

City and Tourism Sault Ste. Marie  
**Waterfront Design Plan**





# City and Tourism Sault Ste. Marie Waterfront Design Plan

PREPARED FOR

City and Tourism Sault Ste. Marie

DATE

Spring 2024

PREPARED BY

O2 Planning and Design

POINT OF CONTACT

**Nick Onody**  
Principal, Landscape Architecture

[nick.onody@o2design.com](mailto:nick.onody@o2design.com)  
(416) 904-4527

© 2024 O2

The information contained in this document is the intellectual property of O2 Planning and Design Inc. (O2).

It is intended solely for use during the evaluation of this proposal by the Client. Reproduction of portions of this document for use by the Client during the proposal evaluation is permitted. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited unless O2 is subsequently retained by the Client for the work described within this proposal.

Cover Image: O2 Planning & Design



---

## Acknowledgments

**This Plan has been developed in conjunction with O2 and the following City Staff and Community Stakeholders:**

### **City Staff Member**

Travis Anderson, Director, Tourism & Community Development  
Alana Kenopic, Manager, Tourism  
Richard Jones, Marketing Specialist, Tourism & Community Development  
Peter Tonazzo, Director, Planning  
Salvatore Marchese, Planner, Planning  
Tom Vair, CAO, City of Sault Ste. Marie  
Brent Lamming, Deputy CAO, Community Development and Enterprise Services  
Emily Cormier, Environmental Sustainability Coordinator, Community Development and Enterprise Services  
Lisa Vezeau-Allen, City Councilor, City Council  
Rick Van Stevern, Director, Economic Development  
Travis Reid, Manager, Parks

### **Key Stakeholders**

Beverley Barber, Chair of the Board, Tourism Sault Ste. Marie  
Nick Brash, General Manager, Holiday Inn Express  
Carly Wetzl, Visitor Experience Manager National Historic Sites- Canal  
Elia Marini, **Product Development Officer National Historic Sites- Canal**  
Brad Robinson, Thrive Tours, Indigenous Tours  
Amanda Cora, Thrive Tours, Indigenous Tours  
Joanie McGuffin, Melis Tours, Indigenous Tours  
Jasmina Jovanovic, Executive Director, Art Gallery of Algoma  
Mark Lepore, Board Member, Art Gallery of Algoma  
Kevin Rusnell, Owner, Peace Restaurant & Digital Intelligence Group  
Nicholas Luck, Executive Director, Downtown Association BIA  
Don Marini, General Manager, Microtel  
Tony Porco, Owner, Canal District  
David Ellis, Owner, David Ellis Architect / Station Mall Consultant  
Simon Lu, Owner, Station Mall  
Stephanie Hopkin, Senior Coordinator, Product Development Destination Northern Ontario  
Clyde Healy, Monument Committee, Royal Canadian Legion Branch 25  
Diane Morrell, Accessibility Coordinator, City SSM Planning Department

---

## Contents

<b>Introduction</b>	<b>6</b>
<b>Guiding Principles</b>	<b>10</b>
<b>Public Outreach</b>	<b>13</b>
<b>Analysis at Scale</b>	<b>19</b>
<b>Public Space Program</b>	<b>27</b>
<b>Anchor Program Elements</b>	<b>39</b>
<b>Public Realm Design Components</b>	<b>49</b>
<b>The Master Plan</b>	<b>56</b>
<b>Core Focal Area</b>	<b>60</b>



## 1.0 Introduction

The waterfront of Sault Ste. Marie is a spectacular place with amazing potential to become a true destination for both visitors and the city. There have already been victories and great places created. The award-winning Waterfront Walkway and Roberta Bondar Park are incredible assets to build upon. Vital civic functions are all clustered along the waterfront including City Hall, the public library, Art Gallery of Algoma, the Bush Plane Museum, and Station Mall.

These are exciting times for The Sault, with many new developments being completed and contemplated, including the Downtown Plaza, SooMRKT, and the Queen Street Improvements. The new owners of Station Mall are investing. What a fantastic time to explore the future of the waterfront. It's a waterfront long held as a key asset and the heart of the city, a place where residents and visitors are drawn to throughout all seasons. The structure of this kind of place are there with many great civic uses clustered along the waterfront – library, city hall, art galleries – with close proximity to Queen Street. We are thrilled to work with Tourism Sault Ste Marie, the City of Sault Ste. Marie, and Destination Northern Ontario to craft a future vision for the city's waterfront that is compelling and achievable. To write a new narrative that is rooted in the city's rich natural and cultural heritage and captures the imagination of the city.

### THE ASSIGNMENT

The Waterfront Design Plan is the chance to stitch these places together and identify catalytic opportunities that will transform the waterfront into a cohesive and vibrant place for everyone. Significant work has been undertaken over the past decades to find ways to elevate the quality and experience of the waterfront. Now is the time to consolidate and build upon these ideas and push forward with a plan that is visionary and achievable. A plan that is rooted in the natural and cultural heritage of the area while reaching for a new future that the city has been seeking.

There are many great things occurring in the city that is preparing it for the vision the Waterfront Design Plan will create. The Downtown Plaza and the new SooMRKT create a new downtown hub for public life. New ownership is investing in the Station Mall. These are fantastic developments that the Waterfront Design Plan can build from. As the recognition of the value of public space grows, the waterfront is primed to achieve its potential. Together with the public and stakeholders, we are thrilled at the opportunity to create this vision.

The Waterfront Design Plan will transform the existing waterfront into a tourist destination and improve the quality of life for local residents.

The Waterfront Design Plan will be a highly effective exercise in tourism, community development and place making. Taking into consideration existing infrastructure along the waterfront; this initiative presents an opportunity to develop a plan that will support opportunities for tourism and economic development and has the potential to transform or enhance the existing waterfront to a world-class feature and help put Sault Ste. Marie “on the map”. To this end, we are encouraged to ‘think outside the box’ and focus on the waterfront areas as a “Destination.”

## Scope of Work Boundary





## Sault Ste. Marie Waterfront

Since November 2023, the City of Sault Ste. Marie in conjunction with Tourism Sault Ste. Marie has been actively re-imagining the future of its waterfront. The ongoing improvements along the waterfront to date, as well as the imminent required improvements to numerous sections of the shoreline retaining walls now present a tremendous opportunity to turn visions into reality and create a vibrant public realm that will reconnect the city and its people to their waterfront. With a new Queen Street and Spring Street design being implemented, new Soo Mkt and Plaza, improved East-West connections and enhanced access to the waterfront, the vision for The Sault's Waterfront will extend into the heart of the city and claim a new and authentic front porch for the City.

This visioning document represents the culmination of the first 3 months of conceptual work initiated by an Integrated Design Process with key Stakeholders and first round of public outreach. It summarizes the ideas developed to date based on a detailed planning-level analysis of the site, as well as an extensive outreach effort that engaged civic groups, property owners, stakeholders and the relevant city agencies.

This report establishes a vision for the future of Sault Ste. Marie's waterfront. This is not a legal or binding document, but a summary of conceptual ideas put forth during the first phase of the Project.



## Reconnecting to the Waterfront

**The re-imagined waterfront provides an opportunity to reconnect to the historical legacy of the waterfront and diversify the city's economy by introducing and encouraging development in such areas as information technology, renewable energy and tourism.**

The Sault waterfront has always been an important gathering point that packs a lot of history into its short reach. The city of Sault Ste Marie is located adjacent to the rapids of the St Marys River between lakes Superior and Huron. Sault Ste Marie sits on the traditional territory of the Ojibwe, who called the site Bawating ("place of the rapids") and valued it for its access to the upper Great Lakes and as a source of abundant whitefish and maple sugar.

The St. Marys were a key part of the fur trade route. The creation of an all-Canadian shipping route was at the time the most advanced in the world. The application of electricity generated on-site to operate the gates and fill and drain the lock, and the novel Emergency Swing Bridge Dam were first of its kind.

Industrial development defines a key portion of the Sault's history. The Lake Superior Corporation was established beside the St. Marys Rapids, where Ontario's first steel was poured. The descendants of this empire still dominate the industry of the river valley in the form of Algoma Steel Inc., and the Great Lakes Power Corporation.

The important role of transportation in the development of the city was defined by the establishment of the Ontario Provincial Air Service at Sault Ste. Marie which marked a new era in the aerial supervision of Ontario's forest resources and in the use of float planes in fighting fires from the air. The Canadian Bushplane Heritage Centre is a tribute to this important aspect of Canada's forest history.





---

## Guiding Principles

The following guiding principles are meant to start the conversation with the City and Stakeholders to capture key initial goals and objectives that could shape the creation of new public spaces, places and land uses on the Waterfront project.

---

### 1. Create a Waterfront for All

The Sault Ste. Marie Waterfront should engage the entire city. It should be a place for both locals and visitors alike - a place where urban life and nature come together and co-exist equally and effortlessly.

---

### 2. Leverage the waters edge as a place for 21st Century innovation and sustainability

The Waterfront is a place that brings people to the river's edge to experience the water and ecology of St. Marys River. In the face of climate change, habitat loss, and the need for cities to be adaptable to new extremes, the Sault Waterfront shoreline will improve ecology, preserve and enhance water activity, and will reflect a new commitment to sustainability and innovation.

---

### 3. Enhance connectivity between the City and its Waterfront

The waterfront is a gateway to the downtown and the City. It will build and enhance connections between the waterfront, the city, and the region through a network of public spaces, trails and multi-modal routes to important destinations, neighbourhoods and natural systems.

---

### 4. Improve access and mobility

The Waterfront should prioritize pedestrian comfort and circulation. The future waterfront should accommodate safe, comfortable and efficient travel by pedestrians, bicyclists, vehicles and other micro-mobility modes of travel.

---

### 5. Embrace and celebrate The Sault's past, present and future

The Waterfront is a place that captures the essence of The Sault - from its indigenous roots and natural history, to the unique aquatic, commercial, industrial and recreational opportunities that exist at present. The Waterfront should embody this history and authentically express it through its design narrative, materiality and offerings.

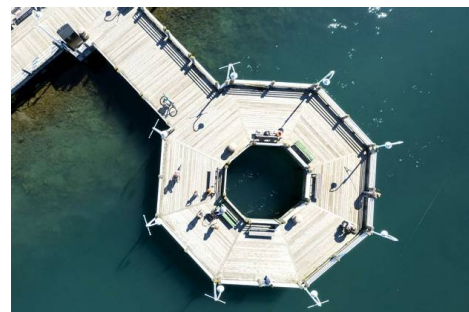
---

## The Sault Waterfront Today

Sitting near the mouth of the St. Marys River, Sault Ste. Marie is a community with a rich local history steeped in the steel and shipping industries. Cyclists and hikers alike can enjoy the 22.5km John Rowswell Hub Trail, which offers scenic views of Sault Ste. Marie's extensive public waterfront on the St. Marys, and the must-see Fort Creek Conservation Area. The Sault Ste Marie Canals and Ermatinger National Historic Sites, Art Gallery of Algoma, Canadian Bushplane Heritage Centre, Roberta Bondar Pavilion, craft breweries, and a wealth of restaurants and accommodations.

### Connections

**Trans-Canada Trail** – The Trans-Canada Trail network stretches from the Atlantic Ocean to the Pacific and Arctic Oceans, forming the largest trail network in the world. The Lake Huron North Channel LHNC section of the Trail is designated as Trans-Canada Trail.  
**John Rowswell Hub Trail** – The family-friendly John Rowswell Hub Trail is a popular multi-use trail. A 22.5km loop, the Hub Trail connects several key points in Sault Ste Marie including it's waterfront, city hall, international border crossing, hospital, art gallery and several historic sites, eateries, parks and conservation area. The LHNC route follows the Hub for approximately 7 km, including Sault Ste. Marie's waterfront.

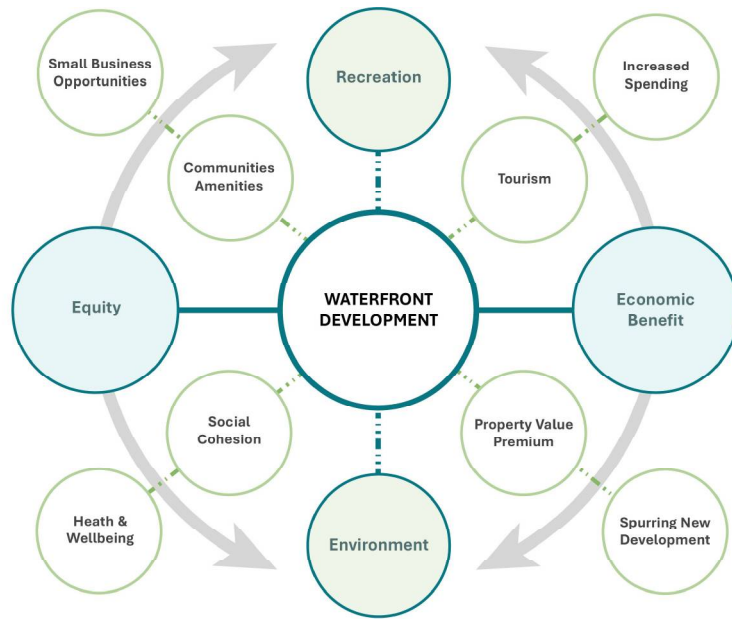


## Realizing Returns on Waterfront Investment

PART OF WHAT MAKES SAULT STE. MARIE SPECIAL IS THAT IT IS A WATERFRONT CITY. ACCESS TO THE SHORES OF THE ST. MARYS RIVER SHOULD BE FREE AND OPEN TO EVERYONE.

This means places to experience calming views of water and nature, places to launch a boat, places to bike and run and explore. It also means public spaces and parks that are accessible to people of all ages and abilities, and a safe, welcoming environment for tourism and investment. Waterfront development should also bring economic opportunities, from new jobs to partnerships.

Helping the waterfront meet its potential means protecting and expanding access to the water. If you walk along the waterfront in the future, you will see it bustling with energy. This is what happens as the city starts to reorient itself towards the water. Green spaces, commercial opportunities, public art, playgrounds, cycling and a simple walk along the water are just some of the ways these areas can come to life.



Revitalized Waterfronts **INCREASE** Visitation by

**+30%**

An **INCREASE** in waterfront activity = **GENERATES MORE SPENDING**



**Boomers & Millenials**

\*\* **PREFER** \*\*

Living near a walkable waterfront

Every \$ spent on Infrastructure =

**5.4x** **Return on Investment**

## 2.0 Public Outreach

What does it mean to create a partnership between the City of Sault Ste. Marie and the entire community? In its mission to transform the future of its Waterfront, the waterfront design program has committed to innovative and robust public engagement – seeking input from many voices, inviting open and direct dialog, and encouraging participation throughout the design process. This level of community engagement is what is needed to fulfill a principle goal of creating a Waterfront for All.

### MOBILIZING COMMUNITY INTEREST

To engage the community, we must reach them. The Design Team has used a variety of methods to pique interest in the possibilities for the waterfront and convert that interest into active participation. A full communications plan was developed which included:

Webpage content to include project information, timeline, engagement opportunities, link to a survey and interactive map for a new website launched in early December (<https://saultstemarie.ca/waterfront/>);

Outreach emails and email notices to broad stakeholder list with brief project description, link to webpage, call to action and poster PDF;

Council notice to all City Council including invites to participate in workshops and interviews;

Pop-Up Boards for events at City Hall, the Soo Market and Plaza, Station Mall, and the John Rhodes Community Centre;

Outdoor posters throughout the City and distributed to local businesses, stakeholders and posted in key City facilities;

Postcards distributed at pop-ups and design workshops, and distributed to local businesses, stakeholders, and placed in key City facilities;

Social media posts and ads on City social media platforms;

Radio advertisements; and

Newspaper ads and articles (<https://www.sootoday.com/local-news/city-wants-you-to-float-ideas-for-new-waterfront-vision-7976665>)



**SAULT STE. MARIE**  
**WATERFRONT DESIGN PLAN**

**GET INVOLVED!**

**SURVEY**  
Complete the visioning survey before January 5<sup>th</sup>.

**INTERACTIVE MAPPING TOOL**  
Share your favourite memories and your vision for the waterfront!

**PROJECT TIMELINE**

Phase 1: **Creating the Vision**  
Dec 2023 – Jan 2024

Phase 2: **Design Concepts**  
Jan – Mar 2024

Phase 3: **Final Waterfront Design Plan**  
Mar 2024



SAULTSTEMARIE.CA/WATERFRONT





# SAULT STE. MARIE WATERFRONT DESIGN PLAN

The City of Sault Ste. Marie is developing a new vision for the waterfront—and we need your help!

The waterfront of Sault Ste. Marie is a spectacular place with amazing potential to become a hot destination for both residents and visitors. Together, the City of Sault Ste. Marie, Town of Sault Ste. Marie and Grandmarie, Northern Ontario are creating a Waterfront Design Plan to guide the development of the Sault waterfront in the future.

The Waterfront Design Plan is our chance to stitch great places together along the water's edge and identify opportunities that will transform the waterfront into a cohesive and vibrant place for all.



**GET INVOLVED!** Ready to share your vision for the waterfront? Complete the Survey! Visit the link to complete the visioning survey before January 5th. Put a pin on the map! Share your favourite memories and your vision for the waterfront!



# SAULT STE. MARIE WATERFRONT DESIGN PLAN

The City of Sault Ste. Marie is developing a new vision for the waterfront—and we need your help!

The Waterfront Design Plan is our chance to stitch great places together along the water's edge and identify opportunities that will transform the waterfront into a cohesive and vibrant place for all.

**GET INVOLVED!** Survey Visit the link to complete the visioning survey before January 5th. Interactive Mapping Tool Share your favourite memories and your vision for the waterfront!



# SAULT STE. MARIE WATERFRONT DESIGN PLAN

The City of Sault Ste. Marie is developing a new vision for the waterfront—and we need your help!

The Waterfront Design Plan is our chance to stitch great places together along the water's edge and identify opportunities that will transform the waterfront into a cohesive and vibrant place for all.

**WHAT IS A WATERFRONT DESIGN PLAN?** It is an action plan that outlines development, infrastructure, and public realm strategies for waterfront areas, economic growth, revitalizing Sault Ste. Marie to a world-class destination.



# SAULT STE. MARIE GET INVOLVED!

Ready to share your vision for the waterfront? There are several ways for you to share your ideas during Phase of the project:

**SURVEY** Visit the link to complete the visioning survey before January 5th.

**PUT A PIN ON THE MAP** Using the interactive mapping tool, share your favourite memories and your vision for the waterfront.



# SAULT STE. MARIE WATERFRONT DESIGN PLAN

The City of Sault Ste. Marie is developing a new Waterfront Design Plan!

**ABOUT THE PROJECT** The Waterfront Design Plan is a joint project with the City of Sault Ste. Marie and Northern Ontario. It is a chance to stitch great places together along the water's edge and identify opportunities that will transform the waterfront into a cohesive and vibrant place for all.

This Waterfront Design Plan is our chance to stitch great places together along the water's edge and identify opportunities that will transform the waterfront into a cohesive and vibrant place for all.



**TELL US MORE!** Share more thoughts with us by completing the survey by Friday May 31st. SAULTSTEMARIE.CA/WATERFRONT



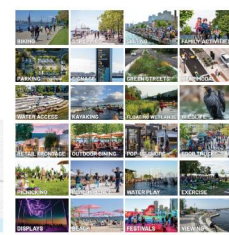
## ANCHOR PROGRAM ELEMENTS

Anchor program elements are the primary programs and activities along the waterfront, and fall into six categories:

- 1. Parks/Open, Pathways & Trails
- 2. Streets, Parking & Storage
- 3. Natural Habitat & Water Activities
- 4. Retail & Commercial Development
- 5. Large-Scale Open Space
- 6. Destinations

These elements have been selected through public and stakeholder engagement to those led the project, coupled with a detailed analysis of Sault Ste. Marie's current waterfront and marine use.

Anchor program elements will both complement existing facilities and provide the infrastructure and services needed to support the waterfront for the future.



## SHARE YOUR THOUGHTS ON THE WATERFRONT DESIGN CONCEPT!

Which of the four districts are you most excited about? Use a dot to vote on your favourite district.

Four boxes for voting: THE HARBOUR DISTRICT, THE CIVIC DISTRICT, THE CULTURAL DISTRICT, THE ECO DISTRICT

What else would you like us to know? Use a sticky note to share your thoughts.

Large text area for sharing thoughts

## Public Outreach: What We Heard

### TURNING COMMENTS INTO A VISION

Throughout the three day Integrated Design Process, people from the Community contributed ideas – at public pop-ups, workshops, via the project website and many other ways. The diversity and creativity of these community-generated ideas is a key source of insight and priorities for the design team in order to develop the Project Vision. The following are just some of the most common themes and ideas that emerged:

**SAFETY** Increased safety along the waterfront includes more activation and more people/foot traffic to create safer environments, principles of Crime Prevention Through Environmental Design (CPTED), better lighting, emergency call stations, safe pedestrian street crossings and connections from downtown to the waterfront, and ensuring accessibility for all.

**CONNECTIONS** The future waterfront is envisioned as a place of movement – movement of all types of transportation, including vehicles, parking, pedestrian, bicycle and public transport to better serve those traveling east, west, north and south.

**PATHWAYS** The waterfront should feature better continuity of the waterfront trail and active movement spaces, including pathways for running, walking, biking and other activities, as well as in-water activities like boating and kayaking or places that let people “touch the water.”

**PARKS AND PUBLIC SPACES** The tremendous energy and interest around public open spaces includes a desire for flexibility - a mix of places to gather and sit in solace, and places to run, play and be active. Flexibility also means spaces that take advantage of all seasons and more spaces and places for family activities like play structures, splash pads and swimming.

**VIEWS** Whether it's leisure areas to maximize views or terraced water edges to view sunsets, take photos and view ships - new and unique access to the view to and across the River is an asset to exploit.

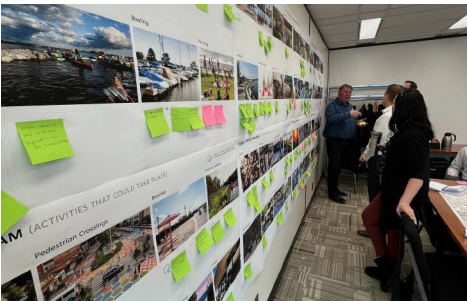
**HABITAT** The waterfront is also a place for habitat and biodiversity, and many people connected to the idea of opportunities for more trees and native vegetation, floating wetlands, to interact with and see in-water habitat with coves and marsh environments, preserving local habitat areas, and to create a shoreline edge with access to beaches and places to walk and sit along the water.

Design with **CLIMATE CHANGE** in mind with respect to sea level rise, increased storm events, changes in days of extreme heat, reduction of impermeable surfaces, Green infrastructure, Energy efficiency, improving water quality from runoff and pollutants entering the river,

**ARTS AND CULTURE AND ENTERTAINMENT** To activate a public space, it must attract activity, including places to eat, drink and picnic, outdoor concerts, street markets, festivals, cultural celebrations, and large and small performances. This could also showcase indigenous place-keeping, public art, and include installations and displays that are interactive and evolving, both temporary and permanent to create a more dynamic environment.

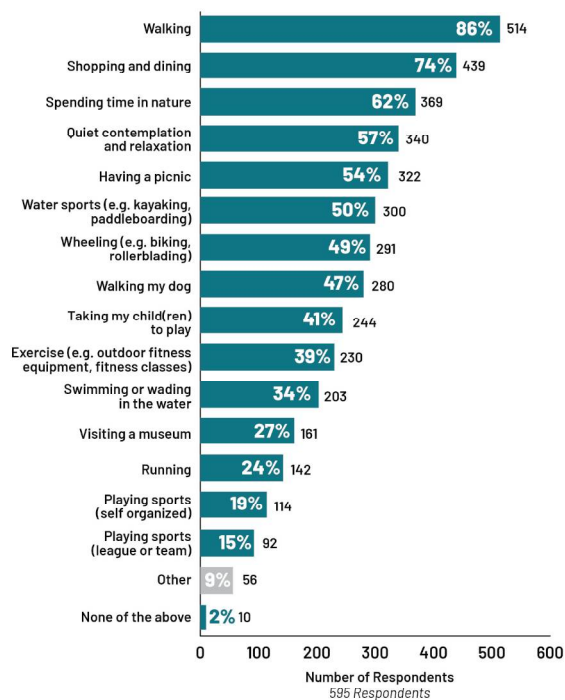
We also heard valuable feedback on what the design should avoid, such doubling or repeating programs that already exist within the City, including ice skating in the Plaza and skate loop in Clergue Park, picnicking, performances that would compete with the Bondar Pavilion and Bellevue Plaza, and markets that already take place in the Soo Markt. This input, as much as what the public wants to see, was critical to shaping the Vision.

In addition, comments not only highlighted the kinds of spaces that people want to see, but also the spaces they already enjoy that could be enhanced, expanded upon or better connected to the Waterfront – such as the Bondar Pavilion, the Soo Markt and Plaza, and the Bushplane Museum and Brewery. These reference points of beloved Sault City spaces were also instrumental in creating a truly “Sault” design.



## Activities

Which of the following activities would you like to participate in when you visit Sault Ste. Marie's Waterfront?



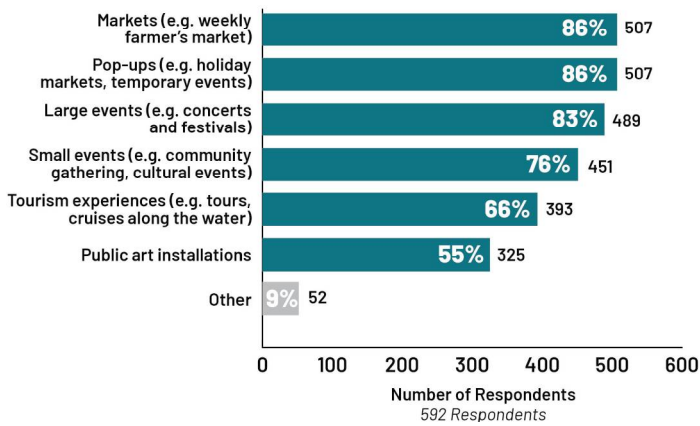
Some activities that people wish to participate in are not common at Sault Ste. Marie's current waterfront. **Shopping and dining** was requested by 74% of respondents, but is not currently a feature of the waterfront.

Respondents would like to do more of the following activities:

- + **Spend time in nature:** 35% currently do this, 62% would like to.
- + **Quiet contemplation and relaxation:** 37% currently do this, 57% would like to.
- + **Have a picnic:** 16% currently do this, 54% would like to.
- + **Water sports:** 13% currently do this, 50% would like to.
- + **Wheeling:** 29% currently do this, 49% would like to.

## Events and Programming

Which of the following events and programming would you like to participate in when you visit Sault Ste. Marie's Waterfront?

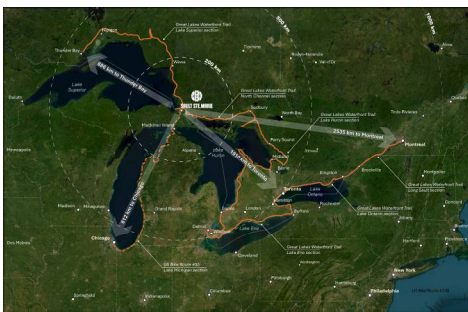


- Respondents would like to attend a variety of events and programming along the waterfront, including markets (86%), pop-ups (86%) and large events (83%).
- Although other response options were selected less frequently, more than 50% of respondents would like to participate in any of these event and programming types along the Sault Ste. Marie waterfront.

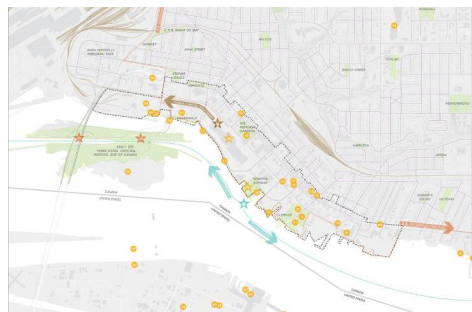
## 3.0 Analysis at Scale

Each scale of analysis defines the understanding of the Waterfront's zone of influence and relates to how the Waterfront connects, attracts and becomes a destination.

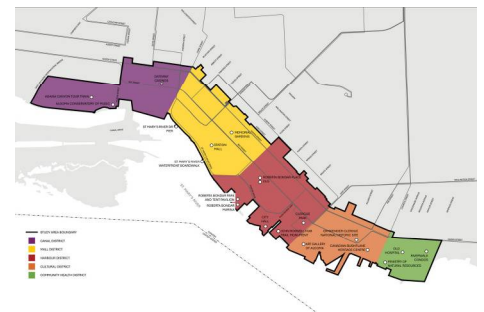
1. Regional Scale: the waterfront as a regional destination
2. City Scale: re-connecting the City to the waterfront
3. Waterfront Scale: creating unique districts and compelling destinations along the water's edge



1. Regional Scale



2. City Scale



3. Waterfront Scale

## Analysis at Scale

Regional Scale: the waterfront as a regional destination (Great Lakes Boat Tours)



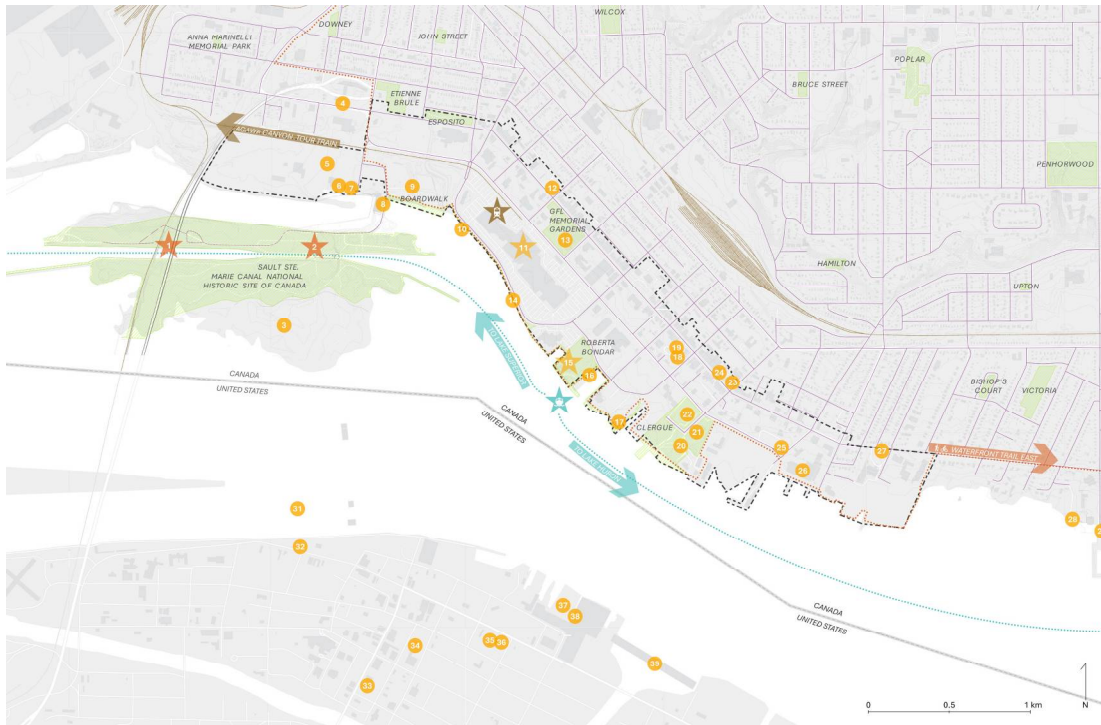
## Analysis at Scale

Regional Scale: the waterfront as a regional destination (regional trail routes)



# Analysis at Scale

City Scale: re-connecting the City to the waterfront

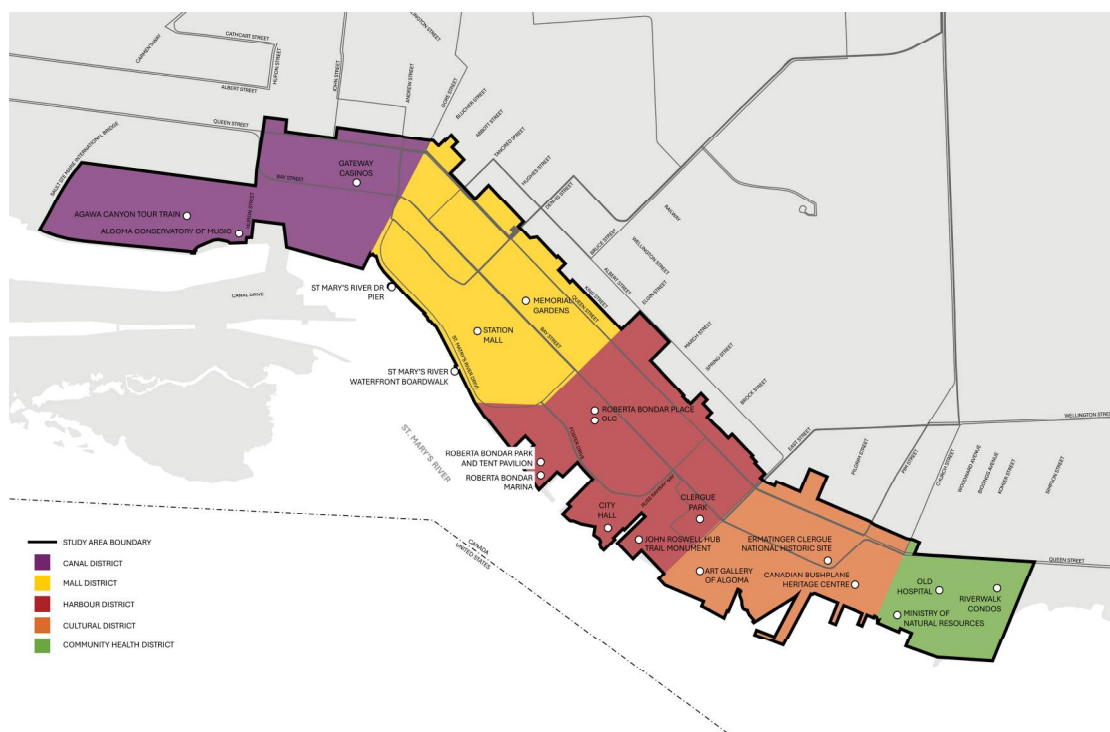


## POINTS OF INTEREST

1. The Sault Ste. Marie International Bridge
2. Sault Ste. Marie Canal National Historic Site
3. Antikamek & Whitefish Island Trails
4. Canada Border Services Agency – Sault Ste. Marie Port of Entry
5. Agawa Canyon Tour Train
6. The Canal District (Restaurant)
7. Algoma Conservatory Of Music
8. Clergue Hydroelectric Power Plant
9. Former Market Building (demolished)
10. St Mary's River Dr Pier
11. Station Mall
12. Dennis Street Bus Terminal
13. GFL Memorial Gardens
14. St. Marys River Waterfront Boardwalk
15. The Roberta Bondar Park and Tent Pavilion
16. Roberta Bondar Marina
17. Ronald A. Irwin Civic Centre
18. Soo Market
19. Downtown Plaza
20. Art Gallery of Algoma
21. Sault Ste. Marie Public Library - James L. McIntyre Centennial Library
22. Clergue Park
23. Sault Ste. Marie Museum
24. Downtown Skate Park
25. Ermatinger Clergue National Historic Site
26. Canadian Bushplane Heritage Centre
27. Former General Hospital
28. Waterfront Adventure Centre
29. Bellevue Marina
30. Cambrian Mall
31. Soo Locks
32. Great Lakes Shipwreck Historical Society
33. River of History Museum
34. Chippewa County District Court-Sault Ste Marie Courthouse
35. Holy Name of Mary Church
36. Tower of History
37. George Kemp Marina
38. Museum Ship Valley Camp
39. Saint Marys Falls Hydropower Plant

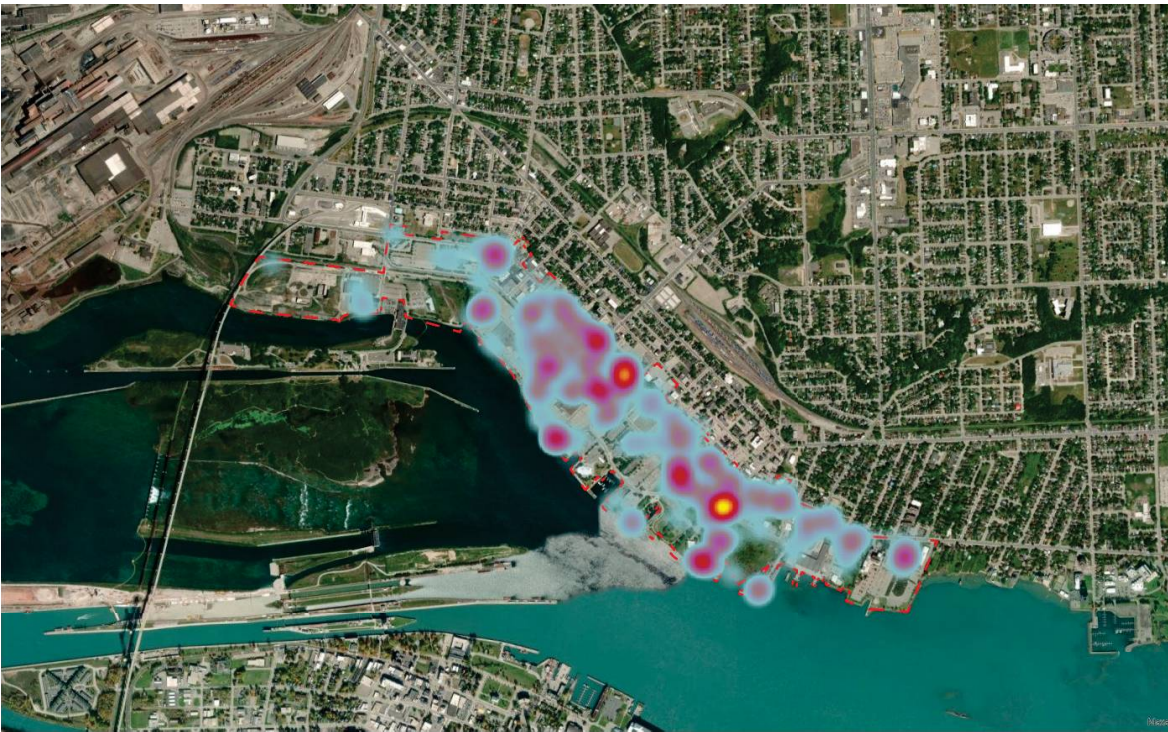
# Analysis at Scale

Waterfront Scale: creating unique districts and compelling destinations along the water's edge



## Analysis at Scale

City Scale: Destination "hot-spots" from cell phone data (wide zoom level view - hot spots)



## Analysis at Scale

City Scale: Destination "hot-spots" from cell phone data (tight zoom level view - dispersed)



## Analysis at Scale

City Scale: Destinations In and around the City



Roberta Bondar Pavilion



Bellevue Marina



Fort Creek Conservation Area



Agawa Canyon Tour Train



SooMRKT



Waterfront Adventure Centre

## 4.0 Public Space Program

The programming of spaces and places along the Waterfront needs to accommodate the goal of establishing a waterfront for all - with destinations for locals, visitors, and tourists, balanced with spaces for nature and ecology. Programming long, linear waterfront spaces can be particularly challenging, especially when many civic and programming uses are dispersed and disconnected. Any intensification of land use and/or programming must be done carefully in order to balance, connect and curate a journey between spaces and uses.

As with any public space programming project, there is a necessity to define and create both primary program and activities ("anchor programming") that are supported by a wide range of flexible or event programming ("support programming").

Critical to both program types is the notion of flexibility - ensuring that existing or future spaces are not overly constrained or fixed but instead easily adaptable to changing needs and demands. Any fixed land use surrounding these space must be a "support act" to the activities and uses of their immediate surrounding.

Therefore, the approach to the waterfront must be simple, flexible and open to change. While there are no doubt requirements for very specific programs and design, there must also be significant flexible zones and areas that provide opportunities for indeterminate programs for an array of activities and events as the waterfront grows and changes over time.

Programming is not only the responsibility of the design team, city staff and stakeholders. Rather, it requires input from a variety of sources including operations and maintenance teams, event planners, curatorial organizations (artists), educational teams, and community groups. Creating a curatorial programming group would be a way to ensure a range of program opportunities could be planned, resources secured and events executed throughout the year. This would also allow for unique, imaginative and dynamic programs to be defined along the waterfront creating a vibrant culture that attracts locals and tourists each year.

### Anchor Program Elements

- + Strolling
- + Sitting
- + Lounging
- + Gathering
- + Viewing
- + Public Art Experience
- + Dog Walking
- + Water Access
- + Eating
- + Drinking
- + Shopping
- + Biking
- + Rollerblading
- + Commuting
- + Family Activities
- + Urban Streets
- + Parking
- + Loading
- + Pedestrian Crossings
- + Beaches
- + Floating Wetlands
- + Native Vegetation
- + Wildlife Habitat Areas
- + Retail Shopping
- + Cafes
- + Outdoor Dining
- + Active Frontages
- + Ferrying
- + Cruising

- + Touring
- + Kayaking
- + Boating
- + Picnicking
- + Sunbathing
- + Swimming
- + Concerts
- + Festivals
- + Performance
- + Exercising
- + Play Spaces
- + Fishing
- + Viewing
- + Sunsets
- + Water Play
- + Displays
- + Food Trucks

### Activity and Event Program

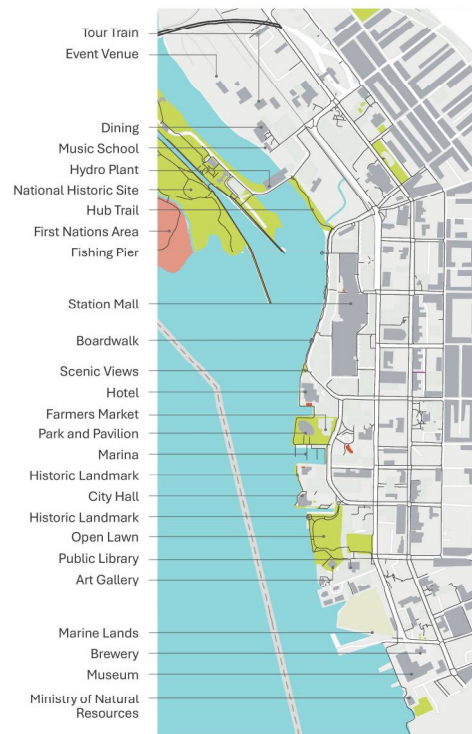
- + Movies
- + Educational Tours
- + Children's Events
- + Local Events
- + Exercise / Fitness Classes
- + Concerts
- + Theater / Plays
- + History
- + Holiday Markets
- + Pop-Ups
- + Dance
- + School Programs
- + Installations
- + Story Readings
- + Ecology Tours

## Programming Precedent Studies

The most outstanding waterfronts organize program in a very similar way - anchor and support programming are distributed throughout the waterfront and are connected through a continuous circulation network. They provide world-class experiences that become a "must see" for tourists and the local population. The journey along these waterfronts are curated with unique nodes, destinations or "centers of gravity" by distributing a variety of flexible and event-based programs that are connected through a waterfront walk or promenade. These spaces accommodate a variety of passive and active uses, that also change over time and are flexible enough to accommodate evolving needs and demands of its users.

As currently shown, the current Sault Ste. Marie Waterfront has limited distribution of activity, centers of gravity and world-class defining "moments" that would draw visitors and tourists to its waterfront. Coupled with a lack of continuous and easily navigable circulation network, the current waterfront can take cues from other well-known waterfronts in how it can program and connect its waterfront from end to end.

Sault Ste Marie, ON



# Precedent Analysis

Brooklyn Bridge Park, New York City, NY, USA



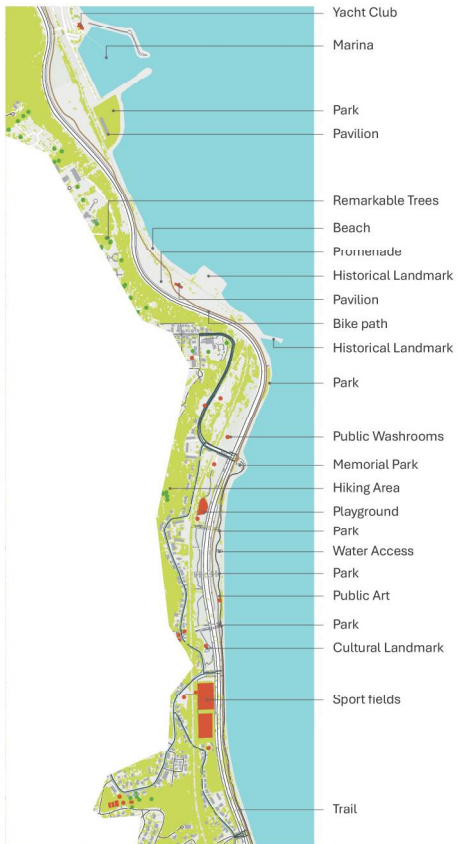
- LEGEND**
- Water
  - Large Scale Open Space
  - Small Scale Activity Node
  - Primary Circulation
  - Bike Path
  - Remarkable Trees
  - First Nations Area



Prince Arthur's Landing, Thunder Bay, ON



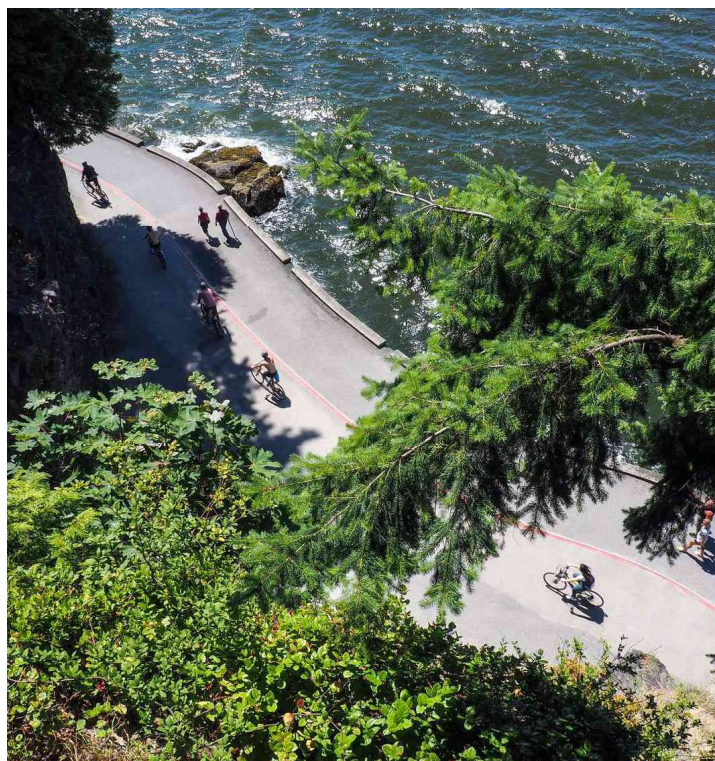
Promenade Samuel de Champlain, Quebec City, QC



## Precedent Analysis

### Vancouver Seawall - A Case Study

Perhaps one of the most celebrated waterfronts in the world - a 28km path called "The Seawall" and often referred to as the "crown jewel of the city." This type of waterfront has become popular around the world. However, this type of waterfront only offers opportunities for walking, jogging, dog walking, biking and roller-blading, with a few exceptions like Granville Island and the Convention Centre, most of the Seawall is dedicated to a path with many parks and a handful of restaurants, but not much else. Much of the path and associated open spaces are underutilized in some of the most prime real estate in all of Vancouver.



## Precedent Analysis

Compare this to how other cities around the world activate their waterfronts, from riverside restaurants and floating markets, to beach-side amusement parks and floating pools, to waterfront beaches and destination attractions with world-class facilities and programming for all ages.



Creating "a waterfront with things to do and places to be in all seasons."



## Precedent Analysis

### Halifax Waterfront - A Case Study

A truly Canadian waterfront that has businesses, buskers, restaurants, concerts, a two story beer garden and water access right next the harbour - a place for gathering and coming together.



## Precedent Analysis

### Thunder Bay Waterfront - A Case Study

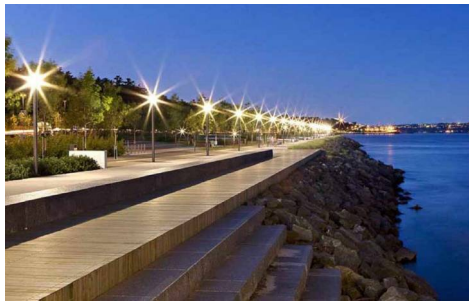
Prince Arthur's Landing transforms the City of Thunder Bay's waterfront into a mixed-use village and animated waterfront park reconnecting the downtown to the shores of Lake Superior.



## Precedent Analysis

### Promenade Samuel-de Champlain - A Case Study

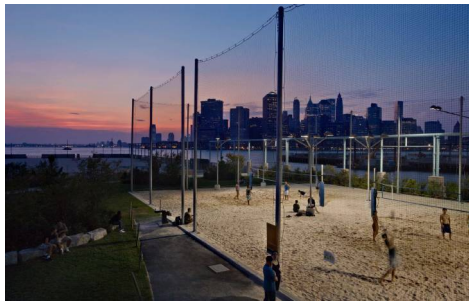
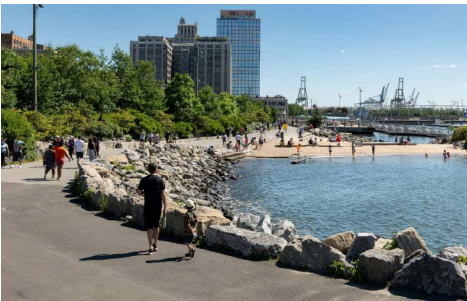
Located along the St. Lawrence river, between the Sillery coast and the Ross coast (towards Quebec's bridge), the project delicately weaves a sequence of diverse experiences and atmospheres, navigating from the boundless visual expanse of the river and the scale of the territory, to the tactile sensory experiences of the human scale.



## Precedent Analysis

### Brooklyn Bridge Park - A Case Study

Brooklyn Bridge Park is a place to explore the sweeping vistas, rich ecology, expansive piers, and vibrant programming. There is something for everyone, including basketball, biking, birding, bouldering, fishing, kayaking, roller skating, soccer, volleyball, pickleball, ice skating, playgrounds, education center, and public art.



## Public Space Program Precedents

The programming of spaces and places along the Waterfront needs to accommodate the goal of establishing a waterfront for all - with destinations for locals, visitors, and tourists, balanced with spaces for nature and ecology. Programming long, linear waterfront spaces can be particularly challenging, especially when many civic and programming uses are dispersed and disconnected. Any intensification of land use and/or programming must be done carefully in order to balance, connect and curate a journey between spaces and uses.

As with any public space programming project, there is a necessity to define and create both primary program and activities ("anchor programming") that are supported by a wide range of flexible or event programming ("support programming").

Critical to both program types is the notion of flexibility - ensuring that existing or future spaces are not overly constrained or fixed but instead easily adaptable to changing needs and demands. Any fixed land use surrounding these space must be a "support act" to the activities and uses of their immediate surrounding.

Therefore, the approach to the waterfront must be simple, flexible and open to change. While there are no doubt requirements for very specific programs and design, there must also be significant flexible zones and areas that provide opportunities for indeterminate programs for an array of activities and events as the waterfront grows and changes over time.

Programming is not only the responsibility of the design team, city staff and stakeholders. Rather, it requires input from a variety of sources including operations and maintenance teams, event planners, curatorial organizations (artists), educational teams, and community groups. Creating a curatorial programming group would be a way to ensure a range of program opportunities could be planned, resources secured and events executed throughout the year. This would also allow for unique, imaginative and dynamic programs to be defined along the waterfront creating a vibrant culture that attracts locals and tourists each year.

### Potential Program Elements

Public engagement and outreach coupled with a detailed analysis of regional, city and waterfront specific amenities informs the development of rich and diverse programs and amenities along the waterfront.

Existing land uses, destinations and areas of interest have been identified and synergies between them will be evaluated and considered. At the same time, opportunities for expanding the hub trail, both horizontally and vertically, is being considered in order to add generous civic gathering spaces with views over the St Marys River.

The defined list of waterfront program includes a variety of continuous, anchor and event-based activities. Continuous activities such as running, jogging, strolling, biking and parking/access will be re-defined across the entire waterfront. Anchor and event programs will be defined in strategic locations that create better synergies with existing uses and destinations and/or create new and unique destinations and civic amenity space.

#### Primary Program Elements

- + Strolling
- + Sitting
- + Lounging
- + Gathering
- + Viewing
- + Public Art Experience
- + Dog Walking
- + Water Access
- + Eating
- + Drinking
- + Shopping
- + Biking
- + Rollerblading
- + Commuting
- + Family Activities
- + Urban Streets
- + Parking
- + Loading
- + Pedestrian Crossings

- + Beaches
- + Floating Wetlands
- + Native Vegetation
- + Wildlife Habitat Areas
- + Retail Shopping
- + Cafes
- + Outdoor Dining
- + Active Frontages
- + Ferrying
- + Cruising
- + Touring
- + Kayaking
- + Boating
- + Picnicking
- + Sunbathing
- + Swimming
- + Concerts
- + Festivals
- + Performance
- + Exercising

- + Play Spaces
- + Fishing
- + Viewing
- + Sunsets
- + Water Play
- + Displays
- + Food Trucks

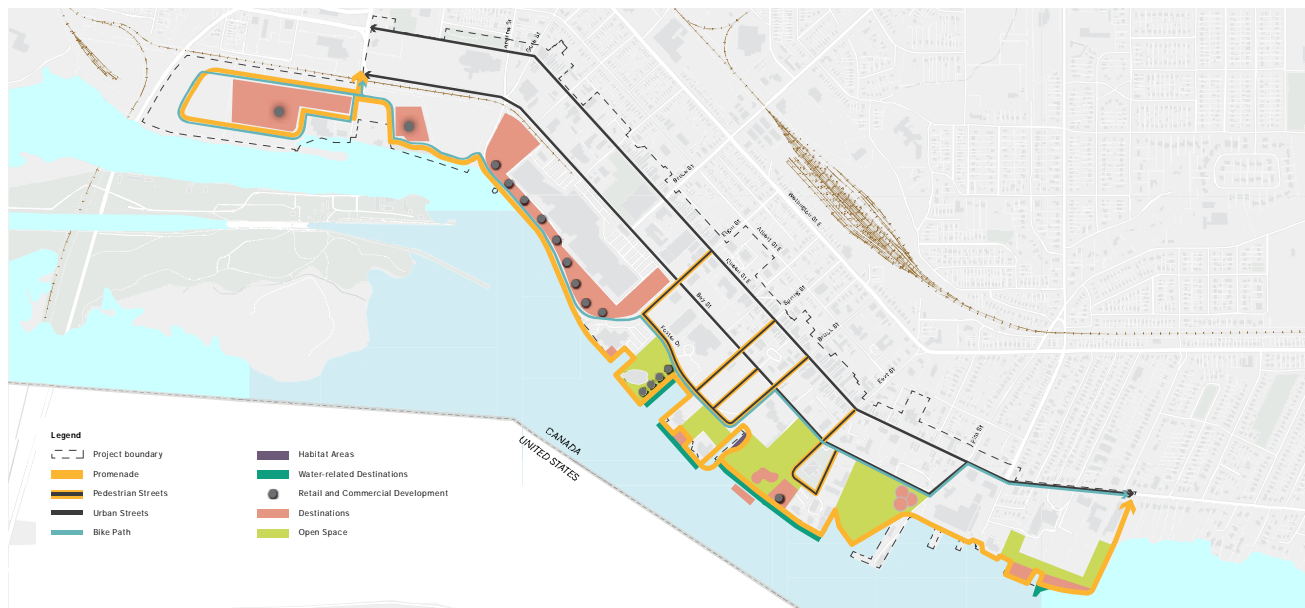
## 4.1 Anchor Program Elements

### Waterfront Public Space Program

Public engagement and outreach coupled with a detailed analysis of regional, city and waterfront specific amenities informs the development of rich and diverse programs and amenities along the waterfront.

Existing land uses, destinations and areas of interest have been identified and synergies between them will be evaluated and considered. At the same time, opportunities for expanding the hub trail, both horizontally and vertically, is being considered in order to add generous civic gathering spaces with views over the St Marys River.

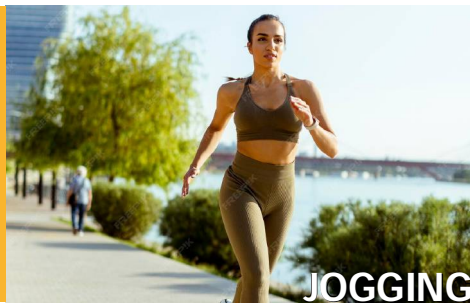
The waterfront program includes a variety of continuous, anchor and event-based activities. Continuous activities such as running, jogging, strolling, biking and parking/access will be re-defined across the entire waterfront. Anchor and event programs will be defined in strategic locations that create better synergies with existing uses and destinations and/or create new and unique destinations and civic amenity space.



## Anchor Program Precedents

### Promenades, Pathways and Trails

Continuous pathways along the waterfront that allow for strolling, sitting, gathering, viewing, while also allowing access to the water, retail, cafes, dining and shopping experiences, with dedicated pathways for two-way multi-modal movement.



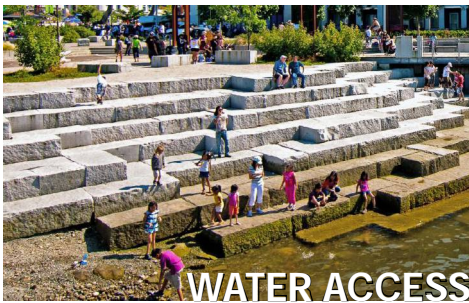
### Streets, Parking and Signage

Well designed streets that provide fully integrated public realm, dedicated bike lanes and promenades, and provide safe pedestrian crossings, signage, walkways, streetscape planting and stormwater infrastructure.



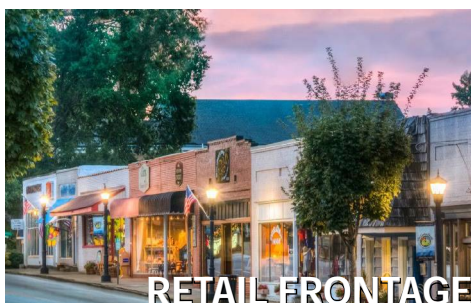
### Natural Habitat and Water Activities

Spaces where natural systems and biodiversity are celebrated - including beaches, floating wetlands, habitat coves, dense tree canopy and other water-based environments. Enhancing the opportunity for water interaction through ferries, boats, kayaks, cruise ships, water taxis and views of the River.



### Retail and Commercial Development

Public realm enhancements along the waterfront will spur economic investment for new retail and commercial intensification within the project area.



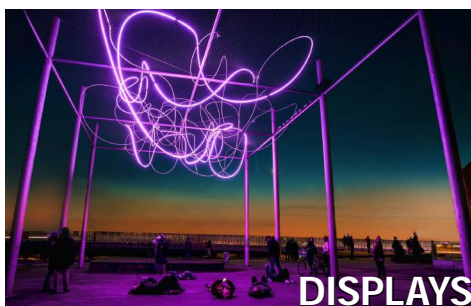
### Large-scale Open Spaces

A variety of spaces and places for refuge, gathering, sunning, accessing the water, fishing, childrens play spaces, picnicking, exercise, public art, concerts and events, flexible programs and many other impromptu functions.



**Destinations**

A variety of spaces and places for gathering, performances, displays, history, education, and opportunities to engage with and interact with the water.





### Activity and Event Programming

In addition to the primary program elements, and as suggested, there should be the development of a curatorial programming group that plans for events and experiences that will attract a diverse range of locals and tourists to the waterfront.

These events can be placed into categories which might include:

1. Community Programs - festivals, markets, holidays, pop-ups, etc.
2. Cultural Programs - exhibitions, installations, concerts, performances, plays, etc.
3. Educational Programs - tours, events, stories, experiences, history, ecology, classes, etc.
4. Revenue Generating Programs - rental, leasing opportunities

The possibilities are endless and will emerge throughout the redevelopment process. However, these events must create synergies with adjacent uses and remain flexible to evolve through time.

#### Activity and Event Program

- + Movies
- + Educational Tours
- + Children's Events
- + Local Events
- + Exercise / Fitness Classes
- + Concerts
- + Theater / Plays
- + History
- + Holiday Markets
- + Pop-Ups
- + Dance
- + School Programs
- + Installations
- + Story Readings
- + Ecology Tours

## Event/Support Program Precedents



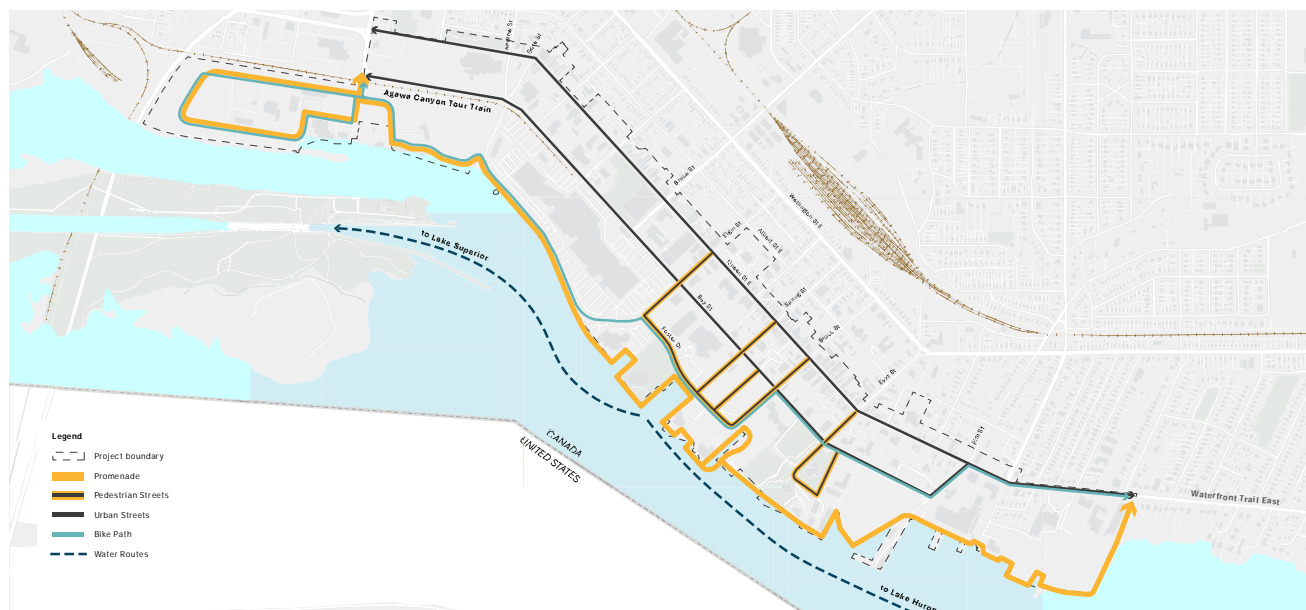


## 4.2 Public Realm Design Components

Ultimately, the goal of the public realm design is to create a powerful, world-class identity for the Sault Ste. Marie Waterfront that celebrates the St. Marys riverfront and provides the public with access to the water's edge. At the heart of the design is a vibrant, robust and engaging public realm that becomes a new "living room" for the city, overlooking St. Marys River, the rapids, sea planes and freighters, and beyond to Michigan. The core project area, stretching from the Canal District to the former hospital lands, will have a continuous waterfront promenade that is supported by a series of destinations distributed along the promenade.

### Street Improvements

A critical aspect of the Master Plan includes the physical and programmatic improvements for achieving upgraded organization and connections of streets between Queen Street and the Waterfront, in order to form a coherent, prosperous, pedestrian-friendly and attractive Waterfront District.



To complement the street improvements, the following key upgrade strategies are recommended:

- Upgrades to the north-south streets that connect Queen Street and the Waterfront to make the streets more appealing for the pedestrian and cyclist, and to complement the commercial success of the area;
- Spring Street, Foster Drive and East Street transformed into “Woonerfs” (shared streets);
- Elgin Street and Brock Street transformed into “Complete Streets”

The suite of upgrades suggested for the identified streets complements the growing requirements for enhanced retail opportunities along Shared Streets, the growing need for a connected bicycle network, as well as a streetscape more focused on pedestrian experience.

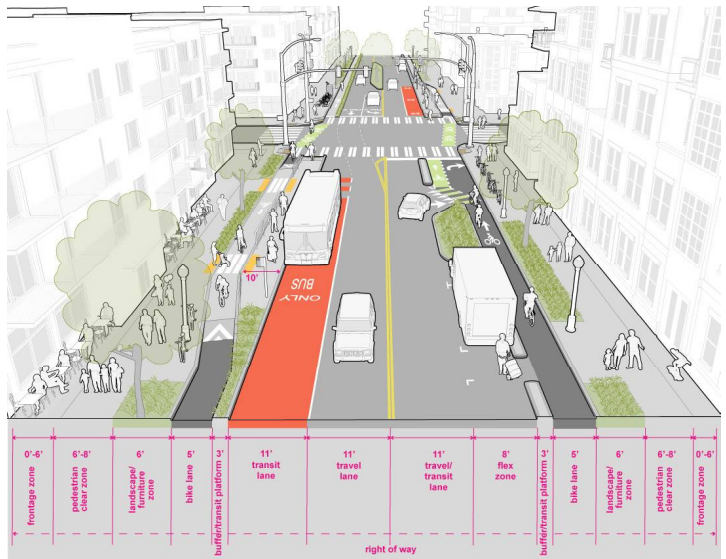


### Elements of Complete Streets

A great waterfront is not merely defined by what it contains within its confines, it is also heavily influenced by what bounds it on the edges. Currently, the streetcapes connecting and within the waterfront are car-oriented and provide very little in terms of pedestrian safety and experience. Transforming Elgin and Brock Street to “complete streets” suggests street improvements to stimulate connectivity, construction of storefronts and cafes along their extents, and enhance pedestrian safety. Though these active frontages do not currently exist, enhanced property uplift would respond to an improved streetscape, and further extend the experience of the Waterfront toward Queen Street.

Recommended Street and Infrastructure Improvements include:

- Reduced Lane Widths;
- Widened Sidewalks
- Provide Bike Lanes;
- **Speed Tables (traffic calming)**
- Enhanced Streetscape Planting (consistently spaced trees and planting pits)
- Retail Cafes



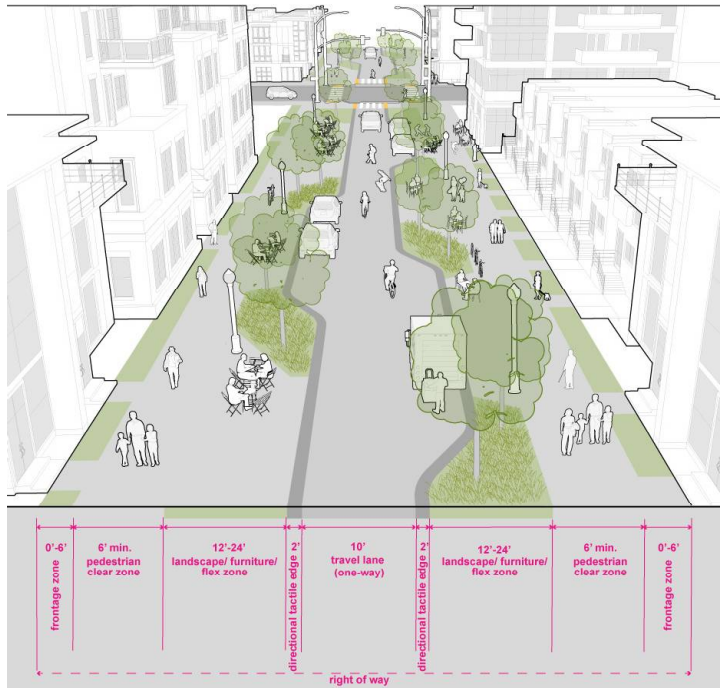
### Elements of Shared Streets

The "woonerf" is a Dutch street design typology that uses subtle design cues to calm vehicular traffic and balance the needs of pedestrians with the needs of automobiles. The literal translation of the word woonerf is "shared street", and the design elements include level, shared ground surfaces, strategic paving materials and plantings, as well as flexible programming that might include scheduled limitations on vehicular access to allow for street festivals and streetside markets.

Spring Street, Foster Drive and East Street suggests a mix of these tactics, including a unified, level paving surface for cars, bike, and pedestrians (demarcated by varied paving types and textures), bollards instead of curbs, and enhanced street tree planting. With such improvements in place, new development might will be encouraged to provide additional openings for public space and cafes.

Recommended Street and Infrastructure Improvements include:

- Multi-use Surfaces;
- New Space for Retail Development and Cafes;
- Widened Sidewalks;
- Bollards;
- Unit Paved Right-of-Way with varied patterns and textures;
- Streetscape Furnishings (benches, lighting, seating, etc.)





### Water's Edge Promenade

The continuous water's edge promenade will become an iconic and defining feature of the revitalized waterfront. A key feature of the public realm plan for the Sault's downtown waterfront is a water's edge promenade that provides continuous public access to the river. The water's edge promenade will provide a generous amount of space along the lakefront and acts as a connector to the specific destinations that are distributed along it. Along the promenade, a row of mature trees lining each side will create an allée by the lake sheltering pedestrians from sun and wind, while also giving pedestrians full exposure to the river.

#### Connecting the Water's Edge

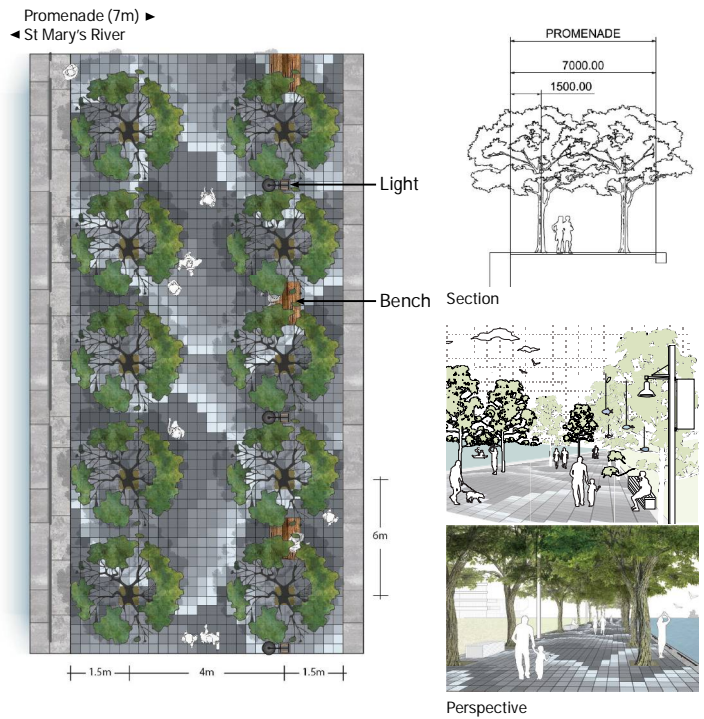
The promenade is conceptualized as a way to fully connect and fill in the gaps to allow people to walk, run, stroll, roller-blade, bike along the water's edge. As an enhancement of the Hub Trail, the promenade will create, for the first time, direct connectivity between the major destinations that line the Waterfront, including the Canal District, Bondar Pavilion, the Marina, City Hall, John Rowsell and Clergue Park, the Art Gallery, the Suncor park site, Bushplane Museum, and residences.

#### Shade and Microclimate

A double row of mature trees is a key ingredient in the design of the water's edge promenade. Not only do trees act as a unique signature for the water's edge promenade, they also provide protection from the elements of both sun and wind. With climate change at the forefront of city re-design, the importance of tree canopy and relief from hotter temperatures allows the waterfront to accommodate an increase in days where temperatures are above 30 degrees Celsius. Research shows that shade from tree canopy can reduce ambient and perceived temperatures by up to 10 degrees Celsius.

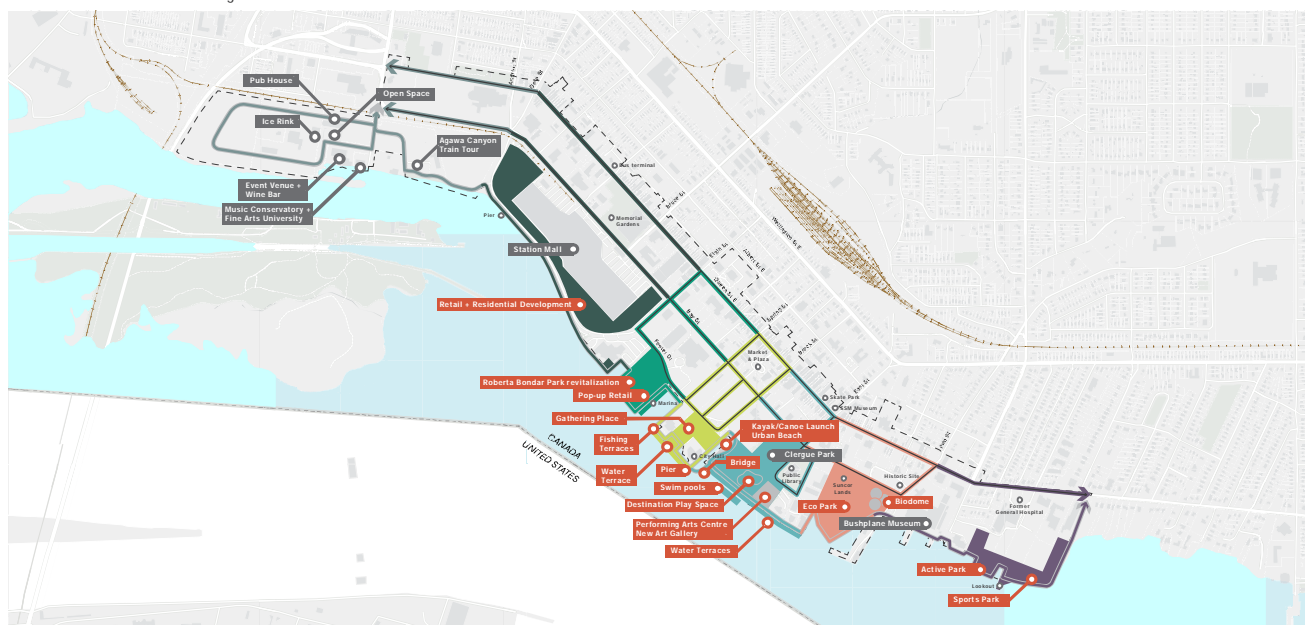
#### Habitat Creation

The importance of the waterfront promenade goes beyond just ground level. The water's edge promenade also plays a critical role in the improvement of water quality and habitat along the shoreline. Critical updates and naturalization of existing hard edge infrastructure with softer, natural materials will help create new areas for aquatic habitat using a variety of different materials such as large boulders, rip-rap, floating wetlands and aquatic plants.



### The Destinations

Along the water's edge promenade are a series of programmed destinations that define and create both anchor destinations that are supported by a wide range of potential flexible or event programs. The destinations along the waterfront provide spaces for gathering, displays and installations, active play and recreation, education and discovery, passive and informal activities, and viewing and touching the water. New and enhanced destinations link and connect to existing destinations to create better synergies, revitalize the waterfront and bring new life to the waterfront.





---

## 5.0 The Master Plan (Overall Project Area)

The Sault Ste. Marie Waterfront is comprised of a wide range of places, districts and destinations. As with many Ontario post-industrial waterfronts, these have remained disconnected from each other and from the city. It is important that the development of the waterfront support better linkages to existing and proposed destinations, while maintaining the authentic identity of the Sault's history.

The Waterfront Master Plan establishes a continuous public waterfront, connecting the Canal District to the Bondar Pavilion City Hall, John Rowswell and Clergue Park, Bushplane Museum and the former Hospital lands. The continuous waterfront includes a new pedestrian streets, pedestrian promenade, and bike path. Overlaid on this pedestrian fabric are a series of open spaces, ranging in scale from small and intimate to large and civic, which will draw residents and visitors to the waterfront for a variety of events and activities throughout the year. These places relate to nearby existing destinations to form synergies **between old and new. Together, these elements create a series of dynamic urban district, filled with cultural, social and recreational activity on the waterfront.**

## Big Ideas



**CONTINUOUS WATERFRONT PROMENADE**  
CONNECTING AND LINKING THE WATERFRONT



**SWIMMING**  
A UNIQUE RIVERSIDE DESTINATION



**DESTINATION PLAY SPACE**  
ENGAGE, EDUCATE AND EXCITE



**CANTILEVERED OUTLOOKS & MARSHES**  
POINTS OF OBSERVATION AND HABITAT



**TOUCH THE WATER**  
POINTS OF RIVER ACCESS



**RETAIL ACTIVATION**  
PLACES TO SHOP, EAT, DRINK AND GATHER







---

## 5.1 The Core Focal Area

### Destinations Along the Waterfront

The core focus area of the waterfront design plan spans from the Roberta Bondar Pavilion to the Bushplane Museum. Within this core focus area, the waterfront promenade connects a collection of revitalized and new public destinations, where people can gather, interact, play, view and touch the water, and enjoy a variety of new or enhanced activities. Each site within the focal area is shaped by its interaction with the waterfront promenade and nearby existing uses and programming. These new spaces and places provide unique and differing programmatic offerings to ensure that the waterfront journey is connected, complimentary, and most importantly energized and activated from end to end.

### Spaces and Places Along the Waterfront

The core focus area consists of:

- The Harbour District
- The Civic District
- The Cultural District; and
- The Eco District

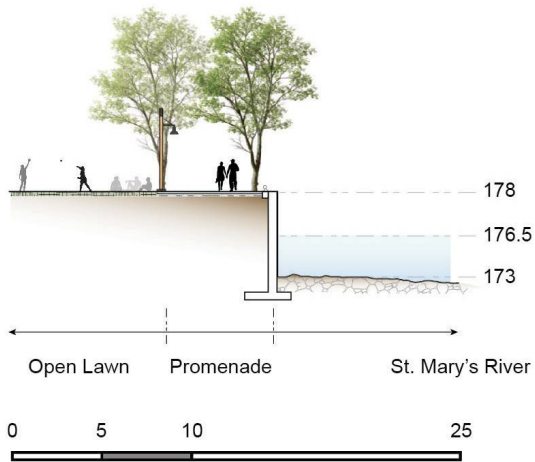


## The Harbour District - Roberta Bondar Park

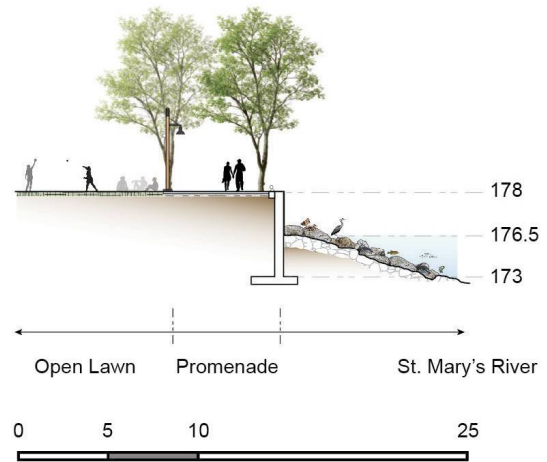
The revitalized Roberta Bondar Park focuses on creating a public park on the waterfront designed for **concerts and events, relaxation and contemplation**. A newly defined urban green space offers a diverse variation of trees and open areas for larger gatherings and pop-up events. Organized with new pathways, entry gateways, and carefully crafted viewpoints to the pavilion, river and beyond.

### Key Design Elements:

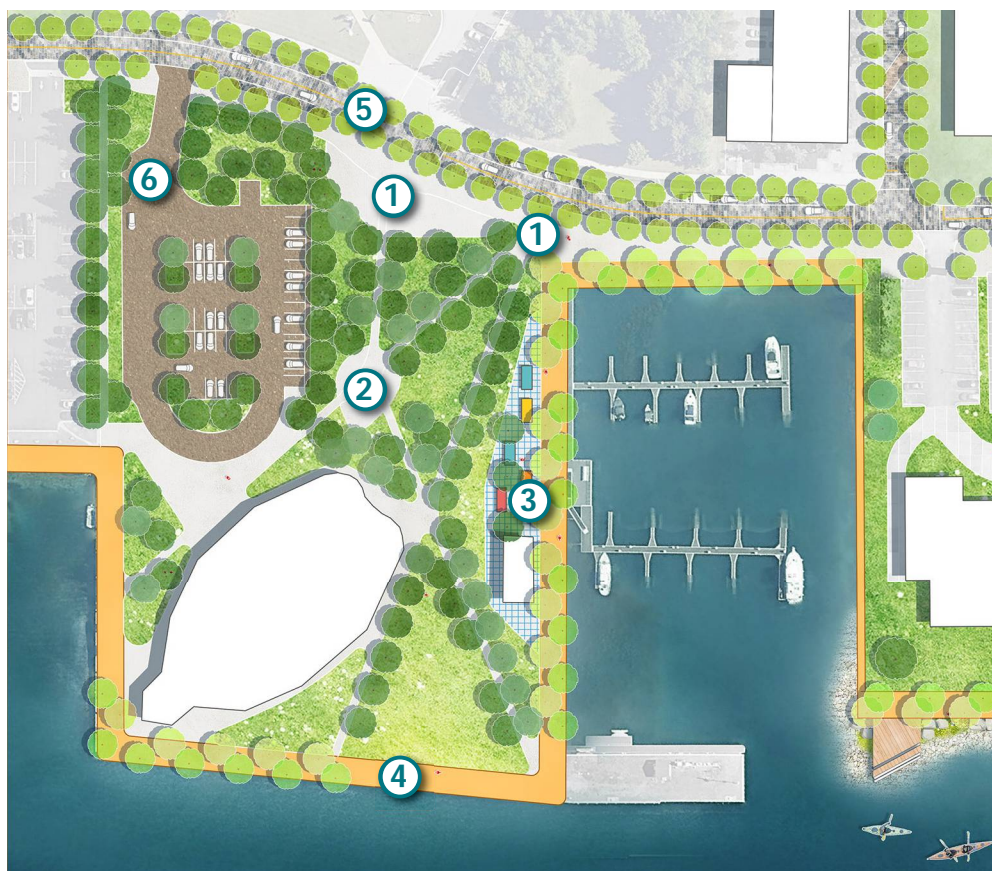
- Water's edge promenade
- Reduction of asphalt parking area
- Larger green space
- New gateways at Foster Drive
- New pathway network and tree planting through the site
- Pop-up retail area along the Marina edge



Typical Waterfront Edge at Roberta Bondar Park



Naturalized Waterfront Edge at Roberta Bondar Park



- ① Entry Gateways
- ② Expanded Green Space  
New Circulation Routes  
Expanded Tree Planting
- ③ Shipping Container Retail Area
- ④ Waterfront Promenade
- ⑤ Foster Drive Traffic Calmed Street and Bike Lane
- ⑥ Revised Parking Layout



**WATERFRONT PROMENADE**



**PARK PATHWAYS AND PLANTING**



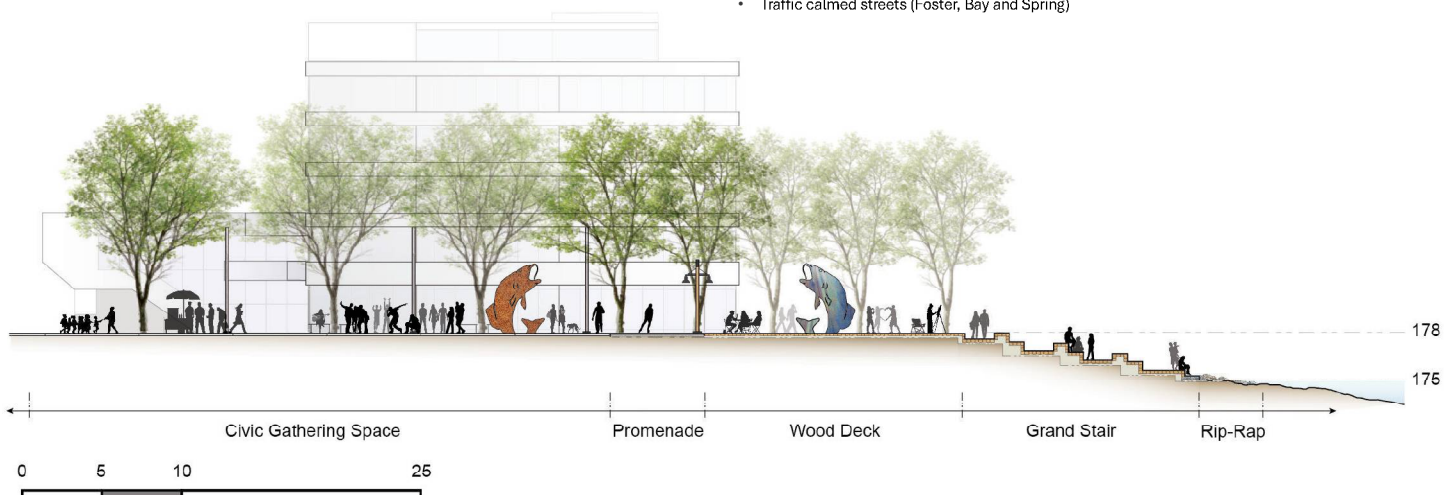
**SHIPPING CONTAINER RETAIL**

## The Civic District at City Hall

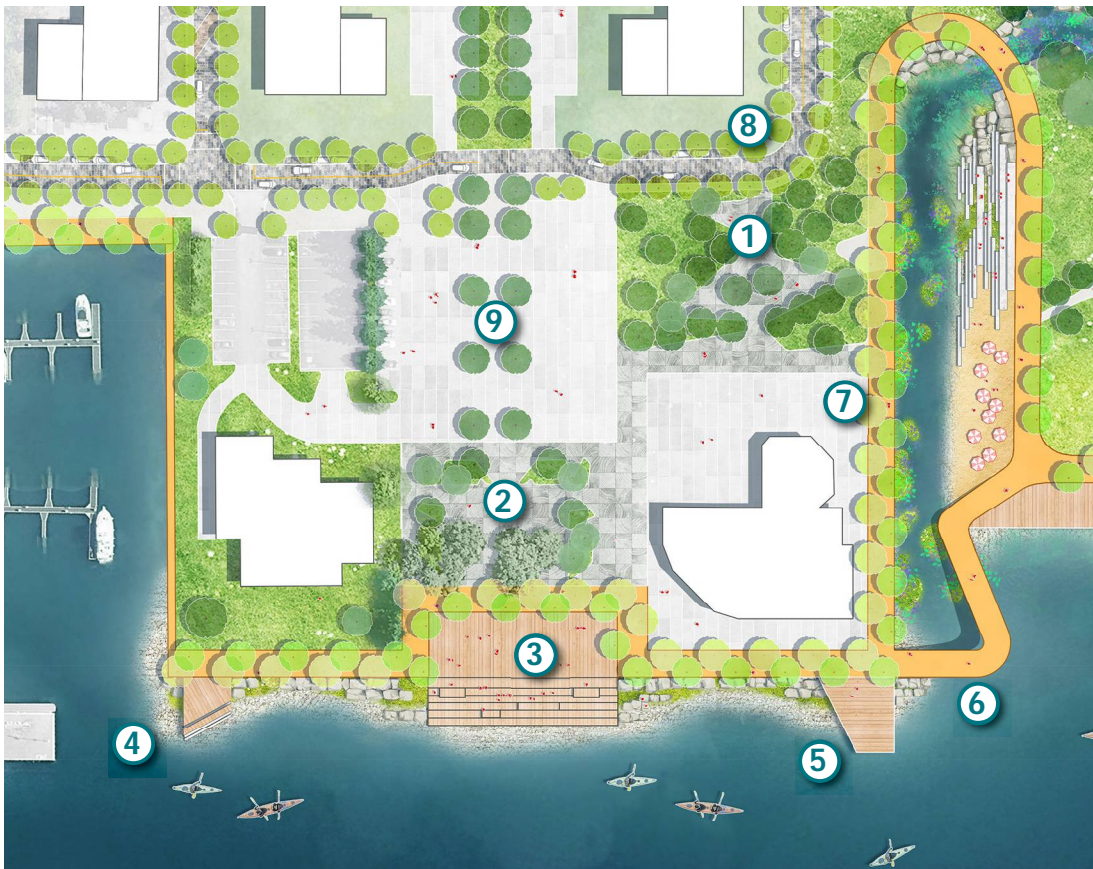
The revitalized Civic District at City Hall focuses on connecting City Hall to the water's edge while also providing a dynamic outdoor community hub for a centralized location for community gathering and events. The site becomes a welcoming beacon to visitors and residents that embraces and encourages family life, recreation and spiritual health within a seamlessly integrated landscape. The revitalized site creates greater visual transparency to execute a shared social realm and expresses the values of an open and democratic environment. The gathering area and water's edge become a focal point of daily urban life with a direct pedestrian link to the Soo MARKET plaza, while also providing flexible space for civic events and activities.

### Key Design Elements:

- Water's edge promenade
- Reduction of asphalt parking area
- Revitalized green space
- New gathering deck
- Water's edge terraces
- Fishing terraces
- Wood Pier
- Pedestrian green spine between the Soo MARKET and gathering area
- Realignment of Foster Drive between Spring Street and Brock Street
- Traffic calmed streets (Foster, Bay and Spring)



Section of New Gathering Space, Wood Deck and Waterfront Edge at City Hall



- ① City Hall Forecourt
- ② Flexible Gathering Space
- ③ Wood Deck and Accessible Water Terraces
- ④ Fishing Terraces
- ⑤ Promenade Pier
- ⑥ Bridge to Clergue Park
- ⑦ Waterfront Promenade
- ⑧ Realigned Foster Drive
- ⑨ Reconfigured Parking Area



**FOSTER DRIVE PEDESTRIANIZATION**



**FLEXIBLE GATHERING SPACE**



**WOOD DECK OUTLOOK**



**STONE WATER TERRACES**



**FISHING AREA**



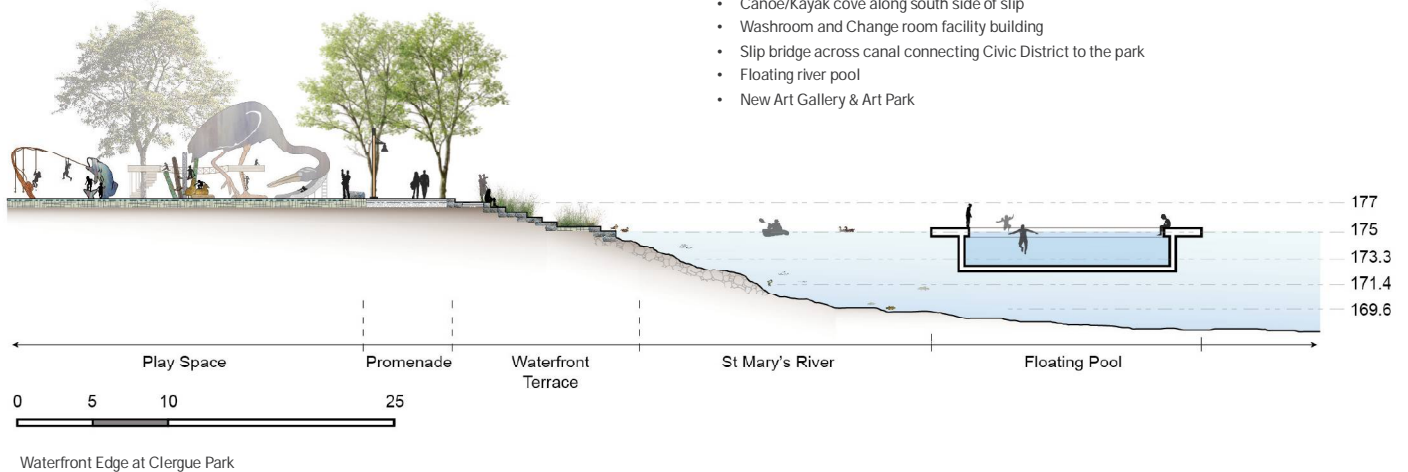
**WATER'S EDGE HABITAT**

## The Cultural District - John Rowswell and Clergue Park

The revitalized John Rowswell and Clergue Park will continue to serve as the city's beloved and popular waterfront park. The defined upgrades will ensure its expanded versatility with new fun activities in a beautiful landscaped area in the most prominent area of the waterfront. With several multifaceted features such as a new canoe/kayak cove, a destination playground for families and young children, wood deck look-outs and water terraces, expanded green space and new park pathways, dedicated park loop for winter skating and summer activities, and floating river pool, the park expands its offerings as a major hub along the waterfront. The park can continue to host many cultural events, educational programs, installations and displays, and other activities throughout the year. These include the popular rib fest to other types of festivals to family gatherings and children's story times for all to attend. Cafes, food trucks and concessions all have place within the park and along the newly defined park loop road.

### Key Design Elements:

- Water's edge promenade
- Removal of asphalt parking area
- New traffic calmed festival loop road around Library
- Larger green space
- New park pathways and tree planting
- New pathway loop for permanent winter skating and summer activities
- New destination play space
- Wood deck lookout
- Water terraces
- Connection of River water to existing Wetland
- Canoe/Kayak cove along south side of slip
- Washroom and Change room facility building
- Slip bridge across canal connecting Civic District to the park
- Floating river pool
- New Art Gallery & Art Park





- ① Canoe/Kayak Cove
- ② Wood Deck Outlook
- ③ Floating River Pools
- ④ River Edge Terraces
- ⑤ Art Gallery and Art Park
- ⑥ Destination Play Space
- ⑦ Park Pathway Loops and Tree Planting
- ⑧ New Festival Road Loop around Library
- ⑨ Indigenous Water Garden
- ⑩ Waters Edge Promenade



**PARK PATHWAYS AND LOOP**



**CANOE/KAYAK COVE**



**RIVER EDGE TERRACES**



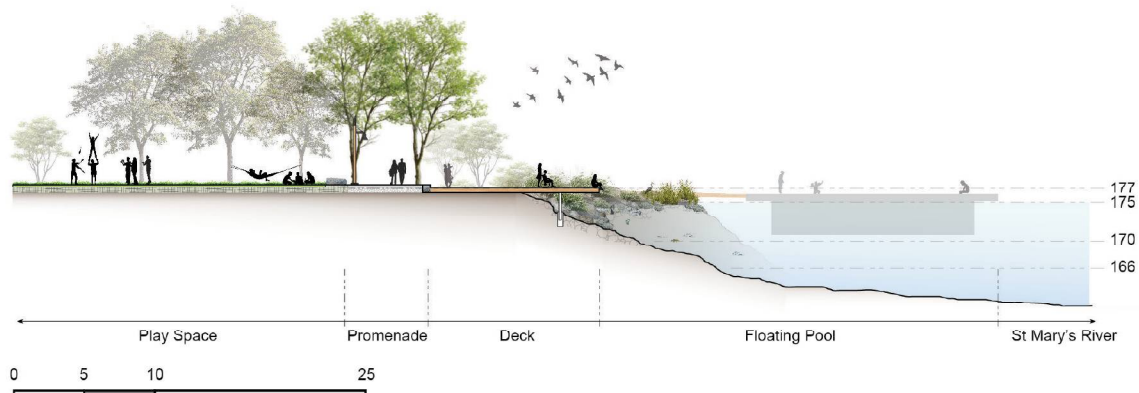
**RIVER POOL**



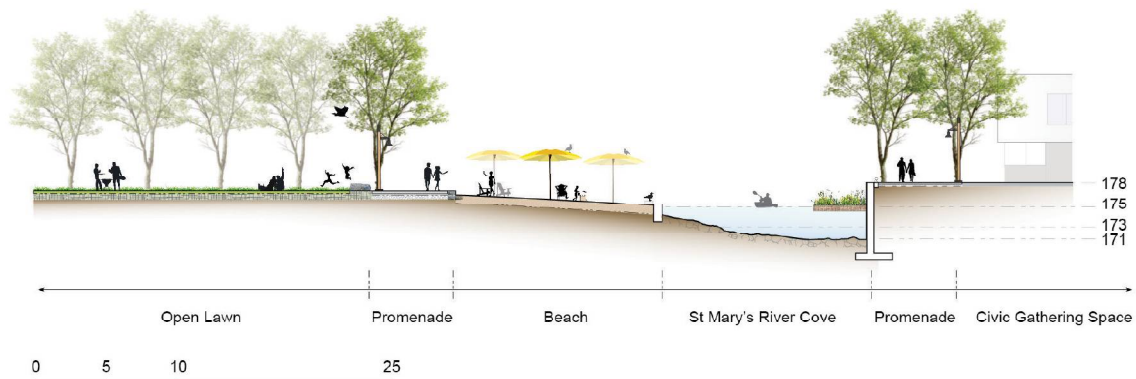
**DESTINATION PLAY SPACE**



**NEW ART GALLERY**



Wood Deck Outlook at Clergue Park Waterfront Edge



Urban Beach at John Rowsell Park Canal Cove



---

## The Eco District - Suncor Lands

After sitting vacant and underutilized for over a decade, this prime waterfront brownfield property will be transformed into a vast natural parkland to enhance the physical, mental and emotional well-being for all who will experience it. The park will focus on ecological landscape features that promote sustainability while enhancing wildlife and human values. The park will serve as a destination along the waterfront for reconnection, and for developing the systems understandings necessary for the City to tackle climate resiliency. With a focus on restoring nature, this large-scale transformation of the Suncor lands will create a waterfront park that provides a cultural and educational space in which sustainability will take root along the water's edge, within the city and for future generations.

### Key Design Elements:

- Elevated trails and boardwalks surrounded with native plants, encouraging plant awareness and education.
- Connection to the water's edge with created wetlands that showcase environments and habitat.
- **A wide variety of birds, mammals, insects, and fish will be observed in nature once established.** Similar species of insects, amphibians, reptiles and birds can also be viewed in the Bushplane Museum after enjoying the outdoor park experience.
- Constructed landscapes provide educational opportunities.
- A series of greenhouse Bio-domes which replicate different climates (tropical, Mediterranean and temperate) showcasing habitats of plant species from around the world.



- ① Waterfront Promenade
- ② Elevated Boardwalks
- ③ Created Wetlands
- ④ Biodomes



**CREATED WETLANDS**



**ELEVATED BOARDWALKS**



**BIODOME**

## Streetscapes

Spring Street, Foster Drive and East Street transformed into "Woonerfs" (shared streets)



### Woonerf (Shared Streets)

A street type where cars, pedestrians, and cyclists coexists harmoniously. It is a shared space, designed to slow down vehicles and create a safer walking environment. Trees, bollards, bike racks, and benches are strategically placed to prompt drivers to navigate carefully. In a woonerf, pedestrians take priority over vehicle speedy circulation.

#### Unique features:

- 1. Shared space:** It blends pedestrians, cyclists, and vehicles into a cohesive whole. It is a safe, inclusive environment seamlessly integrating circulation without rigid segregation of mobility and recreational uses.
- 2. Traffic calming:** Instead of relying solely on signs and rules, a woonerf uses physical cues to slow down traffic. Drivers encounter obstacles that encourage them to proceed with caution, ensuring safety for everyone.
- 3. Priority for Non-Car Users:** In a woonerf, people on foot or bike come first. Cars must yield to pedestrians, creating a more people-centric experience.
- 4. Green Amenities:** Trees, benches, and other green elements dot the woonerf landscape. These not only beautify the space but also provide shade, encourage social interaction, and enhance overall livability.

#### Revitalizing the Waterfront

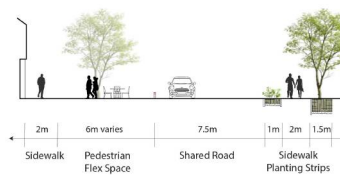
Breathe new life into city waterfronts. Imagine strolling along a previously car-dominated waterfront, where the sound of engines is replaced by laughter, conversation, and the rustling of leaves. A woonerf can contribute significantly to revitalization efforts:

**Human-Centric Design:** By prioritizing pedestrians and cyclists, a woonerf creates inviting spaces. Imagine cafés spilling out onto the street, art installations, and pop-up markets—all fostering a vibrant, community-driven atmosphere.

**Reduced Traffic Impact:** Scenic waterfronts often suffer from noisy vehicular traffic. A woonerf can mitigate this by encouraging slower driving speeds and minimizing car dominance. Cleaner air, safer crossings, and less noise pollution benefit both residents and visitors.

**Increased Foot Traffic:** A well-designed woonerf draws people in. As they linger, they discover local businesses, parks, and hidden gems. This foot traffic can boost economic activity and create a sense of place.

**Enhanced Aesthetics:** Greenery, public seating, and interactive features transform a sterile waterfront into an inviting landscape. Picture benches overlooking the water, flower beds, and sculptures—all contributing to a more picturesque setting.



WOONERF



Elgin Street and Brock Street transformed into "Complete Streets"



**LEGEND**  
Complete Street

### Complete Streets

A roadway designed to accommodate all users—pedestrians, cyclists, motorists, and public transit riders—safely and efficiently. Complete streets intentionally integrate various modes of transportation.

#### Key features include:

- 1. Sidewalks and Crosswalks:** Wide sidewalks provide space for pedestrians, while marked crosswalks ensure safe crossings.
- 2. Bike Lanes:** Dedicated lanes for cyclists encourage active transportation.
- 3. Traffic Calming Measures:** Narrower lanes, speed bumps, and roundabouts reduce vehicle speeds.
- 4. Vegetation and Street Furniture:** Trees, benches, and public art create an inviting atmosphere.

### Revitalizing the Waterfront

Transforming waterfront areas into complete streets offers several benefits:

**Enhanced Connectivity:** By prioritizing pedestrian and cyclist infrastructure, complete streets link waterfront destinations. People can easily move between the downtown and the waterfront. People can easily move between restaurants, hotels, parks, residential areas, cultural and civic sites.

**Increased Foot Traffic:** A well-designed complete street attracts visitors. As foot traffic grows, local businesses thrive, contributing to economic revitalization.

**Improved Aesthetics:** Green spaces, seating, and waterfront views create an appealing environment. Imagine landscaped streets lined with outdoor cafes and public art installations.

**Reduced Car Dependence:** Complete streets encourage alternative to driving, reducing congestion and pollution. The streets connecting the downtown to the waterfront become more inviting for leisurely walks and bike rides.



— COMPLETE STREET —



## Waterfront Seasonality - Summer Festival

- Rotary Fest in Clergue Park
- Expansion of Festivals into Streetscapes (Festival Road, Foster Dr, Brock St, Spring St)
- Expansion of Festivals into the Cultural District (and connected to The Plaza)
- Expansion of Festivals into Bondar (connecting with new retail area and the Pavilion)



## Waterfront Seasonality - Winter Activity

- Skating Loop in Clergue Park
- Winter Huts, Ice Sculptures, Winter Installations within Clergue Park
- Shipping container retail site at Bondar Pavilion open with warming stations and fire pits











# Cost Estimate - Class C

## Summary of Probable Costs

Project: **Sault Ste Marie Waterfront Design Plan**  
Phase: **Final Waterfront Design Plan**  
Client: **Tourism & City of Sault Ste. Marie**

O2 Project No.: **231102**  
Date : **2025-04-17**

File Path: N:\Projects\231102 Sault Site Marie Waterfront Design Plan\04- Cost Estimate\231102 - Class 4 Cost Estimate 2025\Final Cost Estimate\O2.CostEstimate.2025-04-16\_Phases - P1 to P3.xlsx\SUMMARY N

ITEM	CLASS 4 OPC SUMMARY *	TOTAL
I	PHASE 1	\$ 6,598,701.05
II	PHASE 2	\$ 1,843,154.56
III	PHASE 3	\$ 4,828,782.71
<b>Sub-Total (All Items)</b>		<b>\$ 13,270,638.33</b>
<b>Contingency 30.0%</b>		<b>\$ 3,981,191.50</b>
<b>TOTAL (ALL ITEMS)</b>		<b>\$ 17,251,829.83</b>

# Cost Estimate - Class C

## Summary of Probable Costs

Project: **Sault Ste Marie Waterfront Design Plan**  
 Phase: **Phase 1 Final Waterfront Design Plan**  
 Client: **Tourism & City of Sault Ste. Marie**

O2 Project No.: **231102**  
 Date: **2025-04-17**

PHASE 1 - Desitnation Playground + Waterfront Promenade						
Item	Description	Drawing Reference Note	Quantity	Unit	Unit Rate	Amount
<b>Demolition</b>						
1.0	<b>Demolition</b>					
1.1	Demolish and remove hardscape- <i>landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads). Includes pathways etc.</i>		47.6	sq. m.	\$ 15.00	\$ 714.00
1.2	Softscape clearing and grubbing - <i>landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads)</i>		220.0	sq. m.	\$ 6.00	\$ 1,320.00
1.3	Remove and stockpile existing riprap for re-use on site - <i>refer to Riprap item below</i>		399.4	sq. m.	\$ 40.00	\$ 15,974.00
<b>Earthwork</b>						
2.0	<b>Shrub &amp; Perennial Growing Media and Mulch</b>					
2.1	450 mm depth Topsoil		7.2	cu.m.	\$ 62.00	\$ 446.40
2.2	75mm depth Bark Mulch		1.2	cu.m.	\$ 6.00	\$ 7.20
3.0	<b>Tree Planting Soil cells</b>					
3.1	Soil cells (per Promenade tree)		6.0	each	\$ 15,000.00	\$ 90,000.00
4.0	<b>Tree Planting - Topsoil (Waterfront &amp; Promenade)</b>					
4.1	Topsoil - 30m3 per tree		330.0	cu.m	\$ 40.00	\$ 13,200.00
<b>Hardscape</b>						
5.0	<b>Paving</b>					
5.1	Promenade Unit Paving - <i>Supply and install, including pavers, sand, granular base and subgrade preparation</i>		285.0	sq.m	\$ 400.00	\$ 114,000.00
6.0	<b>Riprap</b>					
6.1	Riprap - <i>Existing Riprap stockpiled from Demolition.</i>		599.0	Tonne	\$ -	\$ -
6.2	Riprap - <i>Supply and install 400mm riprap (size may vary) @ 1.5 m depth</i>		601.0	Tonne	\$ 182.00	\$ 109,377.45
7.0	<b>Armouring Steps</b>					
7.1	Stone Steps - <i>supply and install. Includes subbase</i>		130.0	l.m.	\$ 1,500.00	\$ 195,000.00
<b>Softscape</b>						
8.0	<b>Trees</b>					
8.1	<b>Deciduous Tree - Waterfront</b> <i>Includes supply and installation of trees</i>		5.0	ea.	\$ 650.00	\$ 3,250.00
8.2	<b>Deciduous Tree - Promenade</b> <i>Includes supply and installation of trees</i>		6.0	ea.	\$ 650.00	\$ 3,900.00
9.0	<b>Shrubs and Perennials</b>					
9.1	<b>#2 Container Shrubs</b> <i>Includes supply and installation of shrubs</i>		16.0	ea.	\$ 32.00	\$ 512.00
<b>Site Features &amp; Furnishings</b>						
10.0	<b>Site Features</b>					
10.1	Large custom round elements, unprocessed boulders		10.0	ea.	\$ 1,500.00	\$ 15,000.00
<b>Lighting</b>						
11.0	<b>Lighting</b>					
11.1	Lighting - <i>supply &amp; cost for fixture only (excludes installation)</i>		3.0	ea.	\$ 12,000.00	\$ 36,000.00
<b>Destination Playground</b>						
12.0	<b>Destination Playground</b>					
12.1	Destination Playground - <i>inclusive of surfacing, play equipment, planting etc.</i>		1.0	l.s	\$ 6,000,000.00	\$ 6,000,000.00
<b>SUB-TOTAL (PHASE 1:)</b>					\$	<b>6,598,701.05</b>
<b>CONTINGENCY - 30%</b>					\$	<b>1,979,610.32</b>
<b>TOTAL (PHASE 1:)</b>					\$	<b>8,578,311.37</b>

# Cost Estimate - Class C

## Summary of Probable Costs

Project: **Sault Ste Marie Waterfront Design Plan**  
 Phase: **Phase 2 Final Waterfront Design Plan**  
 Client: **Tourism & City of Sault Ste. Marie**

O2 Project No.: **231102**  
 Date: **2025-04-17**

PHASE 2 - Beach Area + Waterfront Promenade						
Item	Description	Drawing Reference Note	Quantity	Unit	Unit Rate	Amount
<b>Demolition</b>						
1.0	<b>Demolition</b>					
1.1	Demolish and remove hardscape- landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads). Includes pathways etc.		336.0	sq. m.	\$ 15.00	\$ 5,040.00
1.2	Softscape clearing and grubbing - landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads)		891.2	sq. m.	\$ 6.00	\$ 5,347.20
1.3	Remove and stockpile existing riprap for re-use on site - refer to Riprap item below		300.0	sq. m.	\$ 40.00	\$ 12,000.00
<b>Earthwork</b>						
2.0	<b>Shrub &amp; Perennial Growing Media and Mulch</b>					
2.1	450 mm depth Topsoil		25.7	cu.m.	\$ 62.00	\$ 1,590.30
2.2	75mm depth Bark Mulch		4.3	cu.m.	\$ 6.00	\$ 25.65
3.0	<b>Tree Planting (Soil cells)</b>					
3.1	Soil cells (per Street & Plaza tree)		10.0	each	\$ 15,000.00	\$ 150,000.00
4.0	<b>Tree Planting - Topsoil</b>					
4.1	Topsoil - 30m3 per tree		300.0	cu.m	\$ 40.00	\$ 12,000.00
5.0	<b>Tree Planting (only Park Trees)</b>					
5.1	10 m3 of growing medium per tree		60.0	cu.m.	\$ 62.00	\$ 3,720.00
5.2	.35 m3 of bark mulch per tree		2.1	cu.m.	\$ 6.00	\$ 12.60
6.0	<b>Plug Planting Areas (Wetland)</b>					
6.1	450mm depth topsoil		79.2	cu.m.	\$ 25.00	\$ 1,979.77
<b>Hardscape</b>						
7.0	<b>Paving</b>					
7.1	Promenade Unit Paving - Supply and install, including pavers, sand, granular base and subgrade preparation		546.0	sq.m	\$ 400.00	\$ 218,400.00
8.0	<b>Sand</b>					
8.1	Sand (beach) - Supply and install premium 2mm fine play-grade beach sand		516.6	cu.m	\$ 225.00	\$ 116,245.73
9.0	<b>Riprap</b>					
9.1	Riprap - Existing Riprap stockpiled from Demolition.		450.0	Tonne	\$ -	\$ -
9.2	Riprap - Riprap includes relocated and stockpiled riprap from demolition, additional to new riprap needed		350.0	Tonne	\$ 182.00	\$ 63,700.00
10.0	<b>Washed Rock</b>					
10.1	Washed Rock Gravel Beach - supply and install. Includes subbase		751.9	sq.m	\$ 38.00	\$ 28,572.80
11.0	<b>Armouring Steps</b>					
11.1	Stone Steps -supply and install. Includes subbase		343.0	l.m.	\$ 1,500.00	\$ 514,500.00
11.2	Concrete (ramp + landing) at Armouring Steps - supply and install. Includes subbase		121.5	sq.m	\$ 150.00	\$ 18,228.00
<b>Softscape</b>						
12.0	<b>Trees</b>					
12.1	<b>Deciduous Tree - Waterfront</b> Includes supply and installation of trees		6.0	ea.	\$ 650.00	\$ 3,900.00
12.2	<b>Deciduous Tree - Promenade</b> Includes supply and installation of trees		10.0	ea.	\$ 650.00	\$ 6,500.00
13.0	<b>Shrubs and Perennials</b>					
13.1	<b>#2 Container Shrubs</b> Includes supply and installation of shrubs		57.0	ea.	\$ 32.00	\$ 1,824.00
14.0	<b>Plug Mixes (Wetland)</b>					
14.1	Perennial Mix 2 - Supply and install mix of #2 pots		198.0	sq. m.	\$ 65.00	\$ 12,868.51
<b>Site Features &amp; Furnishings</b>						
15.0	<b>Site Features</b>					
15.1	Large custom round elements, unprocessed boulders		56.0	ea.	\$ 1,500.00	\$ 84,000.00
16.0	<b>Site Furnishings</b>					
16.1	Umbrellas - supply and install		9.0	ea.	\$ 7,500.00	\$ 67,500.00
16.2	Lounge Chair (permanent - wood finish)		9.0	ea.	\$ 3,000.00	\$ 27,000.00
16.3	Adirondack chair (moveable)		14.0	ea.	\$ 800.00	\$ 11,200.00
<b>Lighting</b>						
17.0	<b>Lighting</b>					
17.1	Lighting - supply & cost for fixture only (excludes installation)		6.0	ea.	\$ 12,000.00	\$ 72,000.00
<b>Washroom Facility</b>						
18.0	<b>UrbanBlue Washroom Facility</b>					
18.1	UrbanBlu Double Unit with adult Changing Table 8' 11" X 24'		1.0	LS	\$365,000	\$ 365,000.00
18.2	Water Fountain 2 level with bottle refiler , wall reenforcement		1.0	LS	\$10,000	\$ 10,000.00
18.3	Roof Extension with Shower and concrete Pad		1.0	LS	\$30,000	\$ 30,000.00
<b>SUB-TOTAL (PHASE 2:)</b>						<b>\$ 1,843,154.56</b>
<b>CONTINGENCY - 30%</b>						<b>\$ 552,946.37</b>
<b>TOTAL (PHASE 2:)</b>						<b>\$ 2,396,100.93</b>

# Cost Estimate - Class C

## Summary of Probable Costs

Project: **Sault Ste Marie Waterfront Design Plan**  
 Phase: **Phase 3 Final Waterfront Design Plan**  
 Client: **Tourism & City of Sault Ste. Marie**

O2 Project No.: **231102**  
 Date: **2025-04-17**

PHASE 3 - Waterfront Pools + Boardwalk						
Item	Description	Drawing Reference Note	Quantity	Unit	Unit Rate	Amount
<b>Demolition</b>						
1.0	<b>Demolition</b>					
1.1	Demolish and remove hardscape- landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads). Includes pathways etc.		47.6	sq. m.	\$ 15.00	\$ 714.00
1.2	Softscape clearing and grubbing - landscape scope of work, excludes engineering components (shorewalls, utility diversions, utility removals, roads)		220.0	sq. m.	\$ 6.00	\$ 1,320.00
1.3	Remove and stockpile existing riprap for re-use on site - refer to Riprap Item below		399.4	sq. m.	\$ 40.00	\$ 15,974.00
<b>Earthwork</b>						
2.0	<b>Lawn and Seed Planting Areas</b>					
2.1	125mm depth topsoil		32.9	cu. m.	\$ 25.00	\$ 822.63
3.0	<b>Shrub &amp; Perennial Growing Media and Mulch</b>					
3.1	450 mm depth Topsoil		1.8	cu. m.	\$ 62.00	\$ 111.60
3.2	75mm depth Bark Mulch		0.3	cu. m.	\$ 6.00	\$ 1.80
4.0	<b>Tree Planting Soil cells</b>					
4.1	Soil cells (per Promenade tree)		8.0	each	\$ 15,000.00	\$ 120,000.00
5.0	<b>Tree Planting - Topsoil (Waterfront &amp; Promenade)</b>					
5.1	Topsoil - 30m3 per tree		390.0	cu. m.	\$ 40.00	\$ 15,600.00
<b>Hardscape</b>						
6.0	<b>Paving</b>					
6.1	Promenade Unit Paving - Supply and install, including pavers, sand, granular base and subgrade preparation		282.6	sq. m.	\$ 400.00	\$ 113,040.00
7.0	<b>Riprap</b>					
7.1	Riprap - Existing Riprap stockpiled from Demolition.		599.0	Tonne	\$ -	\$ -
7.2	Riprap - Supply and Install 400mm riprap (size may vary) @ 1.5 m depth		1,051.0	Tonne	\$ 182.00	\$ 191,277.45
8.0	<b>Wooden Decking</b>					
8.1	Wood Decking - excludes pool decking		1,527.0	sq. m.	\$ 1,455.00	\$ 2,221,785.00
8.2	Wood Decking Steps - excludes pool decking, excludes helical piles		150.6	l.m.	\$ 1,800.00	\$ 271,112.40
9.0	<b>Armouring Steps</b>					
9.1	Stone Steps -supply and install. Includes subbase		260.0	l.m.	\$ 1,500.00	\$ 390,000.00
<b>Waterfront Pools</b>						
11.0	<b>Docks</b>					
11.1	Gangway					\$ 50,403.00
11.2	Fixed Dock (Pier)					\$ 112,257.18
11.3	Floating Docks					\$ 823,640.14
12.0	<b>Anchages</b>					
12.1	Anchor Blocks					\$ 27,476.26
13.0	<b>Accessories and Various Design Requirements</b>					
13.1	Gates, cleats, ladders, lights, kiosk, platforms, safety equipment, etc.					\$ 142,366.48
14.0	<b>Additional Costs</b>					
14.1	Engineering					\$ 65,865.22
14.2	Delivery					\$ 33,186.48
14.3	Installation					\$ 106,395.38
<b>Softscape</b>						
15.0	<b>Trees</b>					
15.1	<b>Deciduous Tree - Waterfront</b> Includes supply and installation of trees		5.0	ea.	\$ 650.00	\$ 3,250.00
15.2	<b>Deciduous Tree - Promenade</b> Includes supply and installation of trees		8.0	ea.	\$ 650.00	\$ 5,200.00
16.0	<b>Shrubs and Perennials</b>					
16.1	<b>#2 Container Shrubs</b> Includes supply and installation of shrubs		4.0	ea.	\$ 32.00	\$ 128.00
17.0	<b>Turf at Pool Deck</b>					
17.1	Softscape Turf areas Includes supply and installation		225.0	sq. m.	\$ 10.00	\$ 2,250.00
18.0	<b>Seed Mixes (Planters near Benches)</b>					
18.1	Highland Riparian Mix Groundcover - Seed mix		38.2	sq. m.	\$ 40.00	\$ 1,529.69
<b>Site Features &amp; Furnishings</b>						
19.0	<b>Site Features</b>					
19.1	Large custom round elements, unprocessed boulders		8.0	ea.	\$ 1,500.00	\$ 12,000.00
20.0	<b>Site Furnishings</b>					
20.1	Custom Wooden Benches -Supply and install		18.0	l.m.	\$ 282.00	\$ 5,076.00
<b>Lighting</b>						
21.0	<b>Lighting</b>					
21.1	Lighting - supply & cost for fixture only (excludes installation)		8.0	ea.	\$ 12,000.00	\$ 96,000.00
<b>SUB-TOTAL (PHASE 3:)</b>						<b>\$ 4,828,782.71</b>
<b>CONTINGENCY - 30%</b>						<b>\$ 1,448,634.81</b>
<b>TOTAL (PHASE 3:)</b>						<b>\$ 6,277,417.53</b>