September 2016

Goderich

waterfront master plan

TOC


GODERICH
Canada's prettiest town

1 INTRODUCTION

The Town of Goderich is an urban municipality located on the shores of Lake Huron in south-western Ontario; the community has a population of approximately 8,000 persons.

The Goderich waterfront is a significant asset to the Town of Goderich, drawing visitors from afar as well as from the community. It plays a key role in economic development and tourism while serving as a valuable open space/recreational and cultural amenity to the local community. As an important feature of the community, much attention has been paid to the planning and design of the waterfront area over the years.

Purpose of Study

In December of 2015, the Town of Goderich initiated a 'new' Master Plan for the Waterfront (Lakefront) and Near Harbour Areas. The purpose of the new Plan is to incorporate appropriate recommendations from the previous documents and, through a public consultation process, create an updated vision for the Goderich Waterfront (Lakefront). The Master Plan will be used to strategically guide public and private investment and define future directions as the community continues to improve and revitalize the Waterfront and Near Harbour area.

Study Area

The Master Plan study limits are generally from the south harbour pier to the sewage treatment plant outfall, along the Lake Huron shoreline for a distance of approximately 1,700 metres; it includes the municipally owned lands in the Near Harbour Area including the South Harbour Quay, the Marine Museum, the Mineral Springs, and the vacant lands south of West Street and east of Beach Street. In addition, the Master Plan study is to review the future use of lands in the Near Harbour Area, which are currently in both recreational and industrial use.

Study Objectives

The Waterfront Master Plan will:

- Incorporate community members' views on how the Waterfront should be developed and used by the community and tourists
- Explore how the recreational lands are best used in conjunction with the Harbour industrial users (primarily Goderich Elevators)
- Look specifically at the future of the lands in the Near Harbour Area including the South Harbour Quay, the Marine Museum, the Mineral Springs, and the vacant lands south of West Street and east of Beach Street
- Determine how to best include the existing features along the Waterfront with any future proposed enhancements
- Develop specific implementation strategies that will support and encourage public and private investment

Beach Boardwalk

History of Master Plans

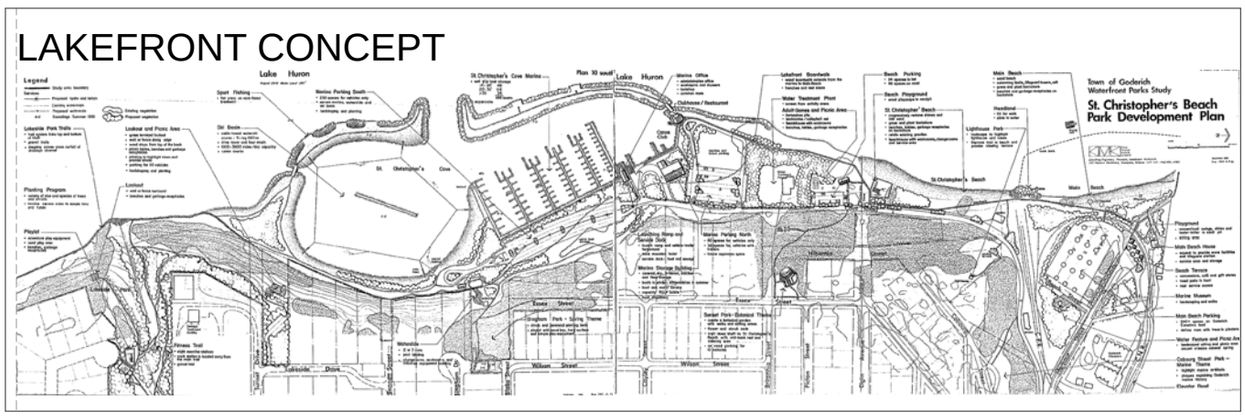
A number of Plans for the lakeshore area have been completed previously and include:

- **The Goderich Waterfront Parks Plan, September 1981, Knox Martin Kretch (KMK)**

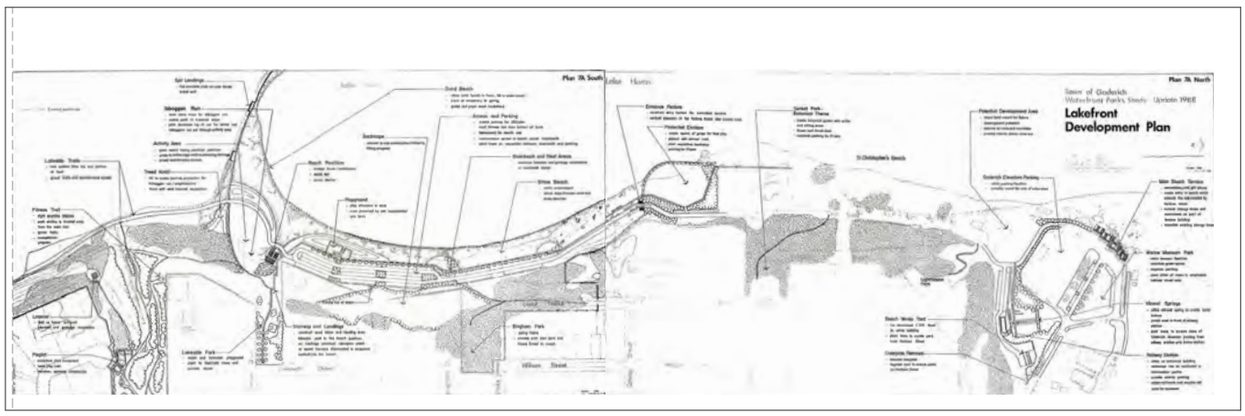
The purpose of this Plan was to provide a plan to guide future development of the complete Waterfront, including the lands that extend from St. Christopher's Beach, along the Maitland River to the east boundary of the municipality. The Goderich Waterfront Parks Plan recognized the importance of the waterfront lands as a major public amenity but also recognized its unique coexistence alongside industrial uses.

The Plan assessed the natural and man-made characteristics of each of the three main areas comprising the entire Waterfront - the Lakefront, the Harbourfront and the Riverfront, as the basis for its recommendations. Three concept options including A) a Linked High Intensity Waterfront System, B) a Grouped Low Intensity Waterfront System and C) a Linked Moderate Intensity Waterfront System, were put forth. These options included many different proposed elements including a marina, a year round club house, waterslides, parking lots, trails, picnic and play areas.

Beach Street Station Restaurant



1981
Goderich Waterfront Parks Update



1988
Goderich Waterfront Parks Update

- **In 1988, KMK prepared an update to their earlier Plan.**

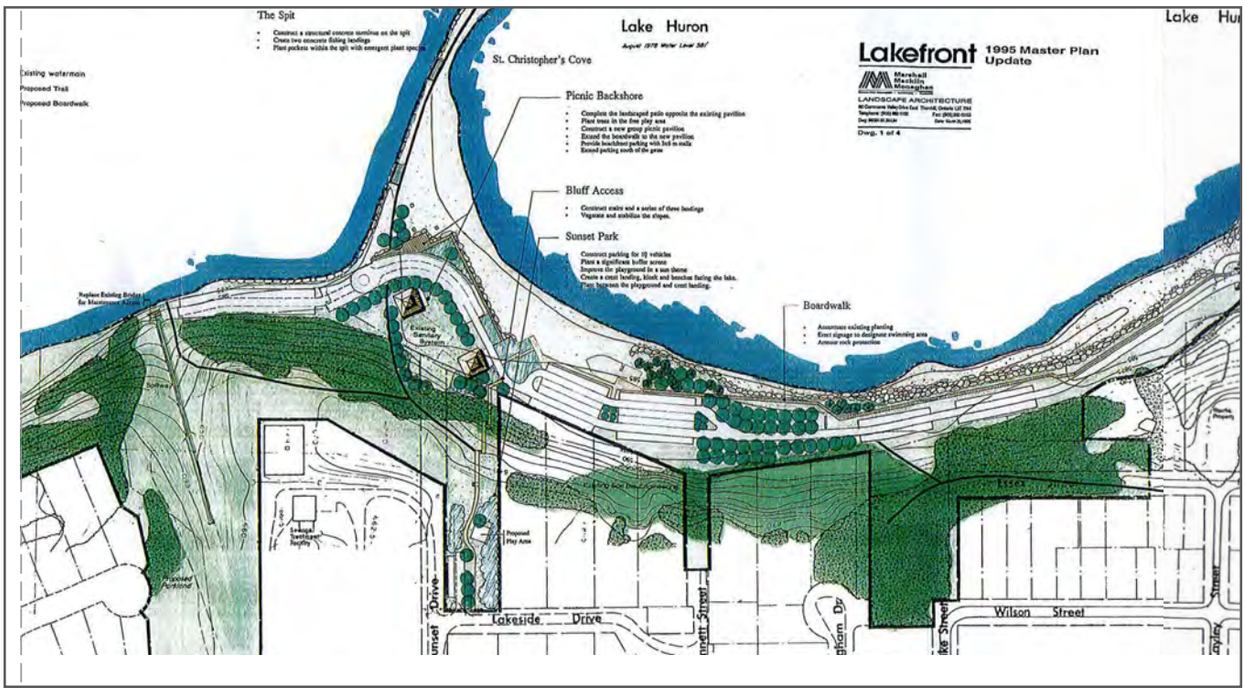
  The Goderich Waterfront Parks, 1988 was updated to reflect the changes that had occurred on the waterfront since the original Master Plan was submitted in 1981. The changes included the landfill operations at St. Christopher's Beach and the construction of the spit.

- **In 1995, Marshall Macklin Monaghan (MMM Group) prepared a further update to the original Plan which elaborated on the components of the various parts of the Waterfront.**

- **Finally, in July 2001, MMM Group completed a Preliminary Design Report for the Main Beach Redevelopment.** The Vision for redevelopment was to create a 'sustainable, commercial backshore and beach area to contribute to the enjoyment and education of residents and tourists.'

  Toward this end goal, the report identified a number of elements including:

  - The Axis and Central Park
  - Main Beach Terrace
  - Adventure Play Area

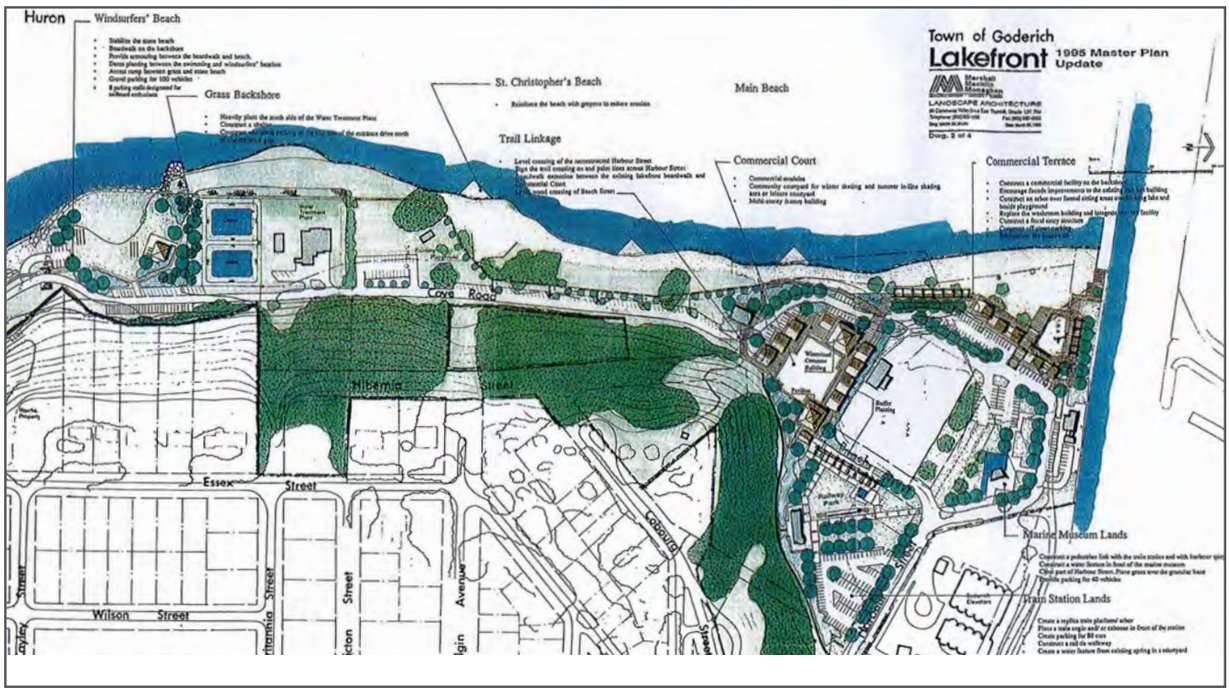


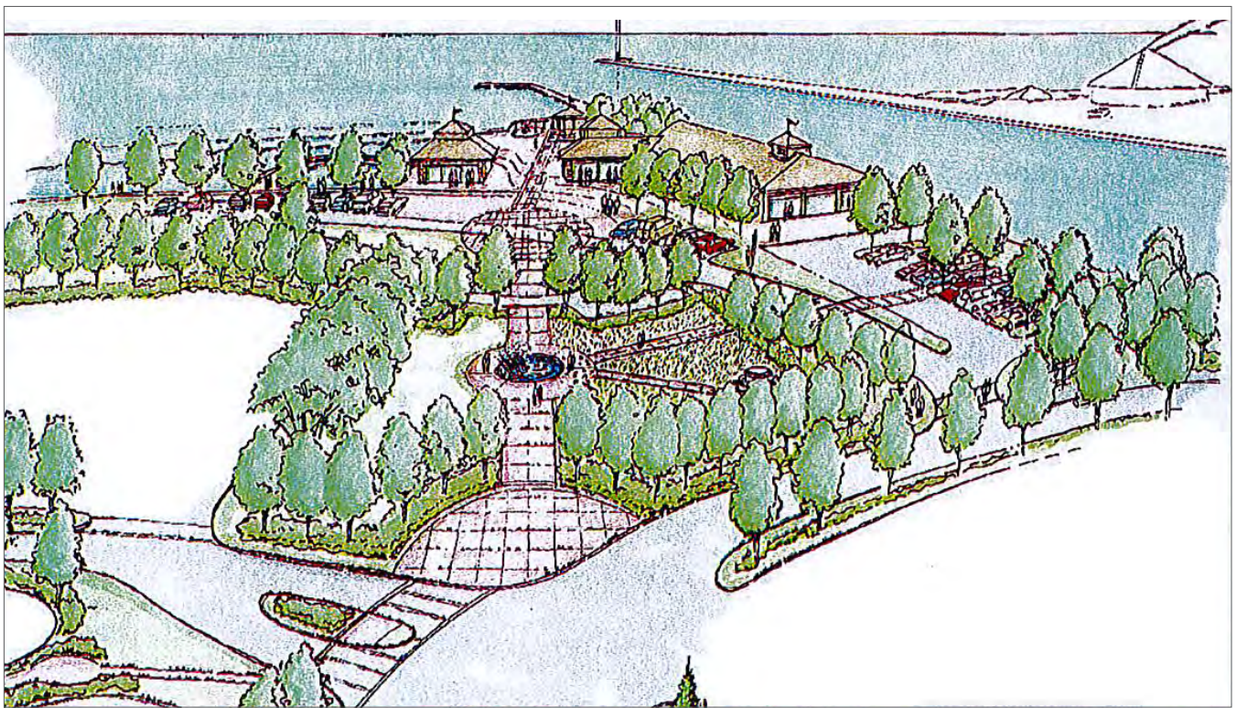
1995
Goderich Waterfront Parks Master Planning Study

- Water Play Area
- Goderich Elevators Probe Station
- Rail End
- Lake Overlook and St. Christopher's Beach Gateway

Of these elements, the 'Axial' walkway, the seasonal concession / washroom (Beach Hut), and children's play area have been constructed.

In the intervening years, the old train station was relocated and renovated to become a restaurant. Today, the Beach Street Station restaurant and parking lot sit on the north side of Cove Road.





2001
Goderich Waterfront Parks
Main Beach Redevelopment

STUDY PROCESS & CONSULTATION

Consultation was an important and fundamental component of the Master Plan process. The Consultation Program involved public workshops, one-on-one interviews, focus group meetings and on-line input through the dedicated email address.

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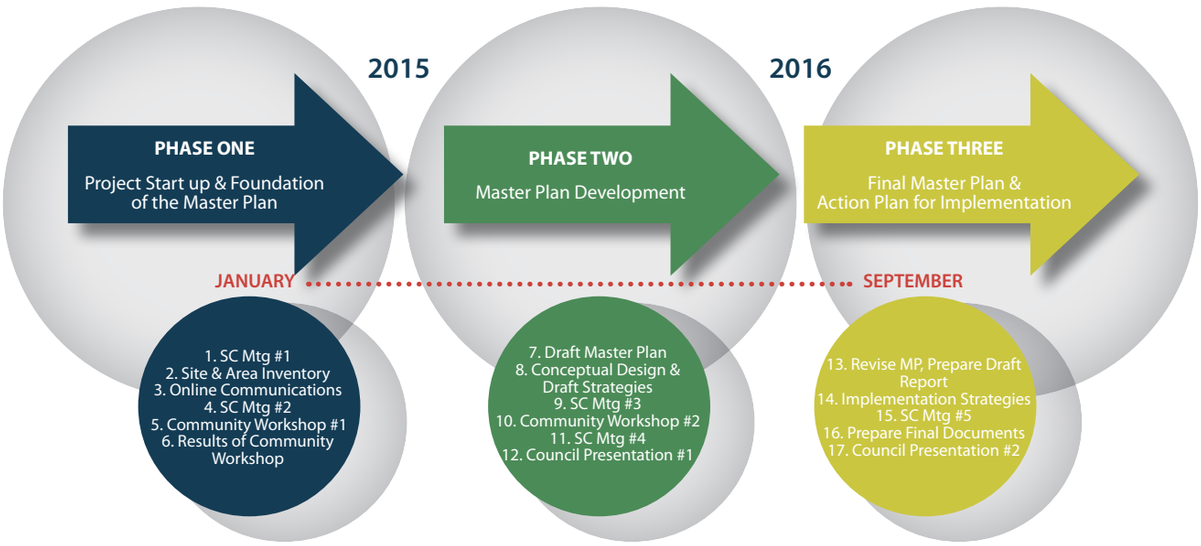


Workshop 1: Temporary Design Studio

The first Community Workshop was a two day event held on January 12th and 13th at the Knights of Columbus Community Centre. The event provided an opportunity for community members to be involved with the Waterfront Master Plan process and to observe how input was incorporated into the work as it was received. It also enabled the consulting team to gain better insight into and understanding of the community through in-depth conversations with members of the public and stakeholders.

The consultant team set up a temporary design studio in the Knights of Columbus Community Centre. The purpose of Day 1 of the workshop was to obtain input on the team's initial understandings. One-on-one meetings and focus group sessions were held to discuss specific topics of interest including cultural heritage, recreation and the natural environment.

The evening workshop began with an introduction to the project followed by a presentation of the team's first impressions and initial understandings. Members of the community were encouraged to discuss and comment on these understandings and identify opportunities and challenges with respect to five (frameworks) topics, illustrated on the next pages, including:

- Circulation / Access / Parking
- Activity Zones & Amenities
- Ecology / Landscape
- Cultural Heritage / Views & Vistas
- Wayfinding / Placemaking

The Initial Frameworks were developed to organize the main elements of the Plan. They brought together information and understandings gleaned from different sources, including information garnered from the mandatory site visit, site observations, visual analyses and a review of the background documents. This included previous Master Plan documents, summarized in section 1 of this report, the Goderich Harbour Cultural Heritage Landscape Study, 2010, the Marine Heritage Resource Centre Backgrounder: Presented to the Town of Goderich, 2015, historic photographs, the Huron County Hiking Trails Guide, the Huron County Official Plan for the Town of Goderich and the Town of Goderich Zoning By-law.

There were over 50 participants at the evening's public workshop. The participants were organized into 9 table groups for discussion on the opportunities and challenges with respect to the 5 frameworks. The team received over 190 written comments.

The purpose of Day 2 was to coalesce and synthesize input received during Day 1, obtain further input from one-on-one meetings and develop options for the emerging Master Plan. In their review and analysis of the Day 1 comments and inputs, the team realized that several different options were needed to address and respond to the diversity of commentary revealed in the feedback. These options were presented to the public in the evening and discussed within small groups, generating even further guidance and recommendations from the community for the emerging Master Plan. Over 50 participants joined Day 2 of the workshop, with 11 table group discussions reviewing the concept options. The team received over 170 written comments on the options.

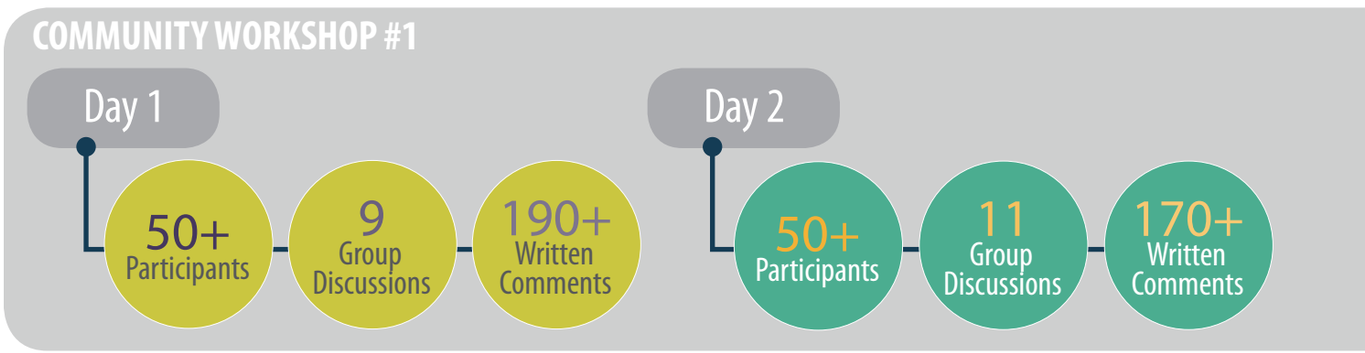
Following Workshop #1, a Consultation Summary Report, including the public input and emerging concepts, was prepared and posted on the Town's website for viewing.

The Planning Partnership returned to Goderich on April 6th to present the summary of the public input and the evolved preliminary Master Plan.

This second Community Workshop took place on Wednesday, April 6th, 2016 at the Legion Hall in downtown Goderich. The evening workshop included a discussion of the study process to date, including what the team heard during Community Workshop #1 and how the community's input shaped the preliminary Waterfront Master Plan. The Workshop began with a presentation on the frameworks of the master plan and precedents that demonstrated the character of key elements. The team also presented the approach to ecological management for the waterfront, including slope stabilization. Following the presentation of the preliminary Master Plan, community members were encouraged to discuss and share feedback by speaking with the consultant team directly and recording their comments onto print-outs of the preliminary Master Plan. Feedback was also received via e-mail after the workshop.

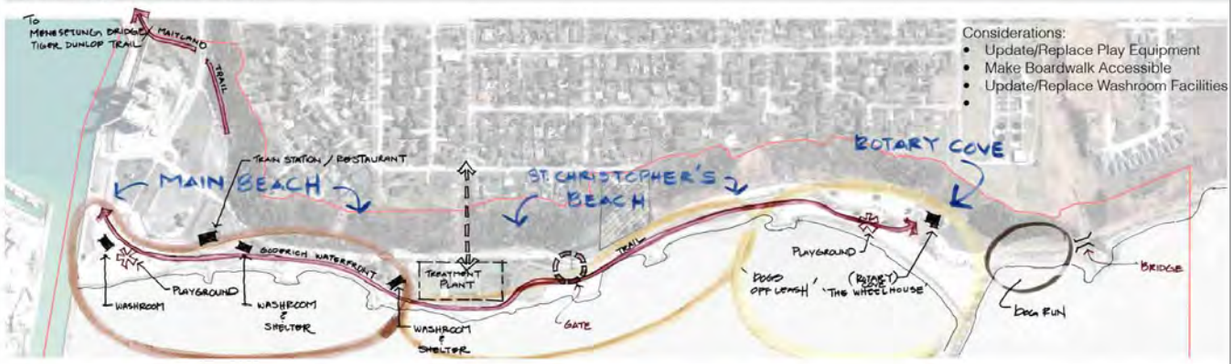
Following Workshop #2, a Consultation Summary Report was prepared and posted on the Town's website.

The consultation process did not end with the workshops; feedback continued to be shared with the team, via e-mail, after these two events.

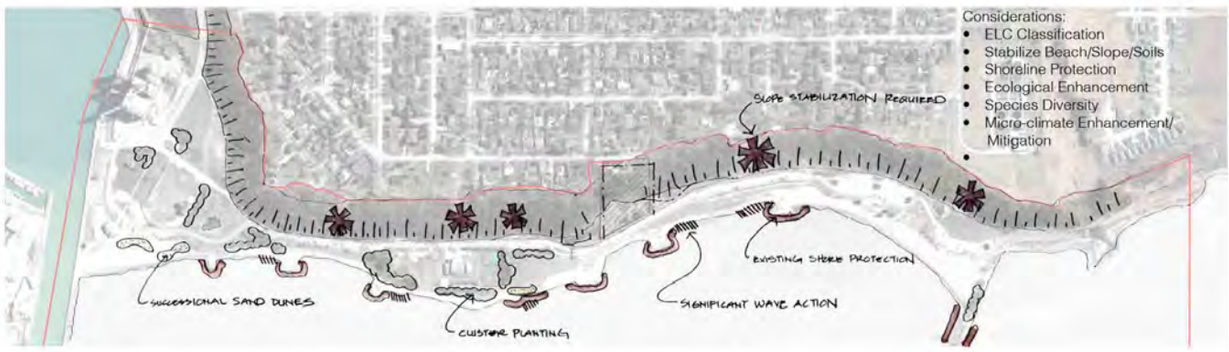


1 Circulation / Access / Parking

2 Activity Zones & Amenities



3 Ecology / Landscape



4 Cultural Heritage / Views & Vistas

5 Wayfinding / Placemaking

3 VISION & PRINCIPLES

Goderich Waterfront will be a beautiful and natural waterfront park that weaves passive, active and social activities within an ecologically, culturally and historically sensitive (rich) setting that is accessible to all.

Elements of Previous Master Plans

The previous Master Plan and Updates provides a strong vision and basis for the ongoing redevelopment of the Waterfront area. The underlying principles and objectives of those plans remain applicable, including connectivity, ecology and place-making as well as notions of enhancing views, creating focal points, organizing circulation and mitigating slope erosion.

This Master Plan builds upon those earlier ideas, with a particular focus on the lakefront area (from the South Harbour Pier to the Spit), and re-iterates key recommendations such as:

- **'Sustain and enhance the visual linkages provided by the bluff and scarp vegetation';** The Circulation and Wayfinding Frameworks include consideration for the bluff-top parks as destinations within the broader framework of open space and as gateways to the waterfront.
- **'Sustain and enhance the overall vegetative setting including trees, shrubs, grass and ground cover';** The Natural Heritage Framework outlines an extensive ecological management strategy that not only addresses the issue of erosion of the bluff, but provides planting strategies for the other distinct landscaped areas that make up the waterfront.
- **'Clearly define the access, egress and circulation patterns for both vehicles and pedestrians with particular concern for vehicle parking';** The Circulation Framework and the Wayfinding Framework propose modifications to the road pattern at the Main Beach Area based upon balancing these functions, and the concept of a shared use space that includes pedestrians and cyclists, in addition to motorists.
- **'Extend development of the Waterfront Parks and facilities to serve the needs and aspirations of the community' and 'provide active and passive land and water-oriented leisure and recreation opportunities';** The Park Space and Amenities Framework identifies three main areas of the waterfront, within each of the beach areas, where development should be focused. However, recommendations are primarily focused on upgrading existing facilities rather than introducing major new facilities such as those previously recommended (eg. water slides, marina, terraces).
- Previous plans recognized the importance of the industrial and marine heritage of the harbour area; the Cultural Heritage Framework makes recommendations to acknowledge and incorporate the current functions and heritage associated with the harbour within a Potential Future Waterfront Interpretive Centre and an interpretive wayfinding strategy.

This Master Plan builds upon these ideas and is organized by five frameworks. These are identified on the following page.

Goderich Beach

ACCESSING THE WATERFRONT	WAYFINDING & INTERPRETATION	PARK SPACE & AMENITIES	CULTURAL HERITAGE	NATURAL HERITAGE & ECOLOGY
Vision	Vision	Vision	Vision	Vision
Principles	Principles	Principles	Principles	Principles
What We Heard	What We Heard	What We Heard	What We Heard	What We Heard
Recommendations	Recommendations	Recommendations	Recommendations	Recommendations
Design Initiatives	Design Initiatives	Design Initiatives	Design Initiatives	Design Initiatives

Principles

Principles for development of the Waterfront focus on promoting and enhancing **PUBLIC** access and enjoyment of this incredible resource.

- **P**romote the Waterfront as a destination and community gathering place
- **U**nderscore the heritage of the Waterfront
- **B**alance the needs of cars, pedestrians and cyclists
- **L**ink the Waterfront to the Downtown Core
- **I**ntegrate the different parts (beaches) to create a whole Waterfront experience
- **C**onnect people with nature and 'promote ecology, the environment and sustainable best practices in design'

Brick Works Park, Toronto

4 ACCESSING THE WATERFRONT

Vision

The Shoreline of Lake Huron will be publicly accessible.

Principles

- **Accommodate cars, cyclists and pedestrians in a safe and accessible manner**
- **Close the gaps; connect the Goderich Waterfront to the Menesetung Bridge/Tiger Dunlop Trail**
- **Minimize large areas of surface parking**

What We Heard

- More walking and cycling access to the beach
- Wider and barrier free boardwalk with shade
- Improve road pattern
- More walking and cycling access to the beach
- Designated bicycle paths
- Bicycle paths by the boardwalk
- Wider and barrier free (accessible) boardwalk with shade
- Connect the boardwalk to the trail
- Barrier free access to the water
- Separate trucks from visitors on Harbour Road (cars, cyclists, pedestrians)
- Relocate the road (wider shoulder, two lanes)
- Improve road pattern
- No new road
- Multiple entrance/exits for vehicles
- Shuttle from the downtown to the beach
- Improve stairs to the waterfront
- Charge for parking (for non-residents); Don't charge for parking
- Advanced green at five points, guide people to the square and then beach

South Pointe Park, Miami

Millennium Park, Chicago

Boardwalk at Mount Maunganui, New Zealand

Spaulding Rehab Hospital, Boston

Recommendations

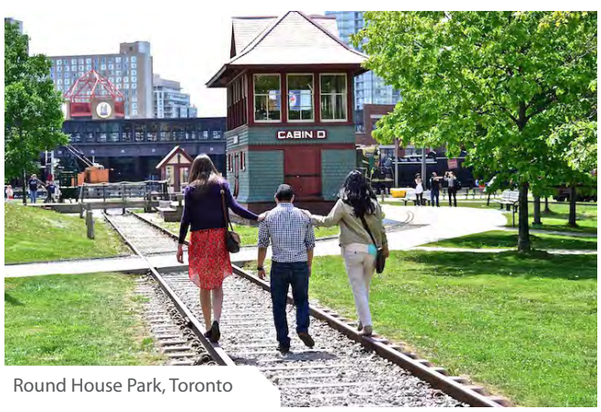
- **Reconfigure** Harbour Street, Harbour Quay and Cove Road
- Provide an **accessible 'Boardwalk'**
- Improve **connections** from the top to the bottom of the bluff
- Improve **circulation flow** through the area
- **Minimize potential for conflict** between industry and public park users
- **Maximize public access** along the water
- **Ensure parking** is accessible and evenly distributed throughout the site

Design Initiatives

1. Inspired by the old 'Round House' and the Downtown (Circle) Square, reconfigure Harbour Street, Harbour Quay and Cove Road as a circular road

- Create a central gathering/event space in the area where the probe station is currently located
- Re-locate Harbour Quay to the east of Beach Street Station restaurant, so that this architecturally and historically significant building sits directly overlooking the beach. In this manner, the building can become the focal point for a hub of activity
- Design Harbour Street and Harbour Quay as a 'woornerf' or shared use street
- Delineate the woonerf through a combination of decorative and textured paving, rolled or flush curbs, bollards, lighting, site furniture
- Redevelop Harbour Lane as a one-way egress road

Round House Park, Toronto



Round House Park, Toronto

2. Parking

- Pockets of parking along the road will be maintained to allow for the much cherished Goderich custom of viewing the sunset, to promote traffic calming and enhance access to the water; these areas will be adjusted based on the reconfiguration of Harbour Quay and Cove Road
- Create a drop-off area in front of the snack bar/ washroom building (Beach Hut)
- Provide Overflow/Event Parking (work with Goderich Elevators)

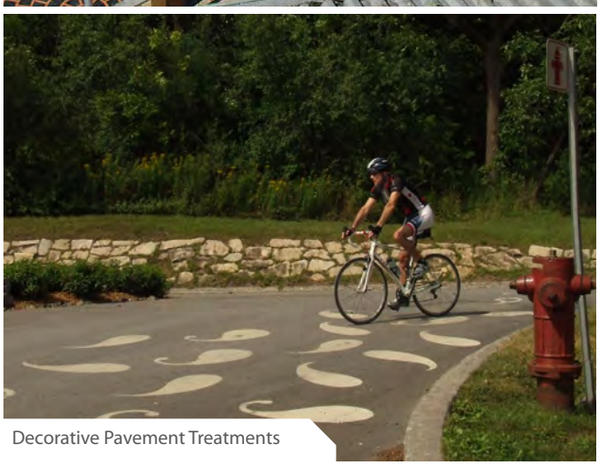
Drop-off Area at Toyota South Campus, California

3. Create a paved 'Boardwalk' as part of the County trails network system

- The new Waterfront Path will be accessible and incorporate elements of wayfinding and interpretation.

CityDeck, Green Bay, Wisconsin

South Pointe Park, Miami

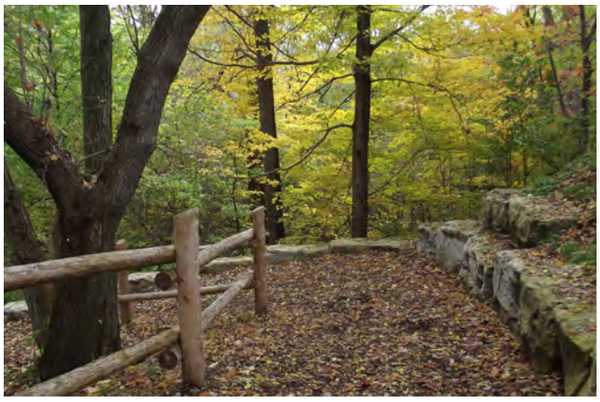


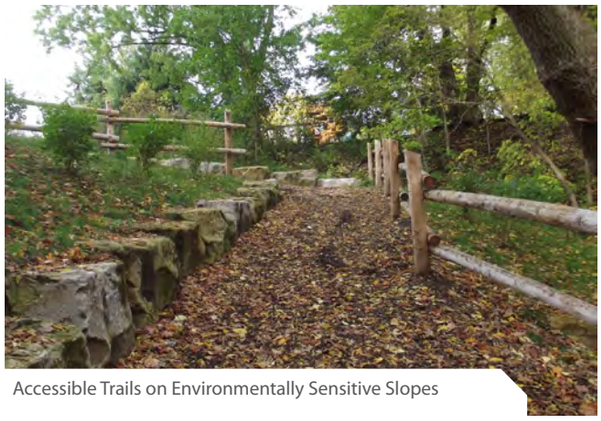
Decorative Pavement Treatments

4. Reinstate former trails and provide new trails

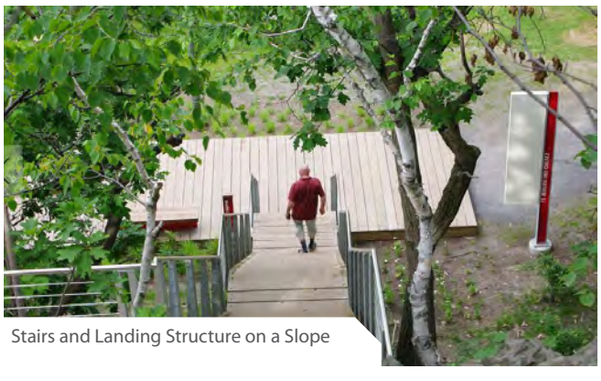
The public connections from the parks at the top of the bluff to the waterfront are vitally important to the enjoyment and experience of the waterfront. This Master Plan identifies three opportunities to provide better connections. These opportunities are where existing paths have fallen into disrepair or have been rendered inaccessible/unsafe due to grading and/or overgrown vegetation. These include Lighthouse Park Path, Sunset Park Path and Bingham Park Path.

- Further study is required to determine the feasibility of developing any one, or all of these paths to be accessible (i.e. AODA compatible)
- Initial site review suggests that the Sunset Park Path would be the best suited for a potential ramped path access
- Lakeside Park Path and Stairs were recently constructed and well used; these do not require upgrading
- Any necessary soil retaining should be done with the use of gabion baskets





Accessible Trails on Environmentally Sensitive Slopes



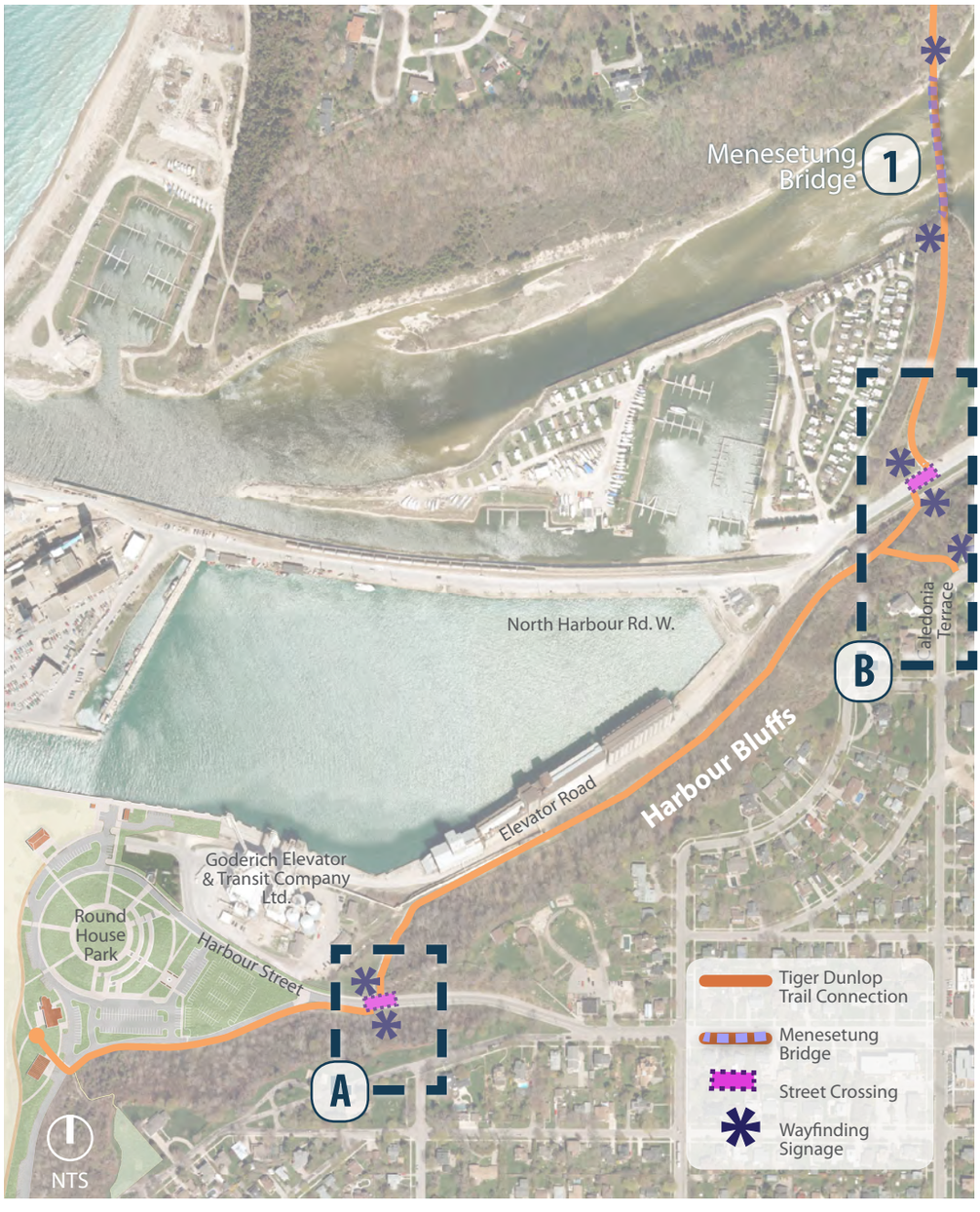
Stairs and Landing Structure on a Slope

5. Improve Connection to the Tiger Dunlop Heritage Trail (Menesetung Bridge)

The Tiger Dunlop Heritage Trail forms part of the Maitland Trail and Goderich to Auburn Rail Trail (GART), both of which effectively start at the Goderich Harbour and Main Beach area. The vision for redevelopment of the Main Beach will provide walkways and paths that directly link the Waterfront Path, the new and former locations of the CPR Station, across North Harbour Road, to these greater trails systems by way of the Menesetung Bridge. The Menesetung Bridge, originally built as a railway bridge in 1907, has been converted to a pedestrian bridge which offers spectacular views of the Maitland River, and is a major attraction for visitors.

1 Menesetung (Rail) Bridge

Stairs with Bicycle Rail

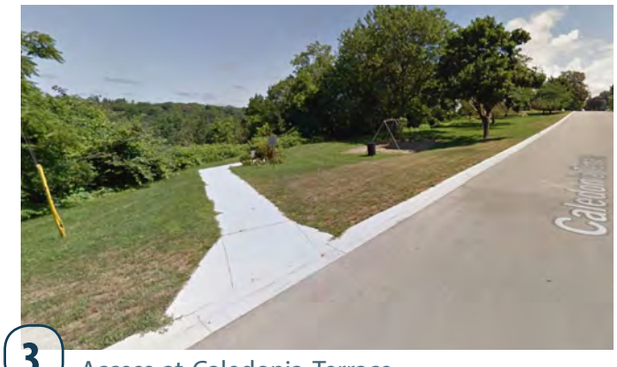


Access to the waterfront will be greatly enhanced by improvements to the existing connections to these broader systems of community and County trails. In this regard, two key locations where improvements should be focused are at North Harbour Road and North Harbour Road West. In these two particular locations the following may be considered:

- Wayfinding signage to clearly identify trails and trail connections
- Enhance pedestrian crossings using special paving, pavement markings and signage
- Improved trail accessibility in areas of the natural bluff (using ramps, ramp/stairs)
- Accommodate bicycles by incorporating bicycle rails where stairs are provided (e.g. Lakeside Park Path)

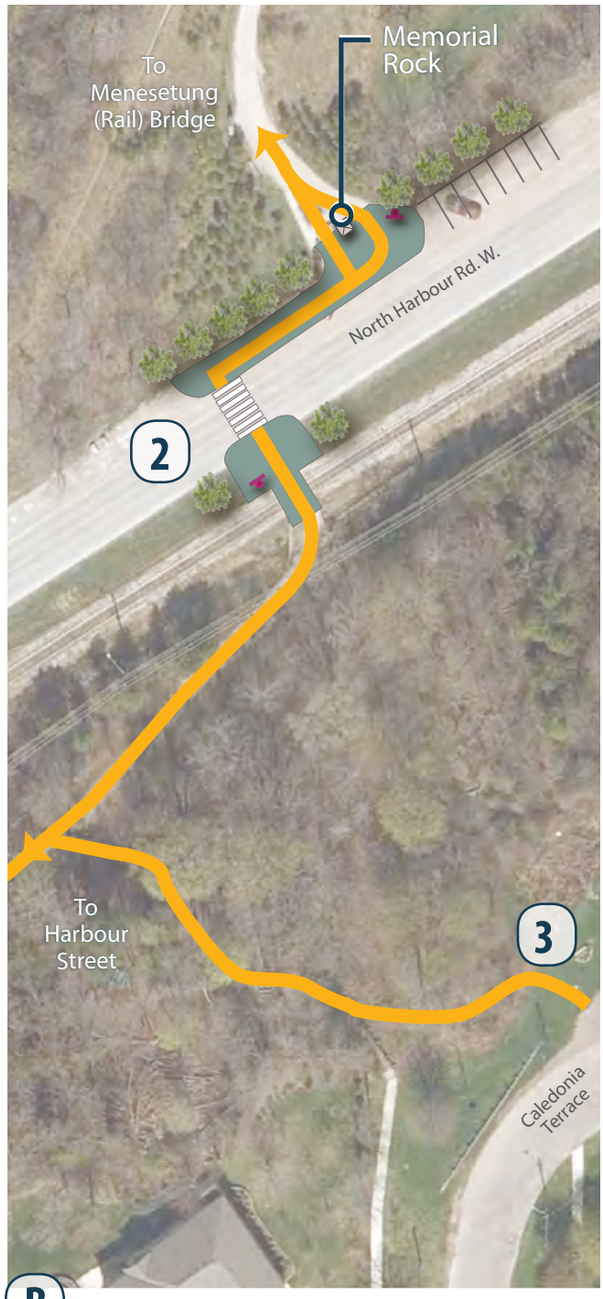
A Harbour St. Concept - Enhanced Pedestrian Crossing

2 North Harbour Road West and Memorial Rock



3 Access at Caledonia Terrace

4 Trail Access at North Street



B North Harbour Rd. W. Concept - Enhanced Pedestrian Crossing

6. Make the South Harbour Pier an inviting place

Currently, the west portion of the South Harbour Pier (towards the Lake) is publicly accessible and used for fishing, strolling and viewing. However, the environment is primarily a hardscaped space, dominated by concrete walls, ramps, steps and pavement. To enhance public use and promote the pier as a destination place to linger and enjoy, this Master Plan proposes the following:

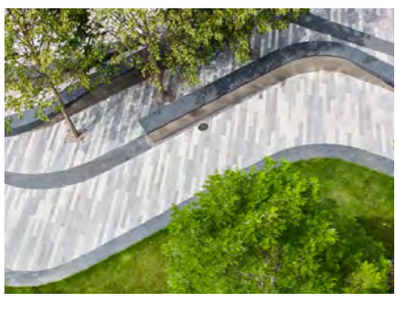
- Introduce pedestrian amenities (seating, waste receptacles, bicycle lock-ups), along the piers
- Reduce the amount of paving by creating landscaped areas in raised planters; plants that are appropriate in this location include:
  - Barberry (*Berberis thunbergii*)
  - Bearberry (*Arctotaphylos uva-ursi*)
  - Red-Osier Dogwood (*Cornus sericea*)
  - Grey Dogwood (*Cornus racemosa*)
  - St. John's Wort (*Hypericum kalmianum*)
  - Sea buckthorn (*Hippophae rhamnoides*)
  - Common Juniper (*Juniperus communis*)
  - Creeping Juniper (*Juniperus horizontalis*)
  - Cinquefoil (*Potentilla fructicosa*)
  - Fragant Sumac (*Rhus aromatica*)
  - Prickly Rose (*Rosa acicuralis*)
  - Ninebark (*Physocarpus opulifolious*)
  - Butterfly Milkweed (*Asclepias tuberosa*)
  - Tamarack (*Larix laricina*)
  - Big-Toothed Aspen (*Populus grandidentata*)
  - Big Bluestem (*Andropogon gerardii*)
  - Little Bluestem (*Schizachyrium scoparium*)
  - Switchgrass (*Panicum virgatum*)
  - Amur Maple (*Acer ginnala*)
- Provide shade/canopy structures

Typical Plan

Seating / Shade Pergolas

Planters

Enhanced Paving



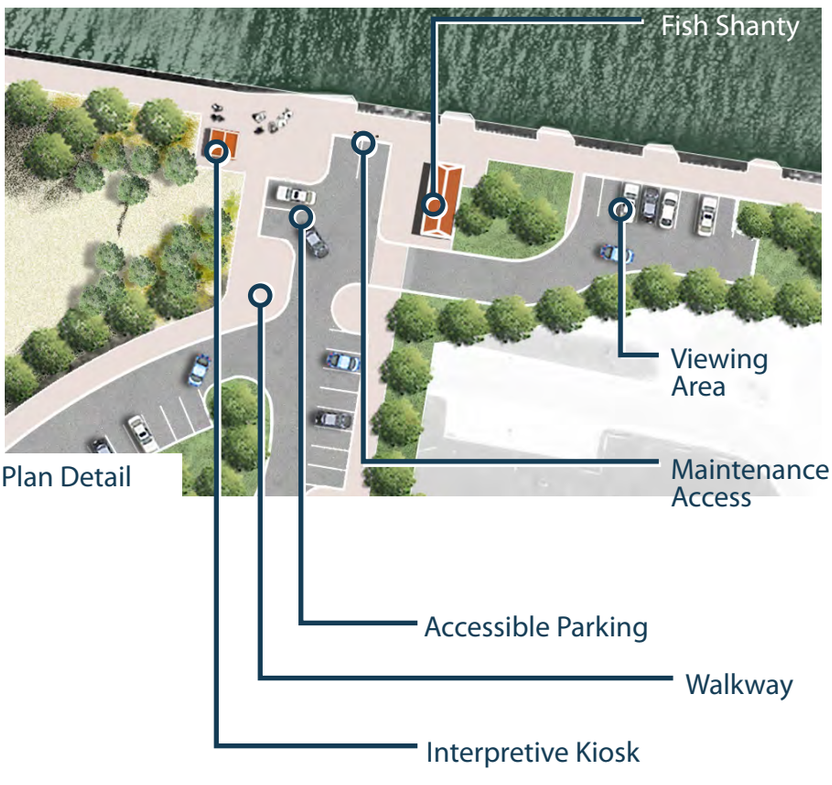
- Incorporate a waterfront paving design motif, elements and/or patterns to unify this space with the rest of the waterfront

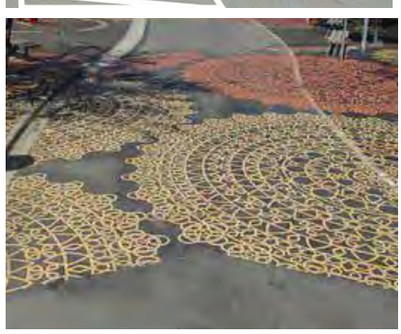
7. Maintain public access along the South Harbour Pier and connect it to the rest of the waterfront space

Currently, the east portion of the South Harbour Pier is somewhat disjointed from the rest of the waterfront, both in character and physical configuration. The area is publicly accessible except when grain ships are docked/unloading; the public viewing of the various industrial activities that take place along this stretch of the South Harbour Pier, is another cherished pastime for many in the community. These activities should be accommodated in any future plans.

This portion of the South Harbour Pier shall:

- Incorporate a waterfront paving design motif, elements and/or patterns
- Maintain a security fence between the pier and the parking area; the type, material make-up and height of the fence should enhance / maximize viewing of the docked ships/industrial operations
- Include a landscape area/features that welcomes cruise ship passengers and directs them to the Downtown (as part of the wayfinding strategy)
- Include interpretive signage that speaks to the Goderich Elevators and the inner harbour operations





WAYFINDING & INTERPRETATION

5

Vision

Getting to the waterfront will be easy and enjoyable. Once there, the story of the harbour area will unfold as part of the landscape experience.

Principles

- Routes to the waterfront should be clearly identified throughout the community
- Orientation within the physical space of, and navigating from place to place within the waterfront shall be easy, seamless and intuitive
- All the elements within the public realm will be combined to enhance wayfinding; in addition to signage, this will include other visual cues and design elements
- The waterfront will become a didactic (teaching) landscape
- Increase the awareness and appreciation of the waterfront landscape

Examples of Wayfinding Signage

Printed Pavement

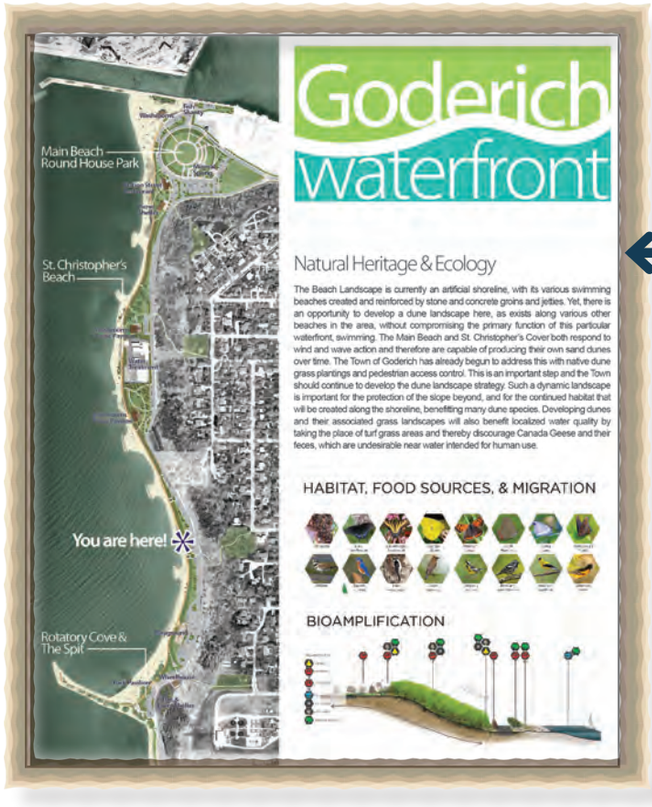
Longwood Garden's Interpretive Signage

What We Heard

- Improve signage
- Better wayfinding for full waterfront
- The waterfront should not be over signed, which I feel it is now
- Signage from Highway 21 to the beach needs to be more visible
- Paint flip-flops on pavement on Highway 21 to the beach through the Square
- Better signage at the gateway 'welcome to the beach'
- Educational signage is good and should be continued
- Teaching signage regarding stormwater treatment/ sewage treatment plant
- A tourism booth at the main entrance. It would be great if it was shaped like a giant salt shaker

Recommendations

- Establish 'Gateways' to the Waterfront; clearly identifying the waterfront and how to get there
- Connect the Waterfront to the Downtown Core (Courthouse Square Park), other parks and focal points



Example of Natural Heritage Interpretive Sign

Design Initiatives

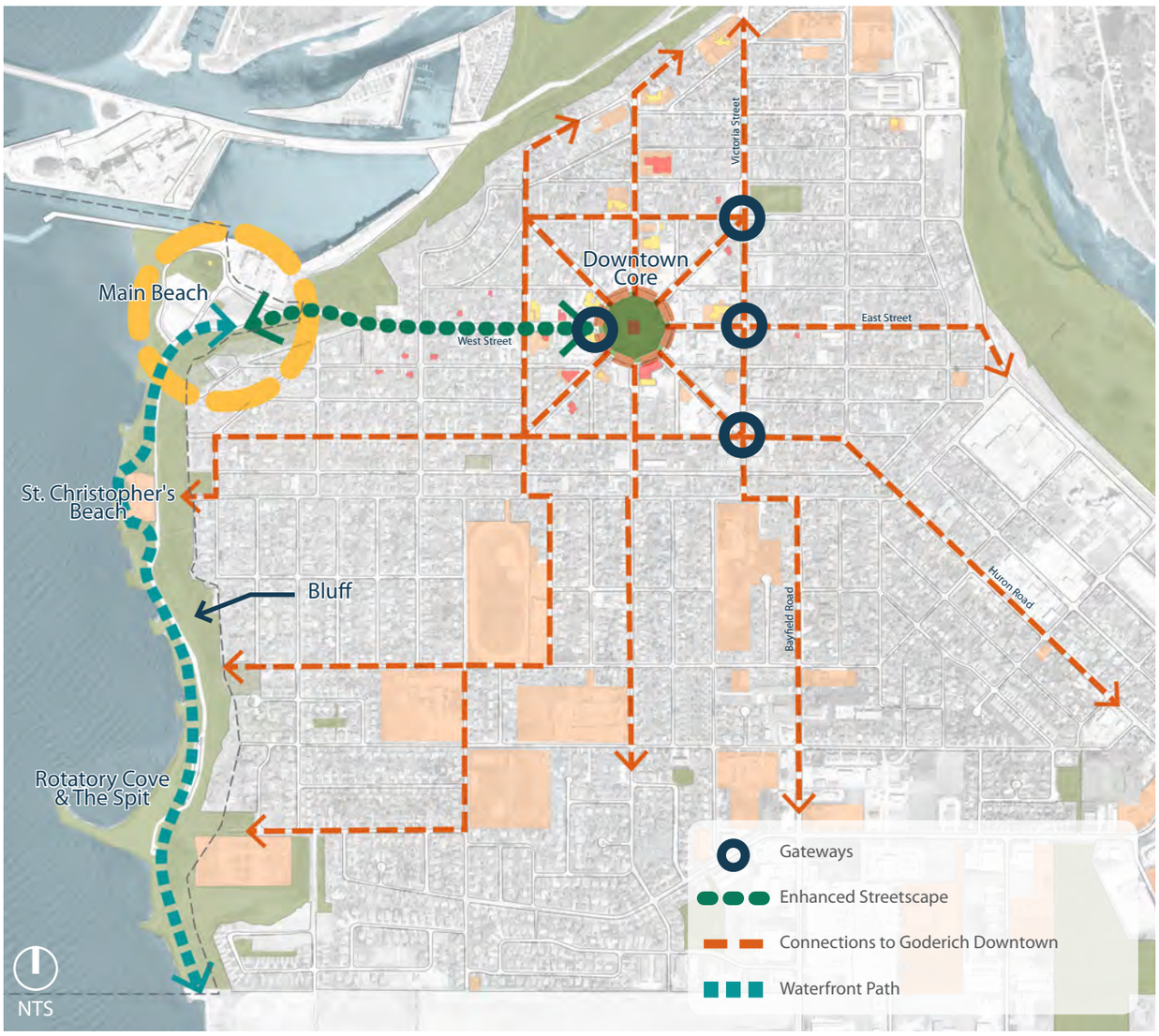
1. Establish 'Gateways' to the Waterfront

- Provide signage, markers and/or visual cues at key locations along Highway 21, Highway 8 (Huron Road)
- Provide signage and markers in the Downtown Square and along West Street

Examples of Information Poles / Gateway Signage

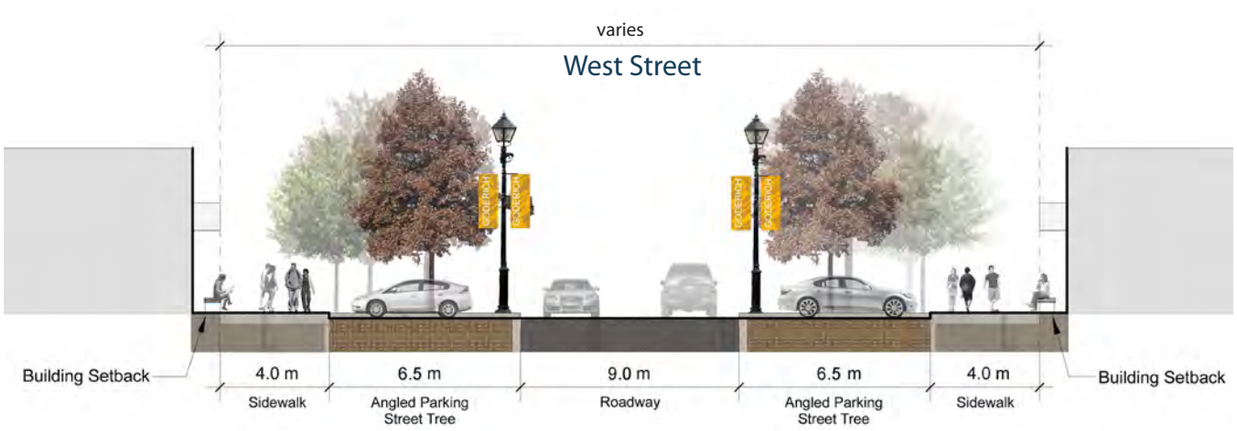
West Street Concept Plan

2. Connect the Waterfront to the Downtown Core (Courthouse Square Park), other parks and focal points



- Develop a Town-wide enhanced streetscape strategy/hierarchy that links parks and other cultural and community focal points to the Waterfront
- In line with the Downtown Core Area Master Plan recommendations for the Square, West Street, as the main linkage to the waterfront, should be put on a 'diet'; this would create an enhanced pedestrian realm, re-balance the dominance of the car in the public street and provide opportunities to create a more robustly landscaped streetscape
- Develop a Town-wide coordinated signage and street furniture program

Proposed Enhanced Cross Section for Primary Streets / West Street
(Master Plan Report Downtown Core Area Town of Goderich)



PARK SPACE & AMENITIES

6

Vision

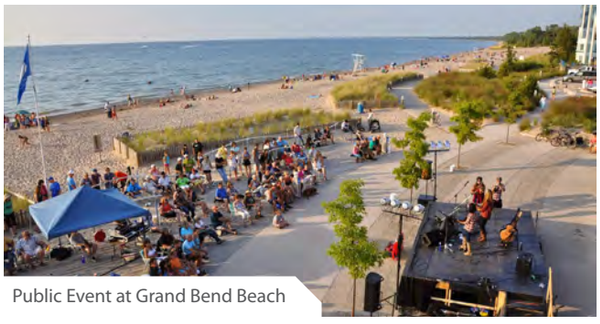
The waterfront will continue to be an engaging public place, an extension of the community's backyard and important tourist destination along Ontario's west coast.

Corktown Commons, Toronto

Principles

- Provide a range of flexible and diverse spaces for residents and visitors
- Plan and design distinct yet unified spaces
- Plan and design for a variety of activities, different age groups and levels of ability

Bronte Park Washrooms



Public Event at Grand Bend Beach

Seating areas at Humber Bay Shores, Toronto

Corktown Commons' Play Area, Toronto

Samuel-De Champlain Promenade, Quebec City

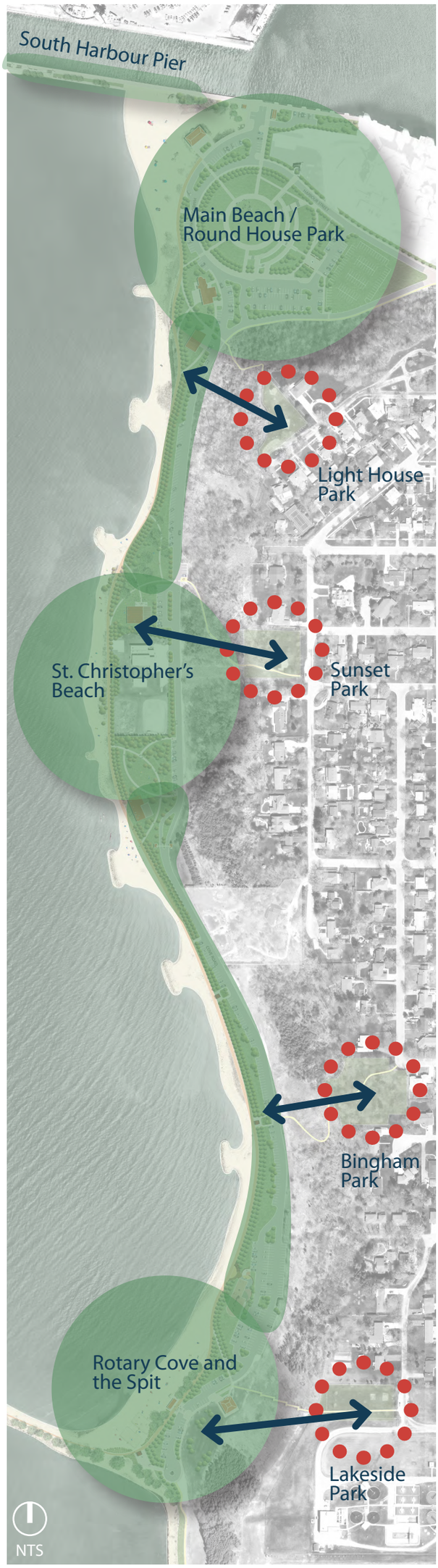
What We Heard

- Focus commercial activity at main square
- Commercial buildings at fish shanty site
- Trendy coffee shop
- Seasonal kiosks
- Keep it simple, no vendors
- Food trucks-only for special events - too much competition
- Boat, water sport, and bike rentals
- Update and extend playground (pressure treated)
- Play structure could be integrated with a natural playground
- Dog areas (obstacle course)
- Enhanced picnic area with more bbqs
- Fitness and exercise stations (5km loop)
- Campground space
- Petting zoo
- Public space for concerts and fireworks
- Labyrinth
- Zip line from Lions Head Park to beach
- Mini putt with Goderich marine history
- More pay phones
- Telescopes
- Slope for skiing, snowboarding (four season activity)
- Gondola
- Wifi hot spots

Recommendation

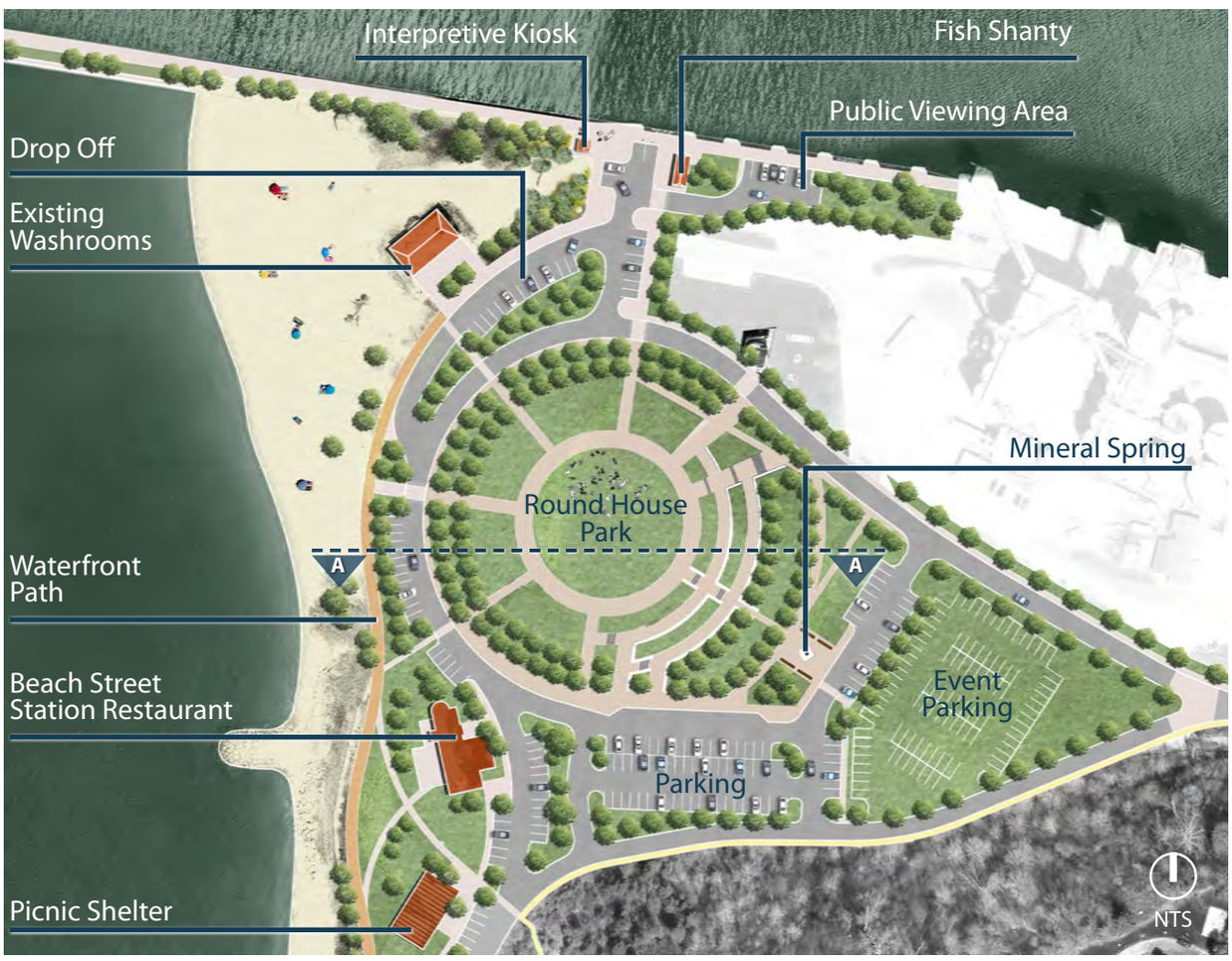
- Create three main focal areas, linked to each other and to the existing parks at the top of the bluff
- Design the South Harbour Pier as part of the continuous waterfront experience

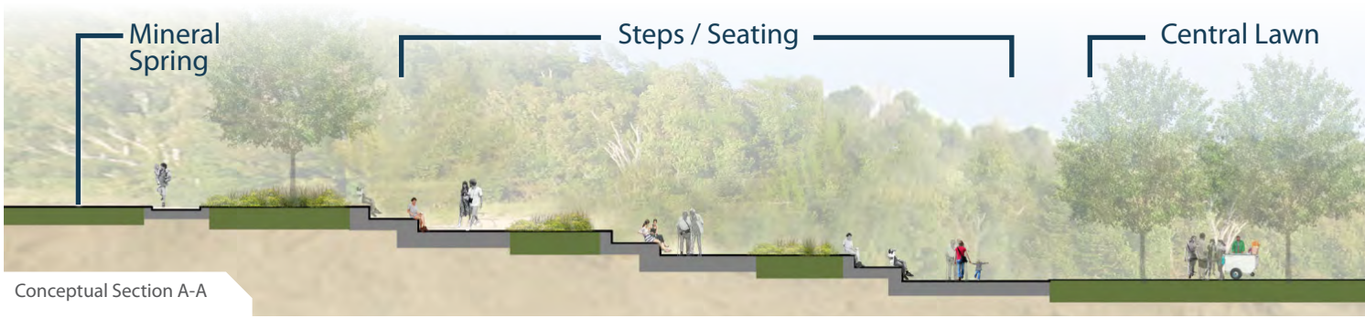
Samuel-De Champlain Promenade, Quebec City



1. Main Beach / Round House Park

- Build an Amphitheatre. The concept of an amphitheatre is borne from the community's desire to create a central gathering space in this location. Previous master plans had envisioned a 'Central Park' highlighting axial connections to the water and incorporating the heritage mineral spring. An amphitheatre would serve both passive uses as well as provide event space for larger gatherings. It would emphasize the existing dramatic topography and vistas while minimizing disturbance of the existing soil conditions. Its design shall:
  - Incorporate the Mineral Spring as a special feature
  - Work with the fall of the land
  - Provide sufficient volumes of soils to sustain large tree growth
  - Include path connections to/between key areas
  - Have wide, generous 'steps' facing the water to accommodate seating, walking and areas for landscaping
- Primary walkways will be 2.4m wide and paved with a hard surface material; secondary walkways will be 1.5m wide and paved with similar materials.
- Planting
  - Allee/shade trees shall include: American Elm (*Ulmus Americana* 'Princeton'), Tulip Trees (*Liriodendron tulipifera*), Black Maple (*Acer saccharum var. nigrum*), Grey Dogwood (*Cornus racemosa*), Amur Maple (*Acer ginnala*), Big-Toothed Aspen (*Populus grandidentata*)
  - Naturalized planting beds shall include: Native specimens of Dogwood (*Cornus s.p.*), Serviceberry (*Amelanchier* s.p.), Chokeberry (*Aronia melanocarpa*), Butterfly Milkweed (*Asclepias tuberosa*), Ninebark (*Physocarpus s.p.*), and Willow (*Salix s.p.*)
  - Ornamental planting beds shall include: Barberry (*Berberis thunbergii*), Bearberry (*Arctotaphylos uva-ursi*), St. John's Wort (*Hypericum kalmianum*), Sea buckthorn (*Hippophae rhamnoides*), Common Juniper (*Juniperus communis*), Creeping Juniper (*Juniperus horizontalis*), Cinquefoil (*Potentilla fructicosa*), Fragant Sumac (*Rhus aromatica*), Prickly Rose (*Rosa acicuralis*), Big





Conceptual Section A-A







Diverse Planting Selection


Examples of Amphitheater Open Spaces


Farmer's Markets / Fairs at Open Spaces

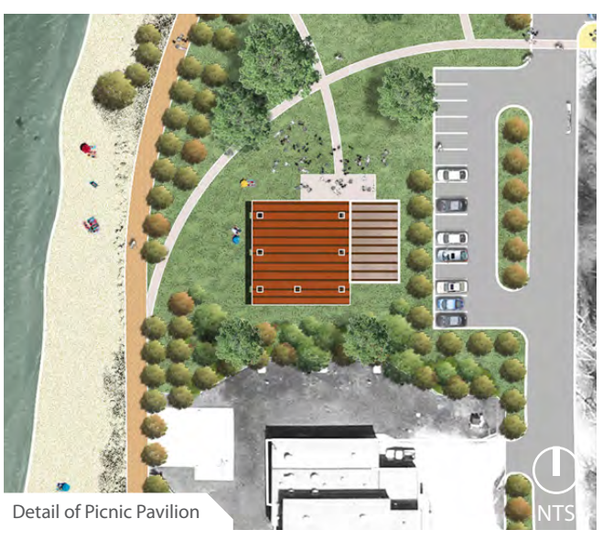
Bluestem (*Andropogon gerardii*), Little Bluestem (*Schizachyrium scoparium*), Switchgrass (*Panicum virgatum*), Indian Grass (*Sorghastrum nutans*)

2. South Harbour Pier (Refer to Initiatives, Section 4)

3. St. Christopher's Beach

Previous Master Plans had recommended creating a Lake Overlook and Gateway at the northern extent of St. Christopher's Beach. The underlying concept for the recommendation, to signal the transition between the Main Beach and St. Christopher's Beach, should now be reconsidered in the context of the Beach Street Station Restaurant, and this Master Plan's recommendations to relocate Cove Road, as well as cluster other buildings in and around the restaurant to form a node. On this basis,

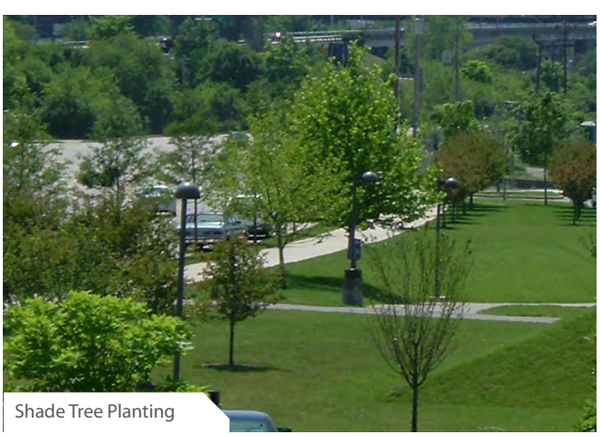
- Consider locating the Potential Future Waterfront Interpretive Centre in this location
- Replace the existing washrooms/picnic shelters with a new building including washrooms, change rooms and lockers and an attached picnic shelter
- Locate new buildings in relationship to the restaurant to create a cluster
- In this location, coordinate the 'Boardwalk' alignment/location with the entrance to the buildings

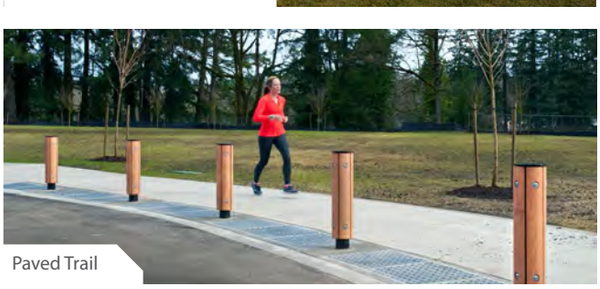


Detail of Picnic Pavilion


Washrooms and Picnic Pavilion at Corktown Commons, Toronto


Picnic Pavilion


Shade Tree Planting


Paved Trail

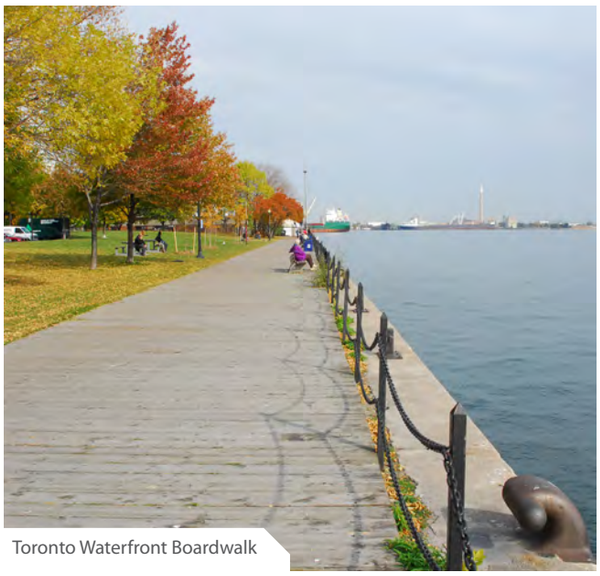
4. Rotary Cove and the Spit

- Renovate the Wheelhouse to include an expanded covered patio (picnic and event shelter), upgraded washrooms/changerooms
- Reconfigure pathways and parking area
- Relocate parking that is immediately adjacent to the play area
- Create landscaped seating areas around the play area
- Provide shaded kiosks / rest stations along the pathway

Detail of Playground

Amphitheater, Broome, Australia

Concrete Benches at Lake Wilcox Park



Toronto Waterfront Boardwalk

Gabriel Richard Park, Detroit

Jack & Jean RiverWalk™, Calgary

Paving Patterns and Landscape Features

5. Waterfront Path

The Boardwalk is a major active and passive amenity that is well-used by the community throughout the year and an integral part of the waterfront 'experience'. It is currently a raised, relatively narrow wooden boardwalk that has numerous 'add-ons' to provide for benches and ramps (for accessibility). It also has an electrical duct located at-grade, underneath the boards. The Boardwalk should be replaced and designed as an at-grade paved Waterfront Path.

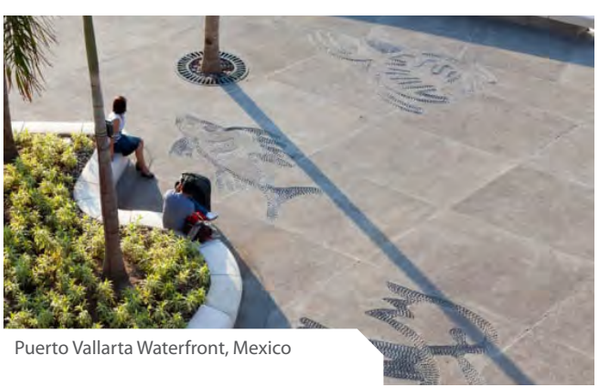
- Align the new Waterfront Path to maximize visual connections/access to the lake
- Locate the Waterfront Path to include a minimum 6m landscaped separation between parked cars/ the road; ensure planting within this area does not obstruct view to the lake
- Relocate utilities in a separate buried trench beside the Path
- The Path shall be a minimum of 4m wide
- Along Waterfront Path include seating, bicycle lock-ups, waste/recycling receptacles, lighting
- Enhance the Path pavement with:
  - Measured walking trail markings
  - Waterfront motifs, patterns and designs
  - Interpretive imagery/information

6. Create Interpretive Kiosks/Rest Stations along the Waterfront Path

- Shade structure
- Water bottle refilling
- Seating

7. Other Amenities to consider

- Mini-golf
- Zip-line
- Horseshoes
- Water play
- Structures/facilities for children/families
- Spaces/structures for dogs



Puerto Vallarta Waterfront, Mexico

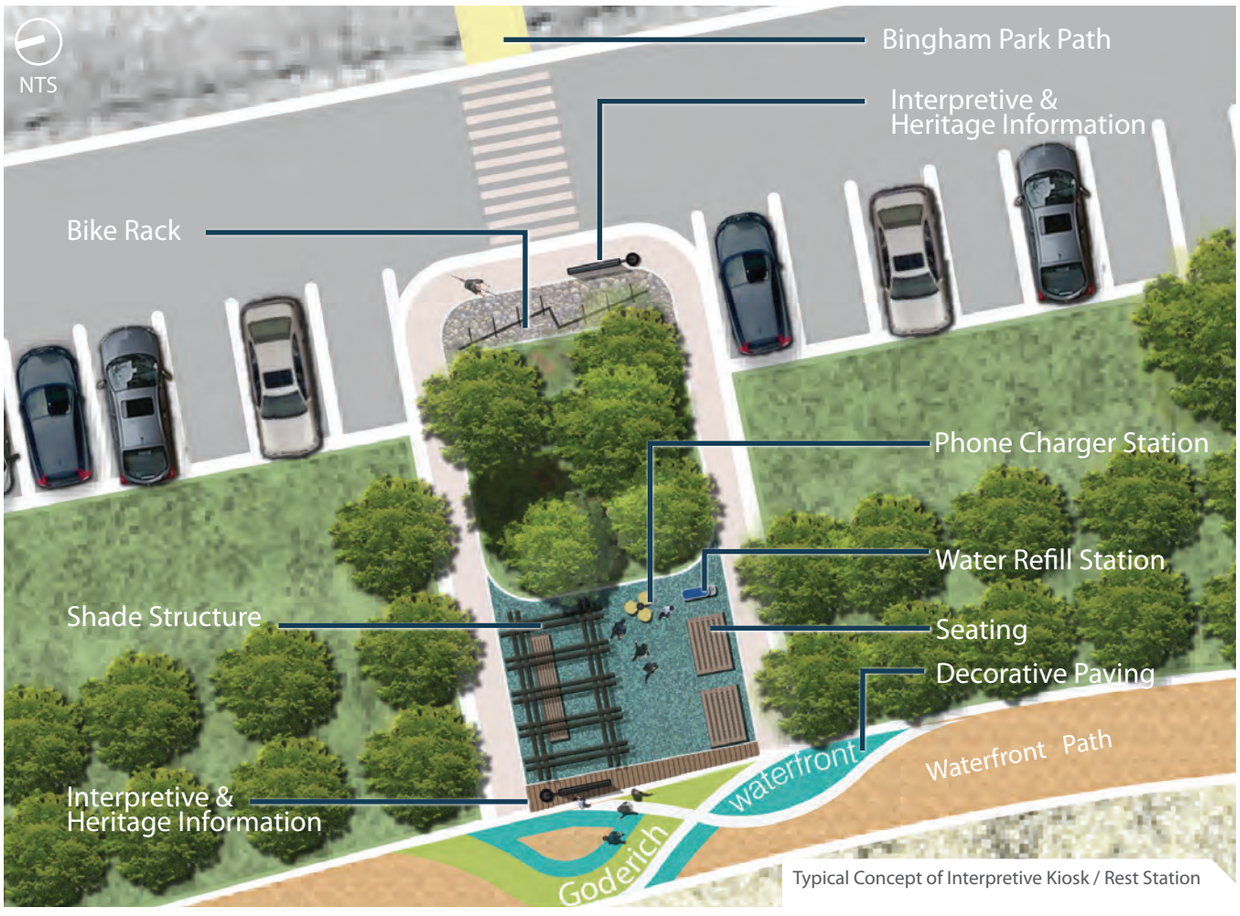
Rest Area with Wooden+Metal Shade Structure

Water Refill Station

Solar Power Charger

Rest Area with Sculptural Shade Structure

Rest Area with Intelligent Street Furniture



Typical Concept of Interpretive Kiosk / Rest Station

CULTURAL HERITAGE

7

Vision

The Cultural Heritage of the Harbour will be interwoven into the elements of the Master Plan and enrich the waterfront experience.

Mineral Spring

Fish Shanty

Marine Museum

Station Street Restaurant

Principles

- **Enhance and incorporate the cultural heritage of the Harbour**
- **Recognize and celebrate industry's important role at the Harbour**
- **Preserve and enhance views and vistas (to the Lake), from key vantage points (i.e. public parks at the top of the slope and at the top of Harbour Street)**

What We Heard

- Trim trees to maintain views to the water
- 12 years ago Town passed a resolution to maintain vistas
- Build the Marine Heritage Centre
- Investigate feasibility of Marine Museum, but have concerns about viability
- Need salt museum, history of the mine is overlooked, should be celebrated
- Do not preserve concrete Inukshuks
- Mineral Springs should be made a feature
- Places of natural springs are spiritually important, some Celtic artists are interested in creating art

Recommendations

- Provide a comprehensive interpretive signage strategy for the Waterfront
- A Waterfront Interpretive Centre may be considered in the future, subject to land arrangements. The potential structure shall not be located in proximity to industry, nor within the main view shed from Harbour Street
- Implement a views and vistas plan

Design Initiatives

1. Provide a comprehensive Interpretive Signage Strategy that tells the cultural and ecological story of the Harbour, including for example, heritage resources, historic features, the planted slope and the spit

2. Maintain the Fish Shanty in its existing location

- Create a space around the structure that includes landscaping, seating and special paving

3. Maintain the Mineral Spring in its existing location

- Incorporate the Mineral Spring into the design of the amphitheatre as a focal feature
- Provide viewing and seating areas around the mineral spring
- Incorporate special paving around the mineral spring

4. Establish 'No-build Zones'

- Implement Policies/Guidelines to limit the form and height of development within 'Vista' areas

NATURAL HERITAGE & ECOLOGY

8

Vision

The Goderich Waterfront will be:

- a didactic landscape that interprets the natural environment to park users
- an opportunity for outdoor learning and physical connection with the water, the park, and the wooded landscape
- a resilient connected ecosystem that supports habitat, breeding opportunities, and magnifies the current potential of ecological connectivity
- a stabilized bluff

Principles

- **Design based on ecological management**
- **Arboricultural best practices**
- **Landscape resiliency**
  - Understand and control current and future plant and soil pests
  - Manage the devastation of Emerald Ash Borer
  - Employ species diversity to minimize future pest devastation
  - Promote planting "The Right Plant in the Right Place"
- **Naturalization balanced with pedestrian needs and site programming**
- **Bioamplification**
  - Use plants to provide habitat, food sources, and breeding grounds for local wildlife
  - Increase biological potential by expanding ecological connections

What We Heard

- No lake filling
- Successional sand dunes seem tiny and insignificant at first glance. What is their purpose and how many are planned?
- Attract birds, bees, and butterflies
- Encourage milkweed planting
- Flower beds rather than temporary planters
- Trees - willow, Manitoba maple
- It seems that naturalism would not be feasible
- Gardens and gardening along the waterfront
- Armour all the groins
- Extend length of the jetty
- Open up the stone pier to increase water circulation and decrease E. coli
- Use pier as activity area
- Bank stabilization must start at the top to collect all surface water. Trees do not stabilize a bank
- By-in of landowners is very important
- Not so much mowed grass – lower maintenance
- Long term low maintenance materials

Brick Works Park, Toronto

Sandbanks Provincial Park, Prince Edward County

Backpacking at Algonquin Park, Ontario

Recommendations

- **Establish Ecological Management Zones**
- **Promote soil health and site-appropriate planting techniques**
  - Implement a site/condition specific soils strategy
  - Contemporary planting details will be followed to mitigate post-transplantation stress and dieback
- **Stabilize the passively and actively eroding areas of the bluff, from crest to toe**
  - Bank stabilization must start at the top to collect all surface water; trees do not stabilize a bank alone
  - Only minimal disturbance, such as seeding, live staking, live fascines, coir logs are to be used for planting in actively eroding areas (i.e. Bluff and Revetments)
  - Exhaustively establish three-tiered plantings – Groundcover, Understorey, Canopy Layer
  - Involve property owners as active stewards of the slope; 'buy-in' of adjacent property owners is important, and owners would generally like to do the "right thing", if they knew what that was
- **Support the Mississippi Flyway Migration Zone and both the juvenile and adult needs of these lifecycles**
  - Attract migrating birds, bees and other native pollinators, and migrating butterfly populations
  - Create habitat and food sources in naturalized areas
  - Establish a native plant list that provides food sources and habitat for migrating and nesting birds and pollinators as well as other wildlife. Native plants will promote the connections to the native fauna
  - Encourage milkweed planting for Monarch lifecycle needs to promote Goderich as a stopover on the migratory flyway
- **Improve ecological value of the cultural landscape**
  - Introduce more native plant species. Ornamental exotic species will still be used where they will thrive, and have impact, and not influence a naturalized area with their seeds, but a native species palette will be exploited as much as possible
  - Perennial beds rather than temporary planters, of diverse plantings of ornamental shrubs, winter-appeal prairie and dune grasses, and a rich and vivid color palette of native and naturalized forbs
  - Vivid horticultural treatments to help punctuate waterfront destinations connected with lush and seasonal gardens
  - Reinforce pier as a cultural landscape by creating moments of respite for active users, as well as destinations for those seeking more passive recreation

Ecological Management Zones

- Reduce intensive maintenance zone such as mowed grass; promote lower maintenance landscapes
- Promote long term low maintenance hardscaping materials that don't compromise project durability
- Promote term low maintenance softscaping materials where perennials annually herald the spring, and resilient plantings are generally self-sustaining

- Prohibit lake filling and shoreline alteration as per Maitland Valley Conservation Authority policy; however, as groins, jetties, or armoured shorelines begin to fail, there will be necessary coordination with the appropriate regulatory bodies to plan and implement necessary shoreline reinforcement

Design Initiatives

1. Implement a Soils Strategy

Soil is typically an undervalued natural resource; yet the success of the landscape above has everything to do with the conditions below. All of the proposed design and ecology-based interventions are specific to the driving constraints which are limiting their current resiliency. A thriving and self-sustaining landscape is dependent on soils; soils must be site appropriate, respond to dynamic soil water tables, soil textures, and nutrient / mineral availabilities.

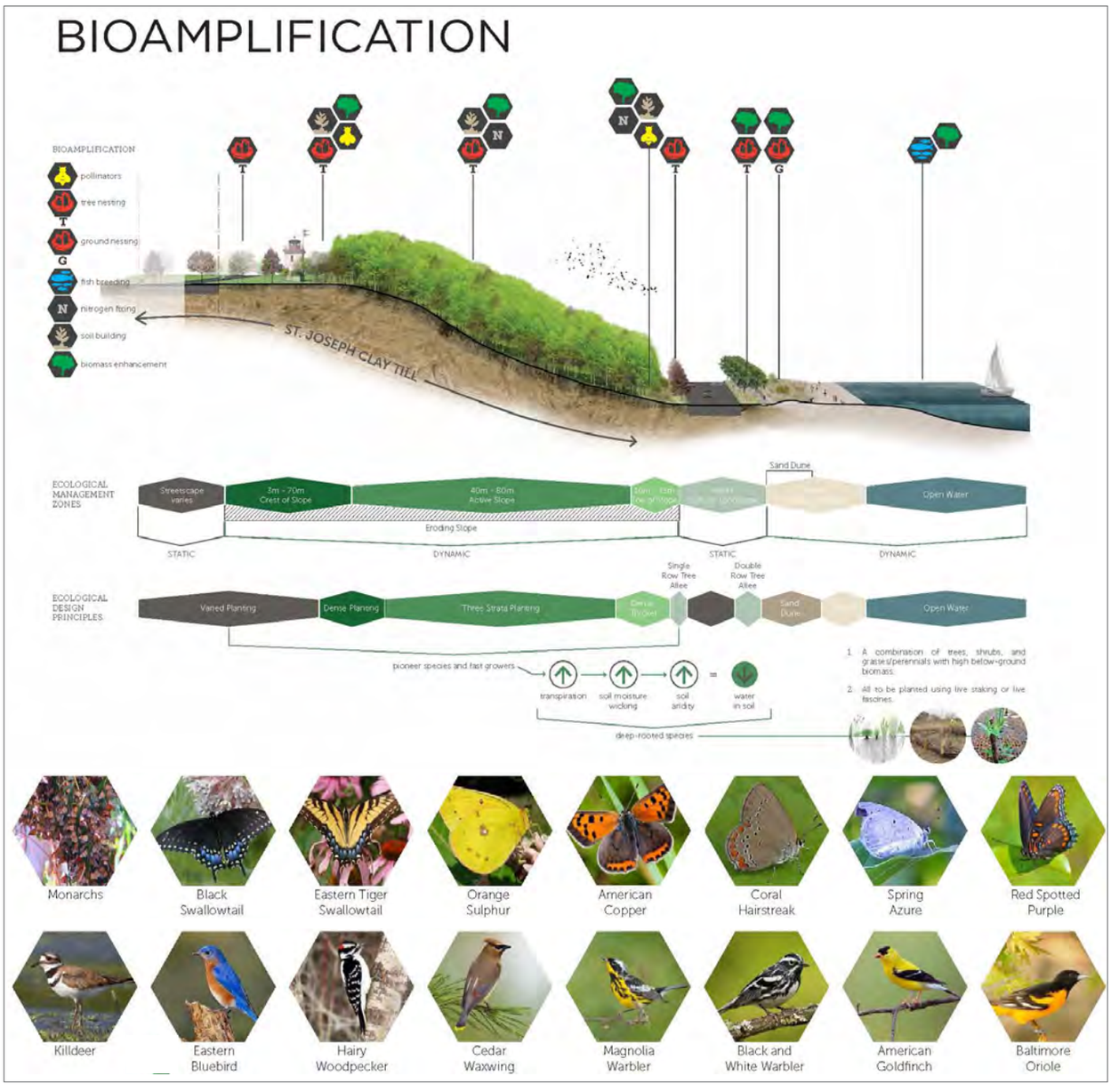
Bluffs

The Master Plan seeks to achieve a static and well-armed/planted bluff or active slope, which requires a slightly more intense approach than is typical, due to the presence of the St. Joseph Clay Till. Unlike most soils, St. Joseph Clay Till sloughs can lead to its migration with moisture.

The Master Plan proposes to exploit the hydrophilic nature of dense three-tiered/strata/layered planting to ensure moisture is wicked quickly from the soils; based on an understanding that the cation-exchange capacity and water-holding potential of clay soils will support healthy ecological models for succession.

Main Beach

The historical functions/activities of the Goderich Port and Harbour have left a legacy of contaminated soils in the area of the proposed Round House Park. The extent of the toxicity and the range of brownfield contaminants are indeterminate; soil testing will be



required before proceeding with any designs.

If contaminants are determined, there are several options that are typically considered:

- Excavation and off-site removal of contaminated soils and replacement with clean fill in its place. This is a costly option.
- Biopiling is an in situ bioremediation technology that is extensively used for remediating a wide range of petrochemical contaminants in soils. Biopiling involves the assembling of contaminated soils into piles and stimulating the biodegrading activity of microbial populations by creating near optimum growth conditions. Once the contaminants are 'digested', the soils are reinstated. This option would limit site use and flexibility while microbial activity is digesting the contaminants.
- Phytoremediation is another bioremediation technique and involves the use of plants and their associated microbiomes to degrade, sequester or bio-accumulate pollutants from contaminated soils. Both in-situ remediation techniques – Biopiling and photoremediation, require long periods of time for contaminant uptake and isolation.
- Clay Capping, which involves placing a layer of clay over the subject area to isolate and prevent the spread of contamination, is the current industry standard and cost-effective. The exact thickness and composition varies from site to site; detailed specifications would be determined by the toxicology report. Clay capping is the recommended option for the waterfront area.

Root Favoured Bio-Mass


Migrating Birds

2. Bluff Planting based on Ecological Management Zones

Crest of Slope – Root-favoured Biomass for Crest Stabilization

- Plant specimens with root balls can be planted in the Crest of Slope zone
- Herbaceous plant material, prone to extremely deep rooting and heavy root biomass should be favoured. These plantings should be rich in biodiversity and should balance both native prairie grasses and forbs
- Some woody plant species are also known for their prolific rooting biomass; these should also be promoted. These are species such as native members of the *Salaceae* family, such as Willows and Poplars, or the *Rhus* genus, to name a few

Active Slope – Minimal Soil Disturbance + Three-Strata Planting

- Plant specimens with root balls cannot be planted in the Active Slope zone; there is to be no significant disturbance of the soil within the active slope area, thus the only acceptable methods of planting in this critical zone are: very juvenile plug planting, live staking, seeding, coir logs
- Species used should be those that favour root/below-ground biomass, thus species from the Crest of Slope should be considered here
- There is a strong colony of *Robinia pseudoacacia* on this slope and it is noted that where it is well-established, the August, 21, 2011 tornado did less damage to this slope. Hardwood species such as this, as well as others with similar qualities of fast growth and biomass development, should also be considered when proceeding with a planting strategy in this area.
- These are long-established and successful strategies for slope stabilization, and it is strongly recommended that these projects are led by restoration ecologists in conjunction with landscape ecologists/architects. An exhaustive planting strategy will ensure a well-stabilized slope.

Toe of Slope – Root-favoured Biomass for Toe Stabilization and Drift Mitigation

- If toe of slope ever drifts, this will reinstate a condition of active erosion and a shifting slope, and it is recommended that the toe be reinforced with additional armouring.
- Three-tiered or three-strata planting (Groundcover/Herbaceous Layer, Understorey/Shrub Layer, Canopy/Tree Layer) is the preferred planting approach within the actively eroding areas between the toe and crest of slope, and it is expected that these plantings would then catalyze a wooded or forested ecosystem that is resilient and generally self-sustaining.

3. Shoreline Considerations

The Goderich shoreline is dynamic, shifting with influences of current, lake levels, and sedimentation. In the past, Goderich has been affected by seiches, which are standing waves within water bodies, known to undercut and remove significant volumes of terrestrial-based soil and rooted substrate with the returning wave action.

The seiche phenomenon, in conjunction with the ice build-up and subsequent shoreline scouring that Goderich experiences during particularly cold winters, can create scenarios where several metres of shoreline can be lost in any given year. In this context, new shoreline armouring and reinforcement of existing armouring is recommended to prevent further loss of shoreline. This work will require coordination with all regulatory agencies having jurisdiction.

4. Main Beach - Ecosystem Development

Wherever possible, sand dune ecosystems, which are the climax successional state of coastlands such as the Goderich waterfront, will be promoted; these types of ecological restoration projects are beneficial to the natural environment, and as future opportunities present themselves, would generally be encouraged.

However, sand dune restoration and the catalyzed establishment of these ecosystems is discouraged in areas of the waterfront that are actively programmed and intensely used.

5. Cultural Landscape

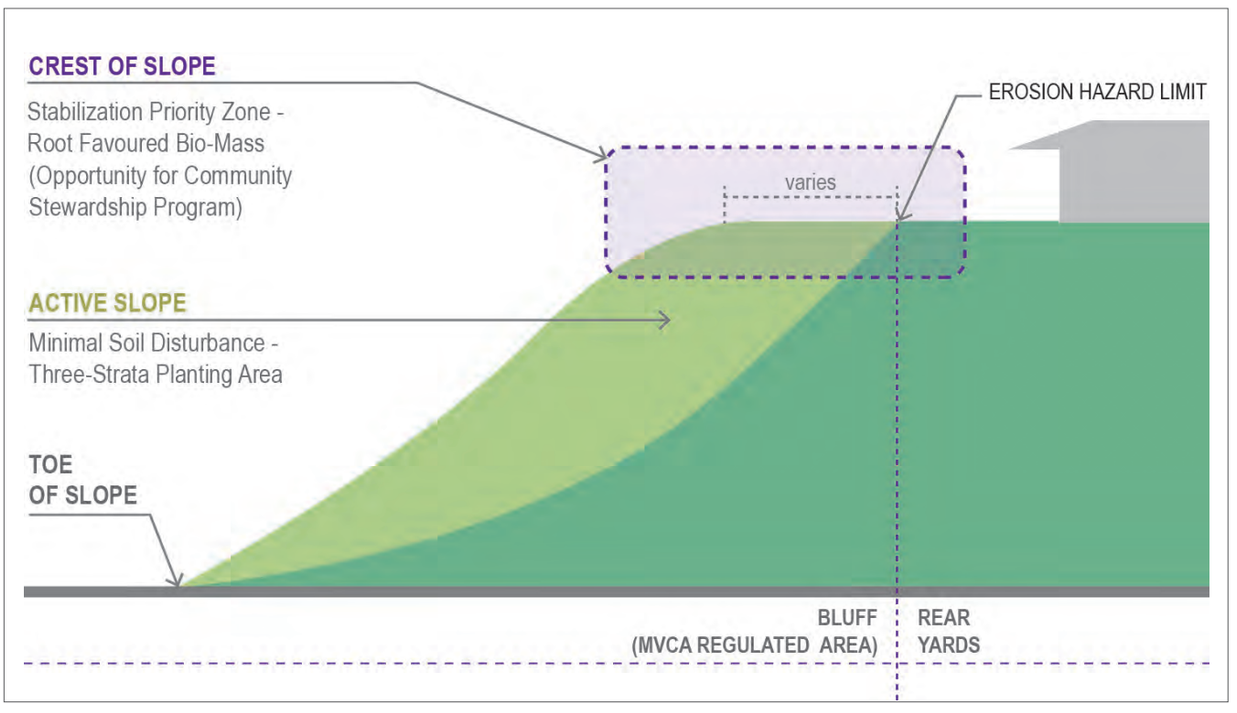
The promotion of biodiverse and resilient landscapes underpins the planting design initiatives for the waterfront and balances ecology with beauty, functionality and seasonality. The proposed cultural landscape responds to the different ecological management zones and is intended to create a unified yet dynamic experience that is vivid and memorable.

South Harbour Pier

- In the proposed places of respite along the South Habour Pier, a combination of seating, planters and shade structure are proposed.
- Plantings within the planters will require rich planting soil.
- Plant species with shade-promoting characteristics and that respond to the harsh environment of strong winds and saline environments are recommended.
- The types of species that can tolerate wind desiccation and subsequent bud damage, as well as saline air and soil, include members of the *Salaceae* family. Additionally, H*ippophae rhamnoides* is an example of a woody plant with these tolerances.

St. Christopher's Beach Picnic Areas

- These areas or 'outdoor rooms' are intended to be main gathering areas for passive recreation and social activities.
- To support this range of activities, plantings will be grouped to create intimate spaces while framing the larger main areas.
- Plantings will showcase the diverse range of horticultural variety characteristic of Goderich, including species that herald spring, have a unique summer character and display incredible fall colour. Additionally, consideration should be given to providing winter interest in the landscape, with evergreen tree forms, tree forms that catch the snow and plants that have interesting or vivid bark colour.

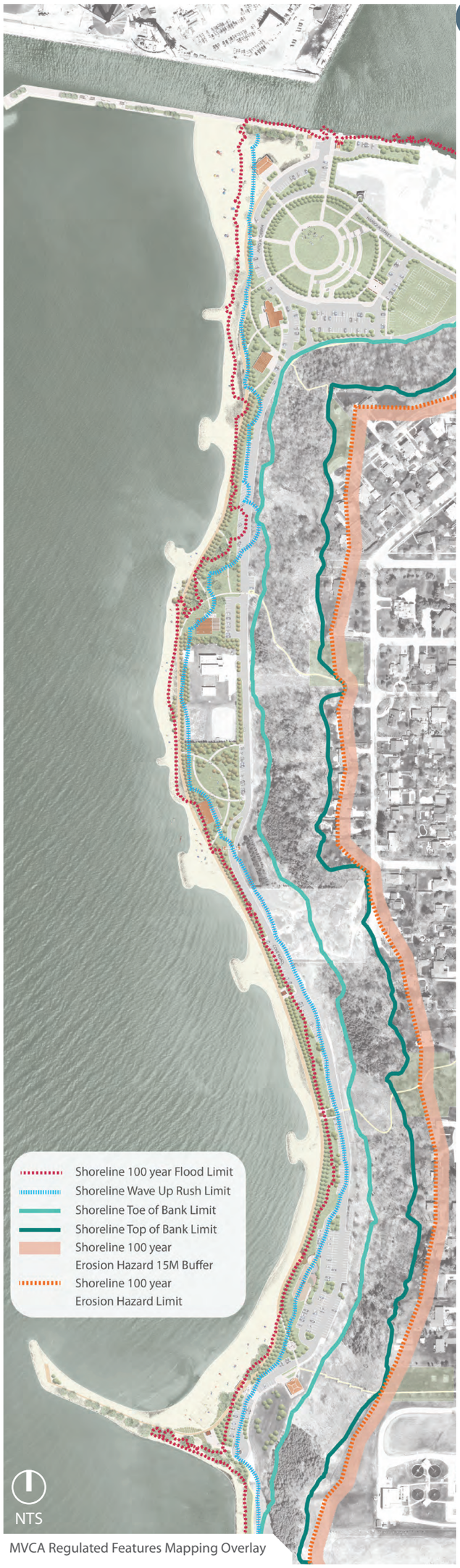


Waterfront Path

- The Waterfront Path is not only one of the most important recreational amenities at the Goderich Waterfront, it is a unifying element that connects a much broader area of the community, the Downtown and the surrounding neighbourhoods, to Lake Huron.
- *Acer x freemanii* 'Autumn Blaze', a visually bold and striking tree species, is proposed to form a double allée alongside the Waterfront Path. The Freeman Maple is a hybrid of the Red and Silver Maple species. It exhibits a vibrant red fall colour while being extremely hardy and easy to grow.

The proposed Ecological Management Strategy builds on and is informed by mapping and input provided by the Maitland Valley Conservation Authority and the Lake Huron Centre of Coastal Conservation. As an overlay to the proposed Master Plan, the conservation mapping highlights the sensitivity of the Goderich Waterfront with respect to flood proneness as well as slope stability in regards to the shoreline, the top of bank and the bluff.

It should be noted that the Master Plan is based on an understanding of the cyclical nature of the flooding cycles of the Lake and embraces the dynamic shifting of the shoreline as part of this living/evolving landscape. To the extent possible, the conceptual locations of proposed public infrastructure has been designed to minimize potential impacts by these natural processes, while recognizing the need to provide connections and amenities in this major destination waterfront.



MVCA Regulated Features Mapping Overlay

IMPLEMENTING THE PLAN

9

Master Plan Projects

The Master Plan is a high level framework for the development of the Goderich Waterfront; inherent in the Master Plan, is the recognition that implementation of some of the proposed strategies and initiatives will happen over time, with the full range of short and longer term projects. These will require the collaborative and ongoing efforts of the Town, stakeholders and the community in order to realize the Vision.

The diagram to the right identifies the potential Projects envisioned by the Master Plan, including 'Priority' Projects that should be considered in the immediate future. The consultation process has revealed the importance of the Waterfront as a vital asset to the Town and a particularly dear place in the hearts of its residents. Those conversations and shared thoughts also revealed that certain aspects of the waterfront are working well while others are in need of improvement or replacement. The Priority Projects reflect what we heard from the public as important elements in need of immediate attention.

The order of magnitude cost estimates will serve to assist the Town in planning and budgeting for the Projects. These estimates are not definitive and will be subject to further review including feasibility studies and detailed analyses by the Town's Engineer.

Other aspects of the Master Plan, including the Main Beach and South Harbour Pier designs, will require coordination with the Goderich Port Management Corporation and Goderich Elevators in order to be fully realized. Projects such as the Wayfinding and Interpretive Signage Program and the Bluff Stabilization and Community Stewardship Program, will provide opportunities for potential partnerships with for example, the Municipal and Marine Heritage Committee, the Maitland Valley Conservation Authority and other community groups.

All proposed projects will be subject to staff approval and ultimately, decided upon by Town Council.

PRIORITY PROJECTS

Waterfront Path Project

- (Boardwalk) Waterfront Path
- Lights / Electrical Infrastructure
- Interpretive Kiosks / Rest Stations
- Planting (Treed Allée)
- ***Estimated Budget: $900,000 - 1,2000,000***

St. Christopher's Beach Project

- Washrooms / Shelters
- Paved Paths
- Planting and Site Furniture
- ***Estimated Budget: $1,500,000 - 2,000,000***

*** To be determined subject to a detailed review by the Town's Engineer**

FUTURE PROJECTS

Main Beach Project

- Re-align Roads / New Roads
- Drop-off Area
- Roundhouse Park / Amphitheatre
- Fishy Shanty Area
- Site Furniture
- ***Estimated Budget: $2,500,000 - 3,000,000***

Wayfinding Program Project

- Directional Signage
- Interpretive Signage
- ***Estimated Budget: $60,000 - 80,000***

South Harbour Pier Project

- Landscaping / Planters
- Seating / Site Furniture
- Pergola Structures
- ***Estimated Budget: $300,000 - 400,000***

The Bluffs Project

- Stabilization / Planting
- Slope Pathways
- Community Stewardship Program
- ***Estimated Budget: $150,000 - 200,000***

The Cove Project

- Plaza around Play Area
- Pergola Structure / Site Furniture
- Rental Kiosk
- Re-locate some Parking
- ***Estimated Budget: $300,000 - 400,000***

OTHER PROJECTS FOR CONSIDERATION

- **Public Art**
- **Dog Off-leash Area (Obstacle Course)**
- **Waterfront / Interpretive Centre**
- **West Street Streetscape**
- **Gateway Signage in the Downtown**
- **Improved Trail Link to Menesetung Bridge / Tiger Dunlop Trail**