Illustrative plans and report



Kingston Waterfront Master Plan

Open House #1: Waterfront User Needs Assessment & Detailed Design

Next 3 Steps

1	Stakeholder Workshops (by invitation)	meetings with 19 groups	April 10th and 11th
2	Online Surveys (launch)	resident survey organizations survey	April 24th
3	Open House/ Workshop #2	present findings to date Vision & principles Background review Opportunities & challenges Assessment of past plans	May 10th

Questions?

Comments

- ▶ As a table group, please take a moment to complete one of the comment sheets provided.
- ▶ Plans are provided to draw/write on to provide comments.
- ▶ Fill out a personal comment sheet
- ▶ Email comments to: waterfront@cobourg.ca
- ▶ Speak to one of the team members.

Question/Comment Sheet

1. Please list the top three activities you participate in on the waterfront OR the top three reasons you do not use the waterfront.
2. What are the top three concerns/items you would like to see resolved/put to rest from this plan/process?
3. Can you recommend any solutions to help resolve waterfront user conflicts?
4. Please complete the following statement:
"When I imagine Cobourg's future waterfront, I see".....
5. Other Comments?