



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

Second Presentation to Council

September 28, 2020

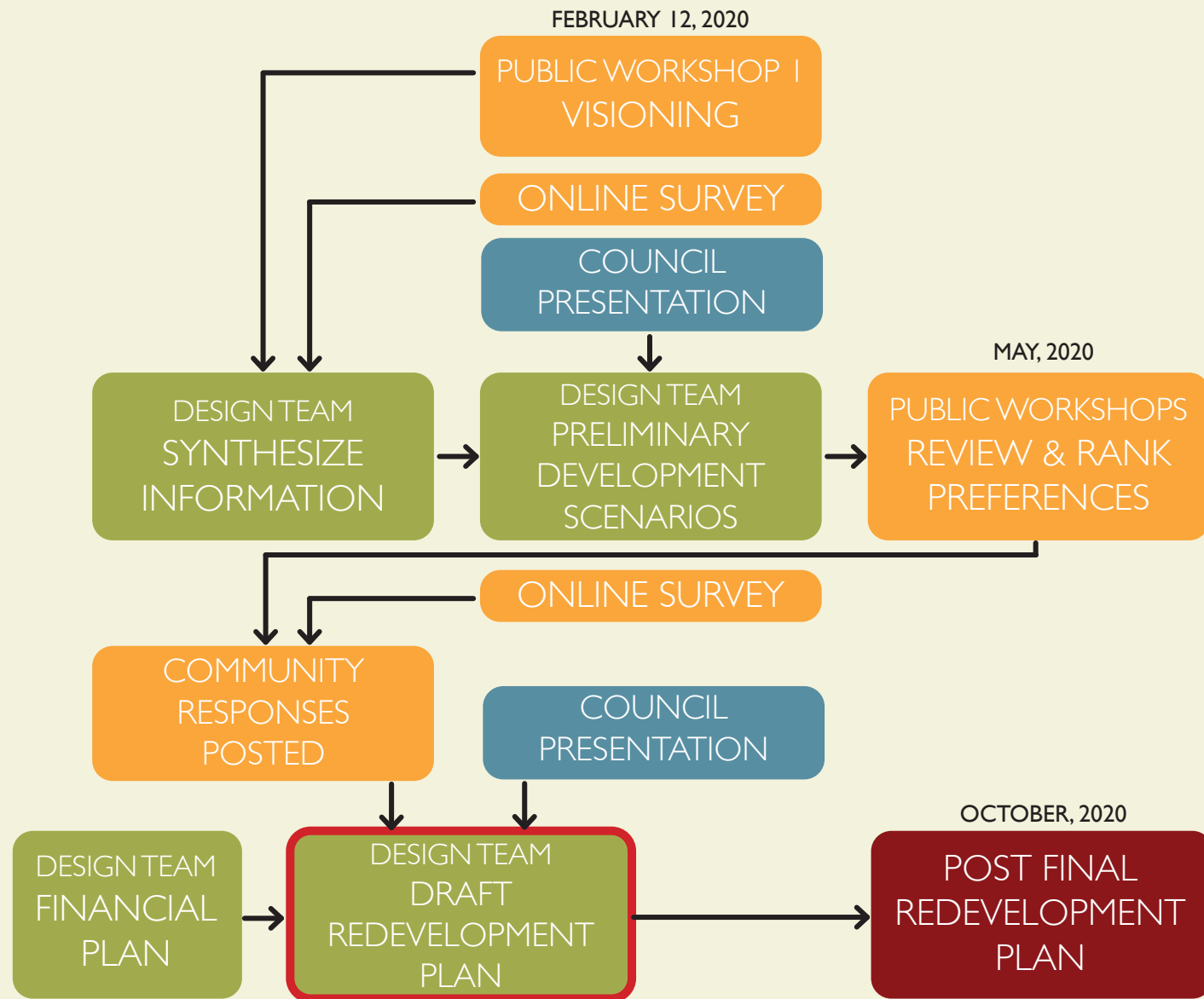
Project Overview



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



Community Report: August 2020

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

Survey: Key Findings Shevlin Wood Yard

Survey participants were given the opportunity to provide comments about their support and concerns.

What We Heard

The top themes that emerged from the webinar questions and survey comments were related to tourist attractions housing, traffic and greenspace.

1

Tourist
Attractions

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Housing

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Traffic

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Concerns were expressed about the routing and re-routing of heavy commercial truck traffic and potential confusion of the one-way streets and the roundabout shown in option 2. Additionally there was concern about the ease of recreational truck and boat trailer traffic and parking, especially during special events.

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Greenspace

20 comments received
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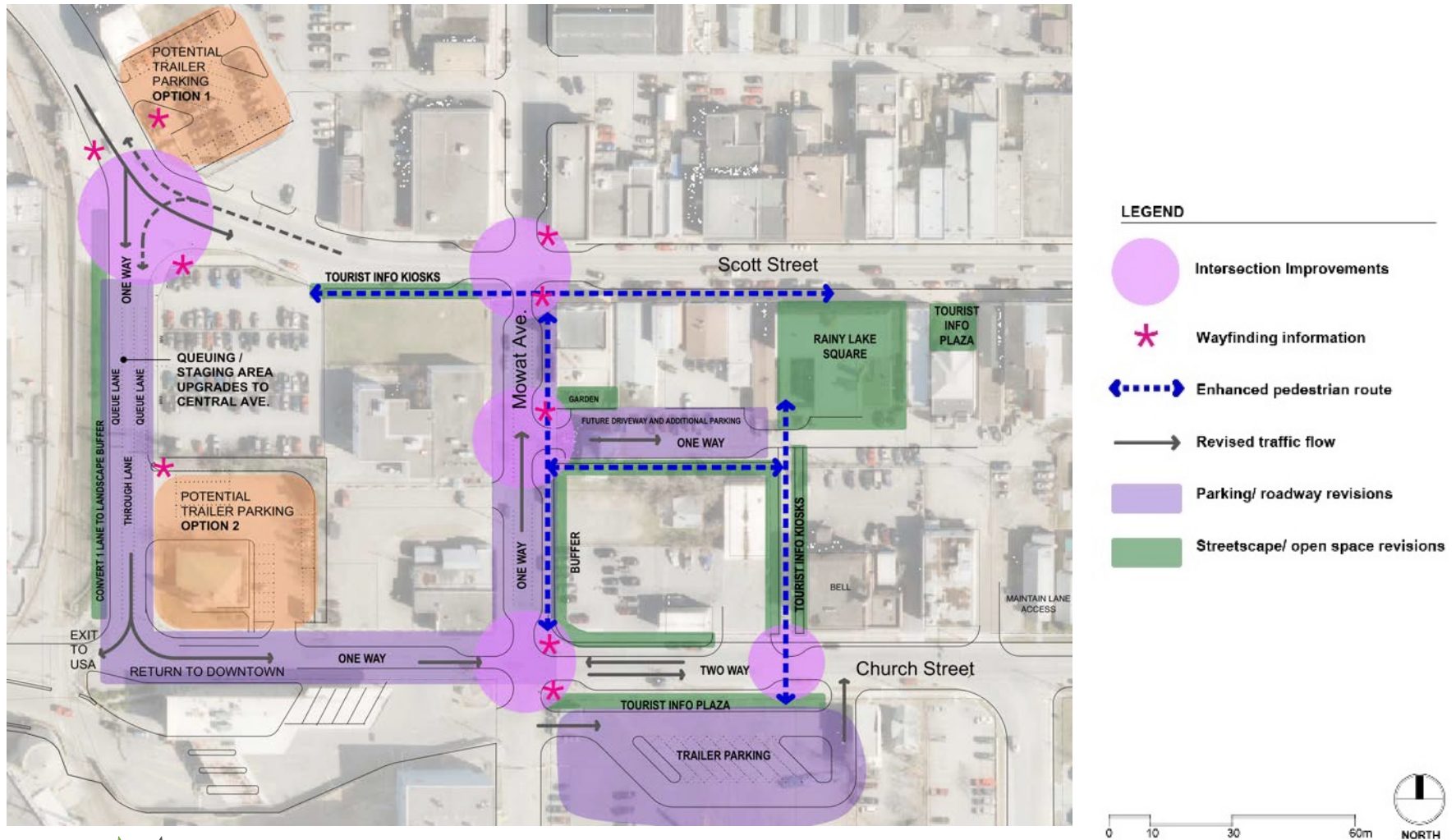
"I like the fact that this layout has the proposed housing grouped together and the commercial and activity areas separate."

"I like the thought to combine the marina with the Brewery so as to keep tourists and to inform them of other opportunities in Town."

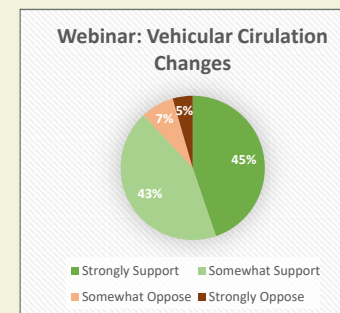
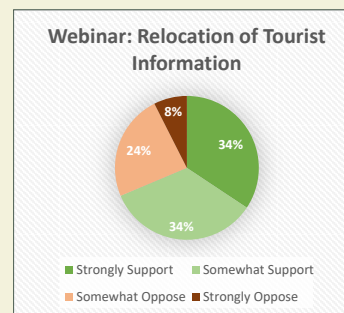
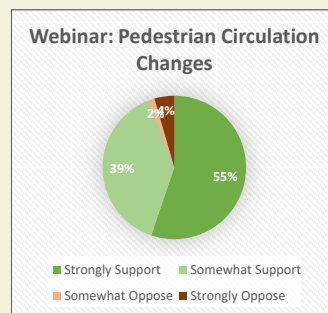
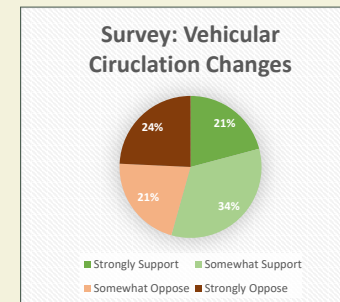
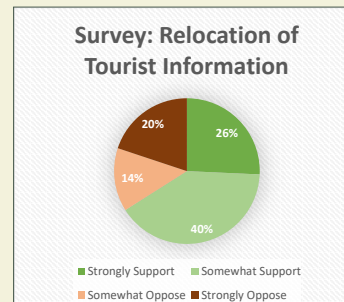
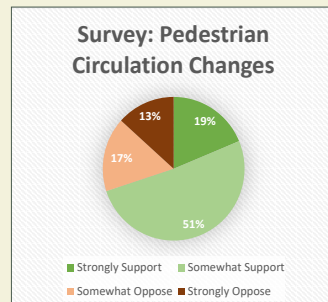
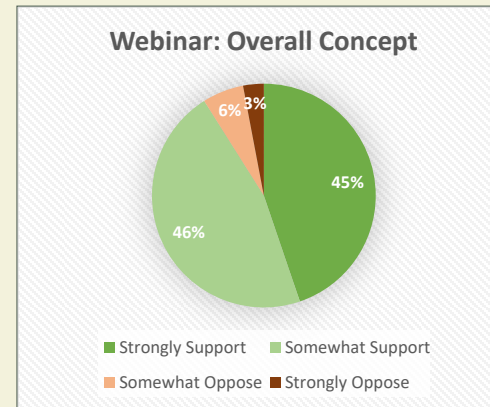
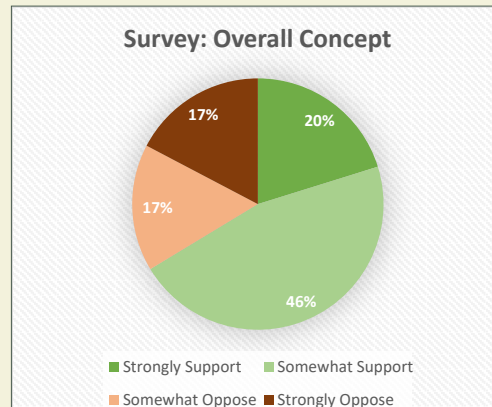
"Another soccer field or basketball area is not needed! We have enough of those all over. A dog park would be excellent. We already have soccer fields and basketball courts all in one place! A dog park would be a huge asset for a small town."

I • Gateway to Fort Frances

Gateway to Fort Frances – Original Concept



Gateway to Fort Frances - What We Heard



Gateway to Fort Frances - What We Heard

Questions and concerns centred on four items:

1

Traffic

Respondents noted concern about proposed one-way streets and overall flow of traffic. Top concerns were heavy truck traffic, traffic at the US border, confusion about one-way streets, recreational vehicle traffic, circulation and parking

2

Tourist
Information

Survey respondents noted concerns about the proposed change to the location of tourist information. Many comments suggested moving the tourist information away from the border may create confusion and more difficult in accessing tourism services.

3

Tourist Attractions

Respondents noted concerns that there were not adequate tourist attractions or amenities to entice visitors to stay. Family attractions such as a water park was a top request for increasing visitors

4

Finances

Some respondents expressed concern over the financial aspects of the design. Many comments mentioned concern for how COVID-19 will affect the tourism industry and in turn how development and improvements will be financed.

The map shows the Scott Street area in Vancouver, BC, with various streets and landmarks labeled. Key features include:

- Streets:** Scott Street, Mowat Ave., Church Street, and Maitland Lane.
- Landmarks:** Rainy Lake Square, Tourist Info Plaza, Bell, and Maitland Lane Access.
- Traffic and Pedestrian Routes:**
 - Queueing / Staging Area:** Upgrades to Central Ave. with a queue lane and a through lane.
 - Tourist Info Kiosks:** Located along Mowat Ave. and Church Street.
 - Tourist Info Plaza:** Located near Church Street.
 - Trailer Parking:** Located near Church Street.
 - Lookout:** A designated area for spectators.
- Potential Trailer Parking Options:** Two options are shown, one near the queueing area and another near the lookout.
- Other Features:**
 - EXIT TO USA:** A designated exit route.
 - OVERSIZED VEHICLES:** A designated area for oversized vehicles.
 - CARS:** A designated area for cars.
 - RV's & TRAILERS:** A designated area for RVs and trailers.
 - ENTRY ROUTE:** A designated route for entry.
 - REFUSED ENTRY ROUTE:** A designated route for refused entry.
 - CONVERT LANE TO LANDSCAPE BUFFER:** A proposed conversion of a lane.
 - THROUGH LANE:** A proposed through lane.
 - ONE WAY:** Various one-way streets are indicated.
 - TWO WAY:** A two-way street is indicated.
 - PAVING:** A proposed paving area.
 - TOURIST INFO KIOSKS:** A proposed location for tourist info kiosks.
 - TOURIST INFO PLAZA:** A proposed location for a tourist info plaza.
 - TRAILER PARKING:** A proposed location for trailer parking.
 - LOOKOUT:** A designated area for spectators.



2. Shevlin Wood Yard Redevelopment



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

- 6 Brew pub with patio
- 7 Conference facilities with patio
- 8 60 room conference hotel
- 9 Parking
- 10 Condo / AirBnB hotel
- 11 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

Webinar Option 1



MARINA

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- 14 Future 2 storey garden apartments/ townhomes (Garden plots in interim)

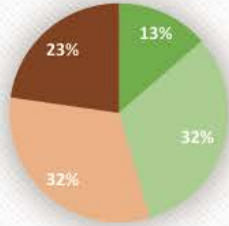
OPEN SPACE

- 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

Webinar Option 2

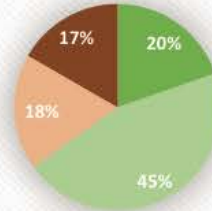
Shevlin Wood Yard Redevelopment - What We Heard

Webinar: Quantity and Type of Tourist Attractions



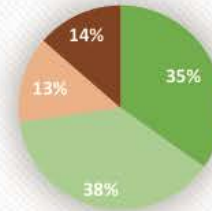
Very Effective Somewhat Effective
Somewhat Ineffective Very Ineffective

Webinar: Quantity and Type of Greenspace/Recreation



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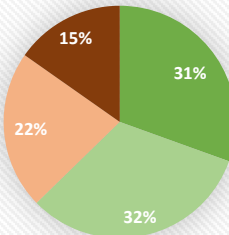
Webinar: Quantity and Type of Housing



Very Effective Somewhat Effective
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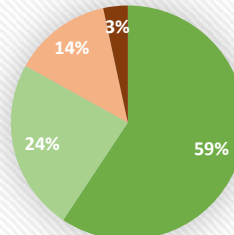
Option 1

Webinar: Quantity and Type of Tourist Attractions



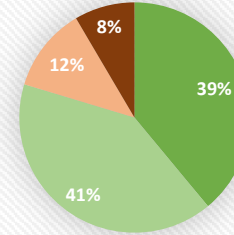
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Option 2

Shevlin Wood Yard Redevelopment - What We Heard

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Shevlin Wood Yard Redevelopment - What We Heard

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Shevlin Wood Yard – Preferred Plan



Shevlin Wood Yard – Parcels and Open Space



Shevlin Wood Yard – Preferred Option



Shevlin Wood Yard – Adventure Tourism Attractions



Shevlin Wood Yard – Business Case to Date

Market Conditions:

- relatively few housing starts over last 20 yrs. and aging population present an opportunity for alternate housing types.
- projected absorption rate tied to density and quantity of homes

Development Characteristics:

- the range of housing proposed matches planning, target market and financial considerations: small lot sizes, shared services, grade level entry, smaller floor plans.

Financing

- affordable housing components may be eligible for CMHC financing, with interest rates at 2% and loan to cost of 95%

Next Steps

Obtain Council Input/Direction

Finalize Redevelopment Plans and Business Case

Servicing Options

Business Plan Refinement

Cost Estimate and Implementation Plan

Share with Public

Online Posting

Optional Storefront Exhibit

Questions?

