



Town of Fort Frances Shevlin Wood Yard Redevelopment and Gateway to Fort Frances Revitalization

Interim Presentation to Council

May 25, 2020

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Project Overview



Project Overview

Major Goals

- serve local and tourist markets
- improve quality of life
- add to municipal tax base
- foster and support the right kind of development
- fit with local culture and townscape

PLAN DEVELOPMENT

FEBRUARY 12, 2020

PUBLIC WORKSHOP 1
VISIONING

ONLINE SURVEY

DESIGN TEAM
SYNTHESIZE
INFORMATION

DESIGN TEAM
PRELIMINARY
DEVELOPMENT
SCENARIOS

MAY, 2020

PUBLIC WORKSHOP 2
REVIEW & RANK
PREFERENCES

ONLINE SURVEY

JULY, 2020

DESIGN TEAM
DRAFT
REDEVELOPMENT
PLAN

PUBLIC
OPEN HOUSE

FINAL
REDEVELOPMENT
PLAN

Community Report

Fort Frances Shevlin Wood Yard &
Gateway to Rainy Lake Square
Redevelopment Plan

Background

The Town of Fort Frances is the process of identifying two unique plans: a land use plan for the redevelopment of the former Shevlin Wood Yard site and a conceptual design for a new compelling gateway at the international border to help draw visitors to Rainy Lake Square, downtown, and other attractions.

This initiative has been prompted by the need to identify opportunities for development that engage and reflect community aspirations as well as maximize economic opportunities for the sites. In doing so, the plans will help guide and direct future investments and implementation that support community well-being and economic prosperity.

A public engagement and communication strategy was developed to support this project. One of the engagement goals is to hear from residents, businesses and organizations to gain a better understanding of the community's values and priorities for renewal and investment.

A Visioning Session was held with key stakeholders with representatives from organizations in health, education, social services, seniors, tourism, business, local governments, and the public. To gain broader public input, an on-line survey was developed that followed closely the topics and questioning presented at the Visioning Session. Over a course of three weeks nearly 700 respondents shared their ideas and priorities for each site. This is a remarkable response rate and a big thank you is extended to all who took time to participate and contribute over 1,400 unique comments. Input from both of these activities will help shape the preliminary design concepts and land uses that will be shared with the public in the next phase of the project.



Photo: Fort Frances Times

Engagement Activities

| Date | Activity | Details |
|---|--------------------------|----------------------------|
| February 12, 2020 6:30 - 8:30 PM | Public Visioning Session | Approximately 50 attendees |
| La Place Rendez-Vous February 26 - March 16, 2020 | Public Survey | 698 respondents |



In general, what does Fort Frances need?

Respondents were asked to select their top five community needs.

Splash Pad

39% of respondents said one of their top community needs was a splash pad

"Fort Frances would benefit from a place for tourists passing through to stop and enjoy... giving tourists a greater incentive to stop and spend more time in our beautiful town."

Amusement Facilities

37% of respondents said one of their top community needs was additional amusement facilities

Affordable Rental Housing

30% of respondents said one of their top community needs was affordable rental housing

Tourist Amenities

35% of respondents said one of their top community needs was additional tourist amenities

Seniors' Assisted Housing

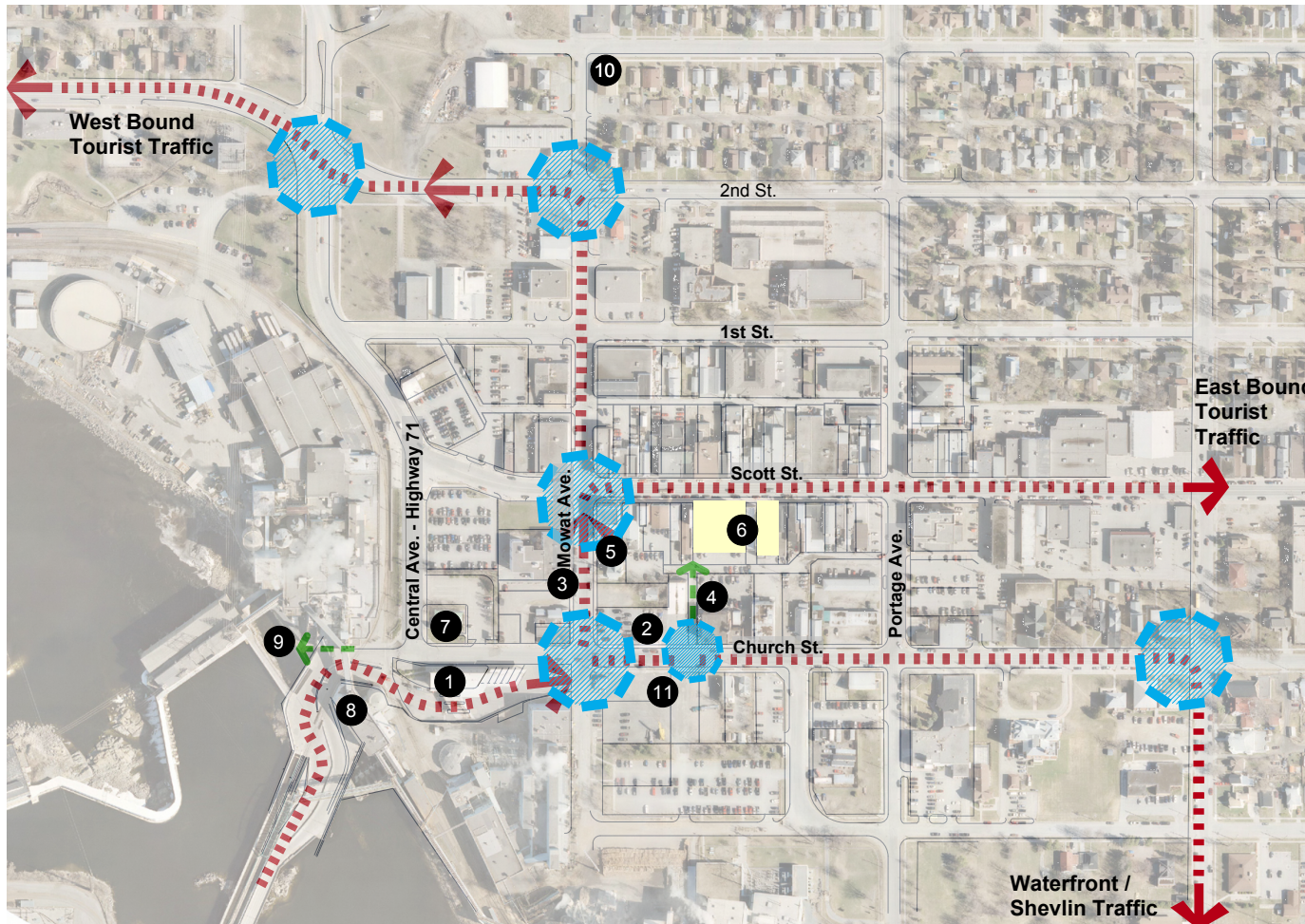
33% of respondents said one of their top community needs was additional seniors' assisted housing

I • Gateway to Fort Frances















Gateway to Fort Frances - What We Heard

- Improved visitor information and guidance
- Enhanced appearance and sense of identity
- More greenspace and trees
- More parking options
- Clear, rational vehicle and pedestrian circulation
- Year-round vibrancy
- More enticement to stop and shop
- Better access to amenities like public washrooms
- Improved exit experience at the border crossing

Gateway to Fort Frances – Entry Experience

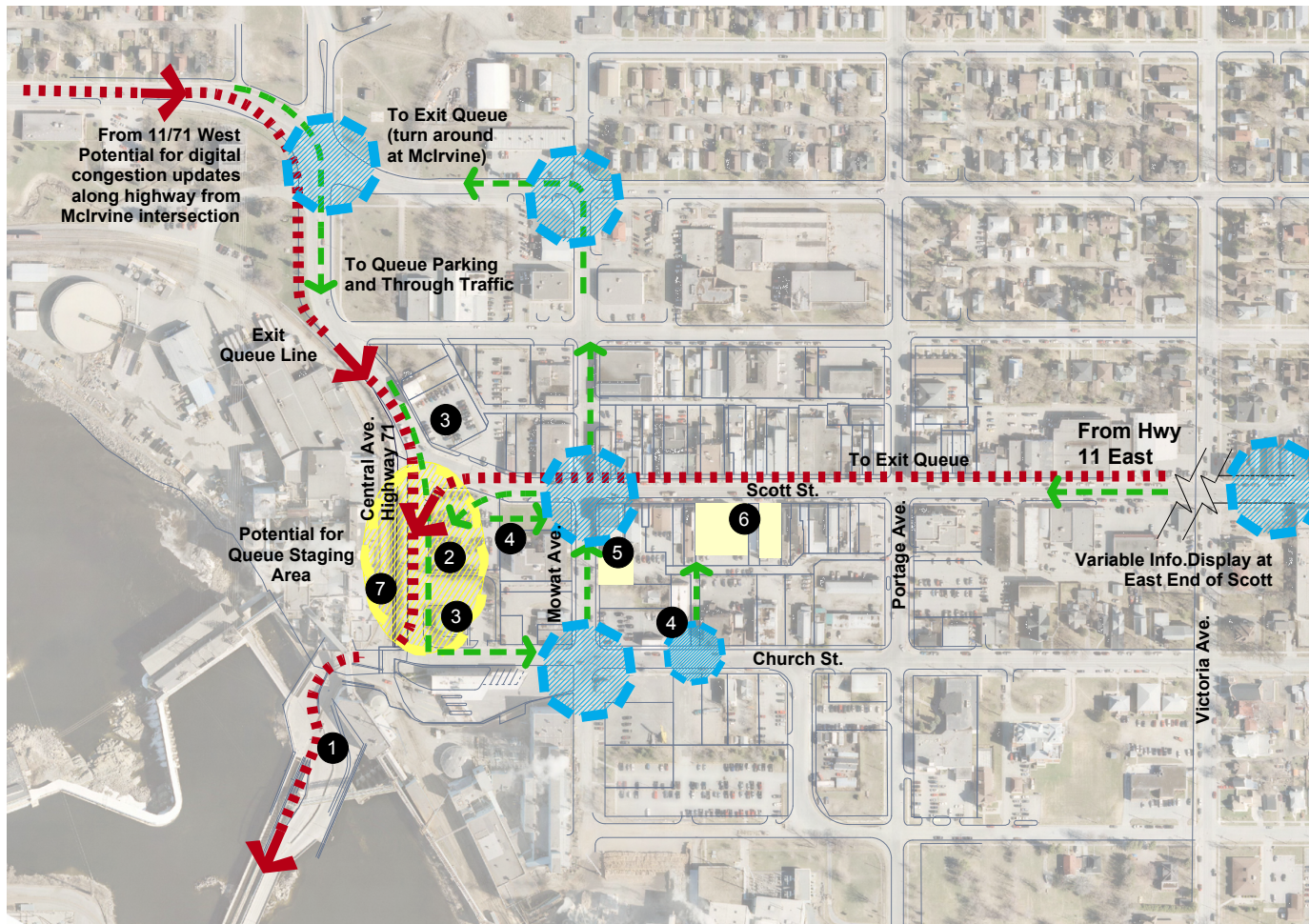


LEGEND




-  Key Wayfinding Decision Points
-  Potential Site Access Points
-  Pedestrian Links
-  1 Canada Customs
-  2 Secondary Inspections
-  3 Mowat St. first impressions
-  4 Potential pedestrian access to Rainy Lake Square and Scott St.
-  5 Nursing Station site
-  6 Rainy Lake Square and Fort Frances Museum
-  7 Old Tourist Info Centre - now listed as surplus
-  8 LAP Building
-  9 Potential access to building 20 and Dawson Canal
-  10 LCBO
-  11 Potential trailer parking



Gateway to Fort Frances – Exit Experience

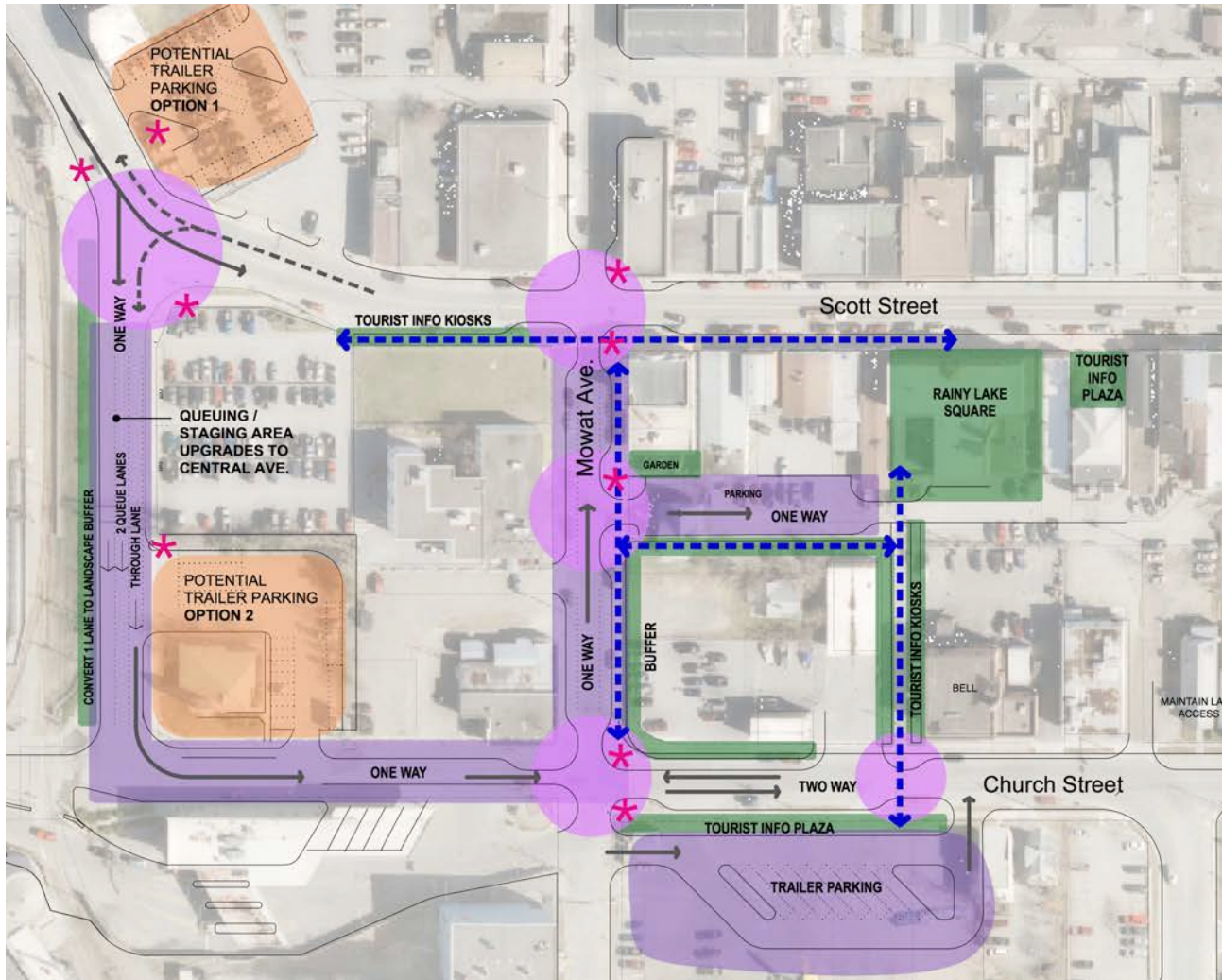


LEGEND

-  Key Wayfinding Decision Points
 -  Potential Site Access Points
 -  Pedestrian Links
- 1 Bridge to USA
 - 2 Look at simplifying travel pattern using one way streets and identifying queuing/staging lanes on Central Ave.
 - 3 Potential Queue Trailer Parking Area
 - 4 Enhance pedestrian access to Rainy Lake Square and Scott St.
 - 5 Redeveloped Nursing Station Site
 - 6 Rainy Lake Square and Fort Frances Museum
 - 7 Potential increased landscape and sidewalk area west of Central Ave.



Gateway to Fort Frances – Concept Elements



LEGEND

-  Intersection Improvements
-  Wayfinding information
-  Enhanced pedestrian route
-  Revised traffic flow
-  Parking/ roadway revisions
-  Streetscape/ open space revisions

0 10 30 60m



Gateway to Fort Frances – Concept Sketch



Gateway to Fort Frances – Pedestrian Route





2. Shevlin Wood Yard Redevelopment

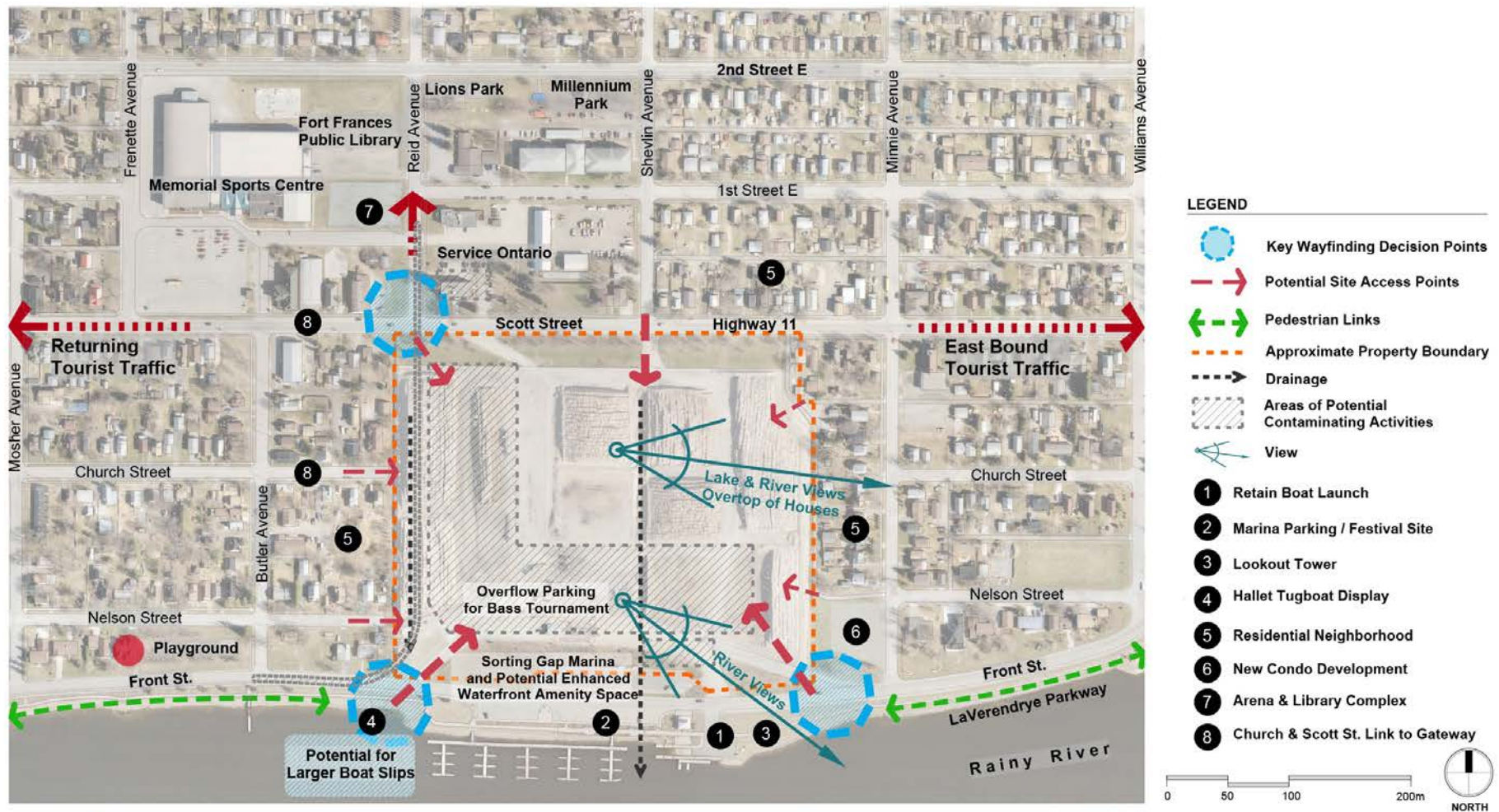
Shevlin Wood Yard Redevelopment - What We Heard

- Housing of mixed income and tenure
- Assisted living; a full spectrum of living options
- Economic development and employment opportunities
- Recreation offerings such as water play pad
- Path/sidewalk connections to other areas, attractions
- Restaurants, hotel, a brewery or distillery

Shevlin Wood Yard Redevelopment - What We Heard

- A place to celebrate culture and heritage
- Year-round family attractions
- Businesses serving boaters, marina, rentals and tours
- A central gathering event space for community and tourists
- Views and access to the waterfront
- Expand marina
- Move truck traffic off Front St.

Shevlin Wood Yard Redevelopment – Analysis



Shevlin Wood Yard Redevelopment – Option 1



MARINA

- 1 Existing road and parking (temp. event tent)
- 2 New pull through truck & trailer (±30 stalls)
- 3 Marina displays
- 4 Expand marina - larger slips
- 5 Overflow parking

COMMERCIAL

- 5 Brew pub with patio
- 6 Conference facilities with patio
- 7 60 room conference hotel
- 8 Parking
- 9 Condo / AirBnB hotel
- 10 Future waterfront commercial development site

RESIDENTIAL

- 11 Townhomes (compatible with single family dwellings)
- 12 Garden apartments (±32 units - 2 storey)
- 13 Apartment building (4 storey)
- 14 Apartments (3 storey)
- 15 Future 2 storey garden apartments/ townhomes

OPEN SPACE

- 16 Linear park trail, trees, and stormwater bioswale
- 17 Crosswalk to Rec Centre
- 18 Community park space: playground, spraypark, garden

Shevlin Wood Yard Redevelopment – Option 2



MARINA

- 1 Existing road and parking (temp. event tent)
- 2 New pull through truck & trailer (±30 stalls)
- 3 Marina displays
- 4 Expand marina - larger slips
- 5 Overflow parking

COMMERCIAL

- 5 Brew pub with patio
- 6 Conference facilities with patio
- 7 60 room conference hotel
- 8 Parking
- 9 Future waterfront commercial development site

RESIDENTIAL

- 10 Townhomes (compatible with single family dwellings)
- 11 Garden apartments (±32 units - 2 storey)
- 12 Apartment building (4 storey)
- 13 Apartments (3 storey)
- 14 Future 2 storey garden apartments/ townhomes (Garden plots in interim)

OPEN SPACE

- 15 Linear park trail, trees, and stormwater bioswale
- 16 Crosswalk to Rec Centre
- 17 Pedestrian/ bicycle linkage to Downtown & Gateway
- 18 Community park space: playground, spraypark
- 19 Community garden plots
- 20 Neighbourhood play field

Next Steps

Community Input

Webinar May 26 and May 27, online survey

Finalize Preferred Option and Business Case

Servicing Options

Business Plan Refinement

Cost Estimate and Implementation Plan

Community Input

Online Open House - July

Final Report – end of summer