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Introduction

As part of the North Bay Downtown Waterfront Master Plan Study, the City of North Bay in partnership with Brook McIlroy, hosted 2 visioning workshops with the public and stakeholders. The workshops were intended to gather feedback and ideas to assist in the preparation of design guidelines and priorities that will shape new development and civic improvements for the Downtown Waterfront. Several key elements that the workshop addressed include:

• How to optimize and enhance existing retail patterns
• How to harmonize new uses with existing uses
• How to improve the pedestrian environment
• How to improve existing open spaces and waterfront with better connections
• What the program and character of the existing waterfront areas should be
• General ‘green’ strategies for the area

The Workshops were held:

Thursday, June 23rd, 2016
WKP Kennedy Gallery, The Capitol Centre, 150 Main Street East.
Purpose

The purpose of the workshops was to engage citizens in a productive dialogue regarding their vision for the future of the Waterfront Downtown and to solicit feedback on how best to achieve their vision for the area. 2 Workshops were held, one with Downtown Waterfront Stakeholders and one with the general public.

What was presented?

The workshops commenced with introductory remarks from the meeting facilitator, followed by a 20-minute overview presentation that covered:

- The Urban Design Study overview;
- Previous Studies background & site analysis;
- Project objectives and redevelopment phases;
- An overview of the evening’s breakout sessions.

This was followed by a 20-minute inspiration presentation, covering comparable precedents and ideas for re-development, to give the group a starting point for discussion. Following the presentation, participants were invited to partake in facilitated break-out sessions, the key findings of which are identified within this report.
Breakout Sessions

For the break-out sessions, participants attended one of 9 or 10 workshop tables for each session. A Site Worksheet, an Aerial Map of the area, Downtown Waterfront Development Precedents, writing utensils (markers, pens, pencils) and post-it notes were provided at each table. Discussions were facilitated by the City of North Bay staff and the Consultant Team.

Worksheets

Each worksheet included the following three exercises:

- Exercise one asked participants to answer a series of questions, which would help identify the desired design character and their Vision for the Downtown Waterfront.
- Exercise two focused on identifying key opportunities for the Masterplan.
- Exercise three involved analyzing a number of precedent case studies and determining preferred features, as well as suggesting preferred areas on the site where similar activities or developments could be located.
Key Takeaways

There were a few recurring themes and key takeaways from the worksheet exercises:

- Downtown Waterfront vision to celebrate North Bay history and Aboriginal culture
- Mixed use development with an emphasis in increased residential in the downtown
- Sustainable/green building elements and downtown streetscape elements are imperative
- Adversity in building design and form is important
- Managing parking should be done efficiently and intelligently
- Reverting Oak Street to 2-way, to encourage more retail and a more pedestrian centric downtown culture
- Increased connection points from the downtown to the Waterfront are important
- Creating a “Destination” at waterfront to encourage full year use of the area
- Increasing public amenities along the waterfront and downtown
- Encouraging partnerships with Post-secondary institutions to bring campus elements to the Downtown Waterfront
PUBLIC WORKSHOP SUMMARY
Worksheet Summaries

Table One

Table One Key Findings

1. The design for North Bay Downtown Waterfront must include:
   • Safe and easy accessibility for residents and tourists
   • Active year-round spaces with diverse activities for all ages
   • Natural beautification
2. Public drinking water fountains along waterfront pathways
3. North Bay Culture and History preserved by:
   • Showcasing public art
   • Cross-cultural festival celebrations and themed cruises
4. Wayfinding and signage to create easier direction and access points to waterfront
5. Diverse vendors, shops and consumer goods stores
6. Extend the existing 75m break wall to 200m, an official Olympic length to hold dragon boat festivals/races
Worksheet Summaries

Table Three (Table two not used)

1. Downtown Waterfront Vision
   A. What are the key considerations for this study?
   - Walkable, bikeable, green
   - Inclusive - all ages can enjoy downtown waterfront access
   B. What do you do when you are on the Downtown Waterfront Area?
   - Bike, swim, walk, go to ice rink, explore new waterfront

2. Key Opportunities
   - Creating a walkable and accessible Downtown Waterfront
   - Connecting destinations
   - Encouraging infill and redevelopment
   - Leveraging private development opportunities
   - Activating open spaces all year round
   - Celebrating local culture and history

3. Key Findings
   1. Return Oak St. and McIntyre Street to two-way.
   2. Quality Infill development in the downtown:
      - commercial
      - residential
      - heritage
   3. Temporary/permanent winter shelters
   4. Downtown should include more music engagement
   5. The North Bay Downtown Waterfront Project should be community driven
   6. Downtown Waterfront Area to be:
      - walkable
      - bikeable
      - green
   7. Complete Streets
   8. Better connectivity between Downtown-Waterfront
   9. New development at open space south of museum
Table Four

**Key Findings**

1. Overall addition of green spaces and street trees
2. Sustainable architecture - passive design
3. Pedestrian access from Murray Street to waterfront
4. Improved cycling infrastructure and introduce bike lanes in downtown streets
5. Downtown development to encourage night life
6. Improved traffic fluidity and overall safety
7. Indigenous awareness with public art and educational facility
8. Museum of Native (Aboriginal) History at Waterfront
9. Family orientated activities
10. Residential development for Seniors and Students
11. Beautification through architecture and green spaces
12. No Casino at Waterfront
Worksheet Summaries
Table Five

1. **Downtown Waterfront Vision**
   A. What are the key considerations for this study?

2. **Key Opportunities**
   - Creatively walkable and accessible Waterfront
   - Connecting Destinations
   - Enhancing Public Realm
   - Leveraging Private Development Opportunities
   - Active Open Spaces All Year Round
   - Celebrating Local Culture and History

3. **Precedents**

Table Five **Key Findings**

1. Mixed-Use development, with more residential at waterfront
2. New construction limited to low-rise and mid-rise
3. Cycling infrastructure in the downtown and bike parking at waterfront
4. Implementing more active use of existing mini-train to move people through the Waterfront
5. Green initiatives should include proper disposal of garbage and recycling
6. Well designed recreational open spaces - activities for all seasons
7. Integrate traffic calming measures in street design
8. Pedestrian friendly spaces
9. Cultural / institutional / multi-use development at open space south of Museum.
Worksheet Summaries

Table Six

1. Downtown Waterfront Vision

1. What are the key considerations for this study?

2. Key Opportunities

1. Connecting Destinations
2. Enhancing pedestrian and cycling movements
3. Protecting and restoring cultural and historical significance
4. Developing additional waterfront activities

3. Precedents

1. Warehouse and Industrial Developments
2. Lifespace - Low Rise Development
3. Exposed Structural Ribs
4. Weathered Lake of Mackenzie
5. Emphasize Cultural Centre
6. More Locating Points
7. Have an Educational Facility
8. Flexural Plan

Table Six Key Findings

1. Additional Pedestrian and Cycling connections to Waterfront
2. Educational Facility at Waterfront
3. Public Art throughout the area
4. Higher Density development (residential)
5. Recognizing Oak and Main as retail and café streets that should reflect North Bay’s history and culture
6. Utilizing the river during winter as community skating rink
7. Densify waterfront options:
   - Additional railway crossings
   - Farmer’s Market crossings
   - All season washrooms
Worksheet Summaries

Table Seven

1. Downtown Waterfront Vision
2. Key Opportunities
3. Precedents

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**Key Findings**

1. Water based activities and re-greening or expanding existing green spaces
2. Sports and cultured events year-round
3. Active daily venues/vendors
4. Expansion of sidewalks to encourage foot traffic Downtown
5. Tourism attractions / destinations
6. Additional Pedestrian and Cycling connections to Waterfront
7. Educational Facility at Waterfront
8. Public Art throughout the area
9. Higher Density development (residential)
### Table Eight: Key Findings

1. Mobility through city should reflect all seasons
2. Local businesses and multipurpose hubs to encourage community activities
3. Promote active outdoor activity:
   - Skating and biking
   - Shopping
   - Street Furniture and parks
   - Patios
4. Active transportations links to downtown and waterfront for commuters.
5. Maintain heritage character of buildings downtown
6. Increased residential development downtown
7. Revert Oak Street to 2-way
Worksheet Summaries
Table Nine

Table Nine Key Findings

1. Densify main routes of travel:
   - Shaped landscape
   - Diverse built-form structures outlining path to waterfront
   - Picnic areas

2. Year round use of Waterfront facilities

3. Contemporary architecture mixed with cultural existing buildings

4. Improve connections between downtown and the waterfront

5. Recreation Centre at Waterfront

6. Oak Street as 2-way Street

7. RE-use Railway as a linear park (like NYC High Line)

8. Create “Destinations”

9. New Development at open space south of Museum.
Worksheet Summaries

Table Ten

1. Downtown Waterfront Vision
2. Key Opportunities
3. Precedents

1. Sinking the railway lines to physically open waterfront area
2. Additional access points to waterfront should be living bridges
3. After hours entertainment
4. Exterior lighting to increase overall comfort and safety of areas at night
5. Residential and commercial development in the Downtown Waterfront
6. Improved safety of the area.
7. North Bay History and Aboriginal heritage to be a priority during redevelopment
8. Improved winter recreational activities
STAKEHOLDER WORKSHOP SUMMARY
Worksheet Summaries

Table One: Key Findings

1. Waterfront should integrate walkable piers and seating
2. Cultural Festivals/Celebrations
3. Downtown In-fill should stage building heights and preserve existing heritage identity
4. Commercial and residential buildings should be mix-use and developed behind existing beaches
5. Extend trail to weave through beach area and downtown
6. Senior Friendly areas
7. Protect View Corridors to Lake Nipissing
8. Centralized ‘Flex’ Space at Waterfront to serve as a destination - spillover to adjacent areas
9. Oak St. as 2-way street
10. Public facilities along waterfront - washrooms, water fountains etc.
11. Multi-use development at open space south of the Museum
Table Two **Key Findings**

1. Partnerships with existing community groups
2. Development projects to include balanced components to promote diversity
3. Gathering place(s) designed to be adaptable for events/entertainment
4. Post Secondary Campus at Downtown Waterfront—living and learning environment in the core

5. Redevelopment to have 4 balanced components:
   - residential
   - commercial/retail
   - post-secondary
   - recreation
## Table Three Key Findings

1. **Innovate interactive places within existing infrastructure**
   - Utilize lots for public use
   - Urban gathering place for events
   - Expand downtown into waterfront
   - Places of high and low activity

2. **Downtown suggestions:**
   - Specialized retail
   - Night Club/Patios
   - Celebration of community and history
   - Public Art

3. **Re-align Memorial to create both green space and developable land**
4. **Move post secondary campus downtown**
5. **Formal civic space in the core**
6. **A landmark is needed in the waterfront - there is no “There” there now.**
7. **Retain heritage character of architecture on Main St.**
8. **Create ‘Plazas’ - formal gathering public spaces with seating**
9. **Design to reinforce communities connection to water - bring city to water**
Worksheet Summaries

Table Five (table 4 not used)

1. Downtown Waterfront Vision

A. What are the key considerations for this study?

B. What do you see when you view the Downtown Waterfront Area?

C. How would you like to live in the area more often after these activities is selected?

D. What do you value in the Downtown Waterfront Area? What is missing? Indicate on schematic plan.

E. What should be the character of streets in the Downtown Waterfront Area?

F. What opportunities for development in the Downtown Waterfront Area?

2. Key Opportunities

1. Northern Celebration places - Hubs of activity along the waterfront
2. Arts/Culture building or gathering point at waterfront
3. Introduce commercial activity to waterfront area
4. Expand public zones - waterfront walkway and beach
5. Elevate walkway to enhance views
6. Waterfront should build outward over lake - additional piers
7. Public transit to extend to waterfront
8. Consider ‘mini-train’ as people mover through the waterfront
9. Design to encourage year round use of waterfront that supports the downtown.
10. Maintain View corridors to Lake Nipissing
11. Arts and culture centre at waterfront
12. Supportive of film industry
Worksheet Summaries

Table Six

1. Downtown Waterfront Vision
2. Key Opportunities
3. Precedents

1. Downtown Waterfront to be supportive of walking culture - accessible for all ages
2. Open spaces to reflect history and culture
3. Waterfront features:
   - Pavilion
   - Shading
   - Play structures
   - Places to eat
4. Improved Signage and Wayfinding throughout the Downtown Waterfront
5. Beautification - Clean and Green
6. Introduce Downtown parkettes with seating spaces
7. Community Centre at Waterfront
8. Cycling/active transportation as a priority
9. Parking locations to better service downtown
Worksheet Summaries

Table Seven

1. Downtown Waterfront Vision
   A. What are the key considerations for this study?
   - [ ] Infrastructure
   - [ ] Sustainability
   - [ ] Economic development
   - [ ] Public realm

2. Key Opportunities
   - Creating walkable and accessible Downtown Waterfront
   - Encouraging well-designed redevelopment
   - Leveraging Private Development Opportunities
   - Actively use space all year round
   - Celebrating local culture and history

3. Precedents

Table Seven Key Findings

1. Create a sense of place for residents
2. Downtown and Waterfront development suggestions:
   - Heritage Plaque walk and interactive heritage stories
   - Christmas themed street
   - Value environmental health
   - Grasslands used for multiple uses while retaining capacity for large scaled events
3. Private development sites to engage in public sectors
4. Introduce mixed-use development
5. Partnerships with post-secondary institutions
6. Increased activities along connection points between downtown and waterfront
7. Year-round use of waterfront
8. Mixed use development at open space south of the Museum
Worksheet Summaries

Table Eight

Key Findings

1. Low-rise to mid-rise in-fill in industrial areas, downtown, and East Side of Murray by beaches without fracturing viewpoints
2. Parking areas surrounding Main Street
3. Programmed Open spaces - i.e.:
   - Indigenous presence along waterfront
   - BBQ/pits integrated with picnic areas
   - Annual Festivals
4. Oak Street as 2-way Street
5. Year round access and use of waterfront / farmers market (market building)
6. Provide additional connection points to waterfront
7. Multicultural Hub / cultural centre
8. Public Art through Downtown and Waterfront
9. Maintain view corridor to Lake Nipissing along Cassells St.
Worksheet Summaries

Table Nine

1. Downtown Waterfront Vision
   A. Where are the key concentrations for this study?

2. Key Opportunities
   - Create walkable and accessible Downtown Waterfront
   - Connecting Destinations
   - Highlighting mixed-use development
   - Public Art throughout Downtown Waterfront
   - Improved Signage and Wayfinding
   - Celebrating Local Culture and History

3. Precedents

Table Nine Key Findings

1. Central pier extending the underpass should emphasise connection from downtown to waterfront
2. Centralized public activity spaces along pier leading to / Focal Point / Beacon / Destination
3. Using existing roads to connect to waterfront
4. 4-sided public buildings - Public Library at waterfront
5. Mixed use development at fringes of open/green space
6. Ferguson to function as a funneling apparatus to bring people to waterfront - strong pedestrian character
7. Environmental Sustainability / Social Sustainability / Economic Sustainability
8. Public Art throughout Downtown Waterfront
9. Improved Signage and Wayfinding
10. Improve connection of Main St. to Oak St., encouraging retail and commercial activity on Oak St.
11. Protect View corridors along Cassells and Fisher St.