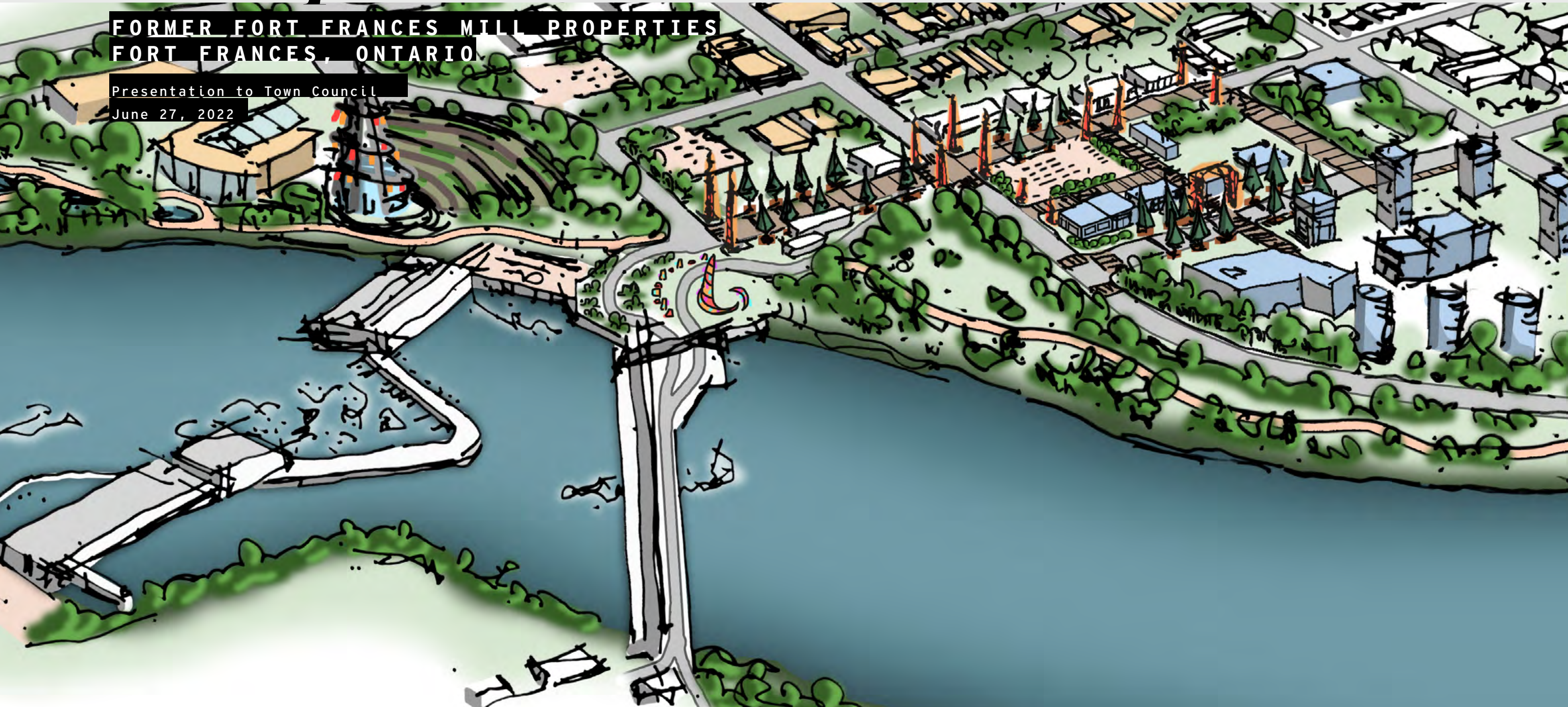


Conceptual Land Use Plan

**FORMER FORT FRANCES MILL PROPERTIES
FORT FRANCES, ONTARIO**

Presentation to Town Council
June 27, 2022



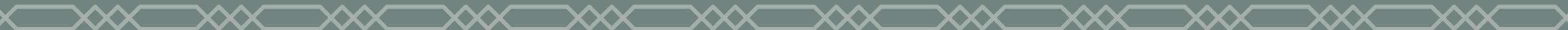
Acknowledgments

ADVISORY COMMITTEE

- Stacey Jack, Project Advisor, BMI Group
- Tim Friesen, Interim CEO, Ziibi Investments
- Cody Vangel, Chief Building Official & Municipal Planner, Town of Fort Frances
- Geoff Gillon, Executive Director, Rainy River Future Development Corporation
- Tannis Drysdale, Economic Development Consultant, Town of Fort Frances

PROJECT TEAM

- Scatliff + Miller + Murray:
 - Tom Janzen
 - Wes Paetkau
 - Michael Blatz
 - Mike Scatliff
 - Cheryl Oakden
 - Matthew Peters
- KGS Group:
 - Burton Mikolayenko
 - Alison Barrett
- Compass:
 - Ian McCormack
- Indigenous Design and Public Art Advisor:
 - Cassandra Cochrane



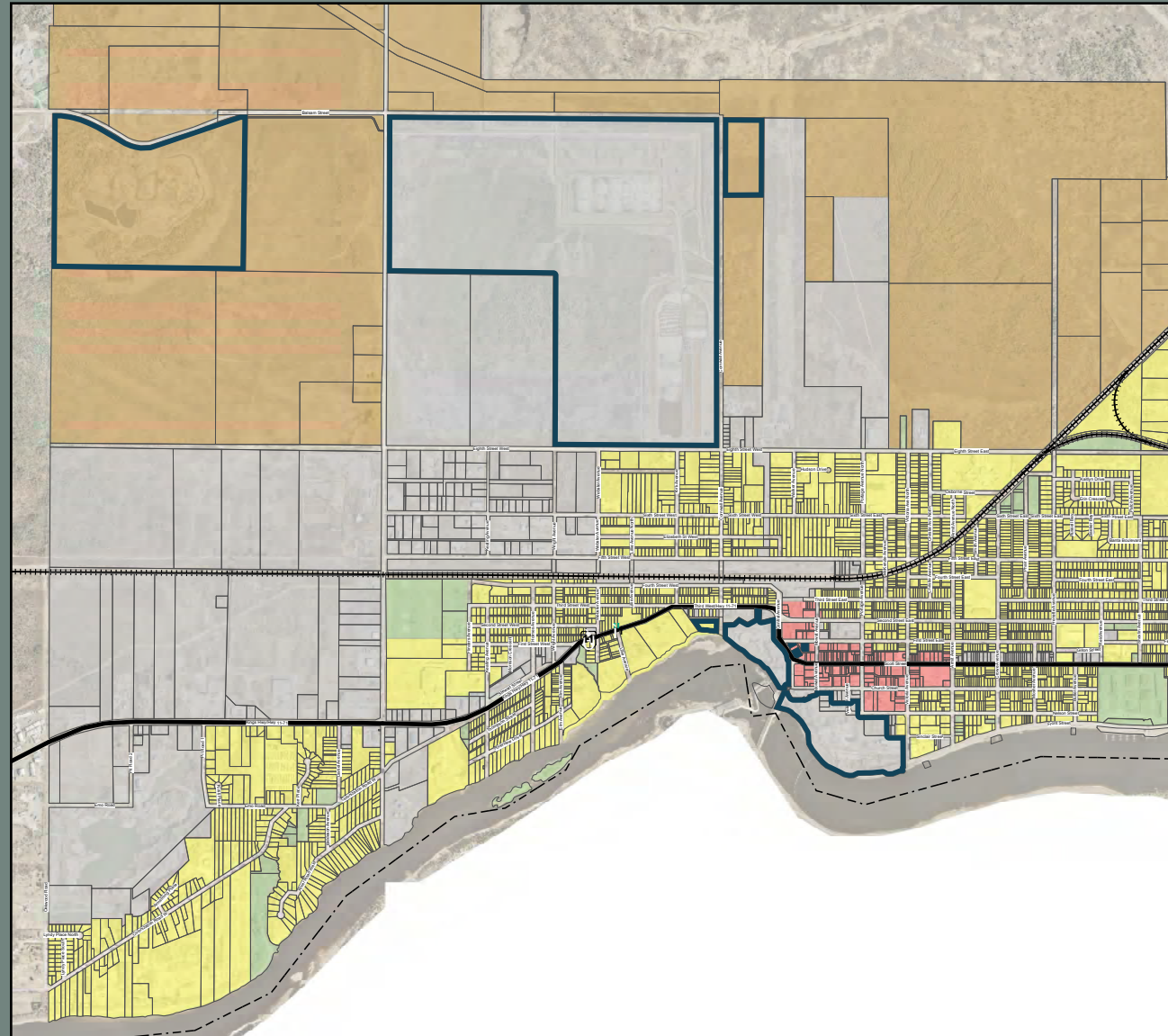
Subject Lands



Area No. 2: Site of Former Mill's Landfill
(163 acre) and Lagoon (501 acre)




Area No. 1 (Shorelands): Site of Former
Pulp and Paper Mill (61 acres)

Official Plan





Legend

Administrative

-  Subject Lands
-  Town Boundary
-  Parcel Line

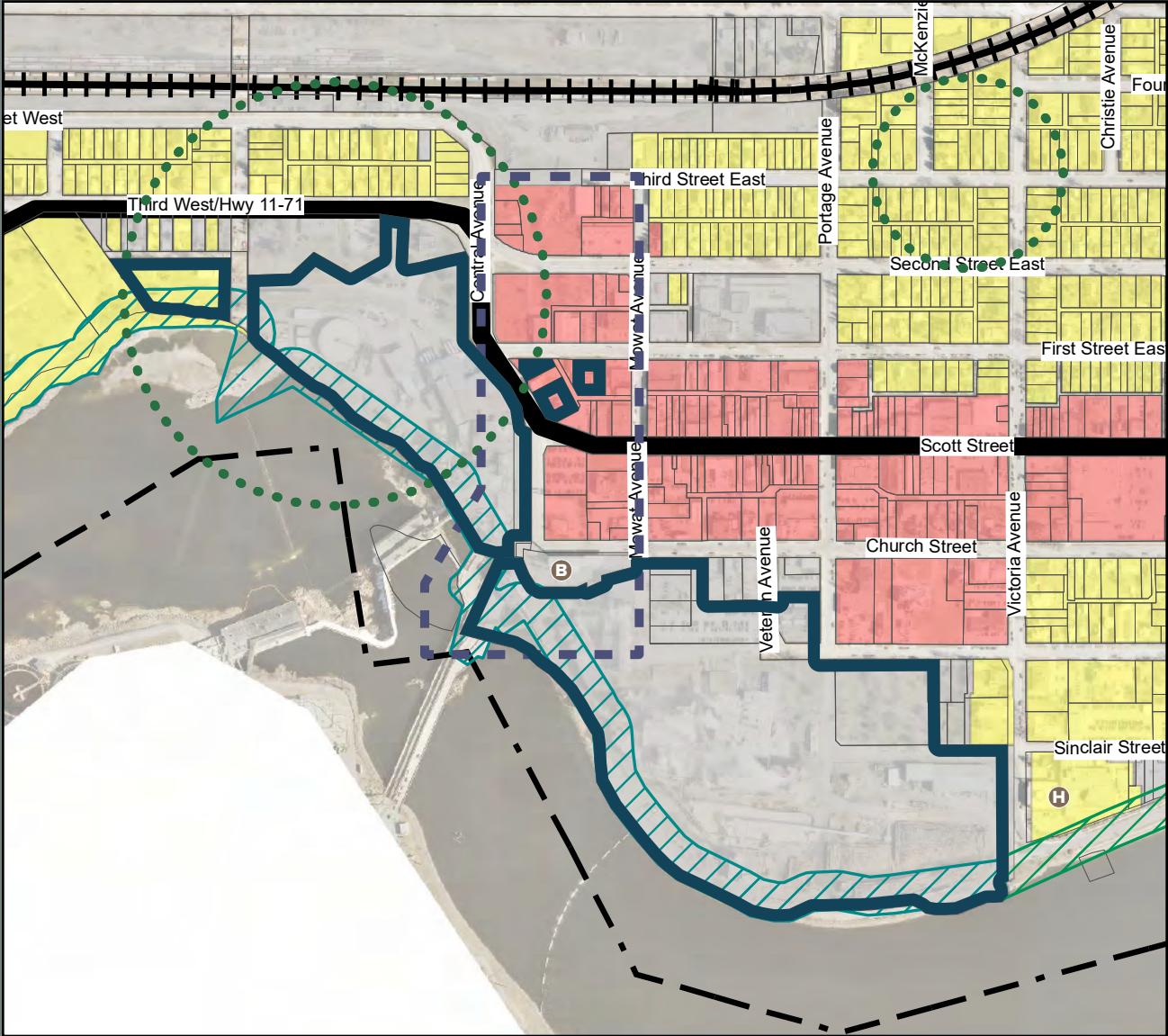
Transportation

-  Highway
-  Railway

Official Plan

-  Downtown Business Area
-  Employment Area
-  Living Area
-  Recreation Area
-  Resource Development Area

Official Plan



Legend

Administrative

- Subject Lands
- Town Boundary
- Parcel Line

Transportation

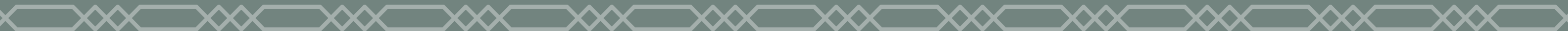
- Highway
- Railway

Official Plan

- Downtown Business Area
- Employment Area
- Living Area
- Recreation Area
- Resource Development Area
- Environmental Protection Area
- Hazard Area
- Environmental Occurrence
- Gateway Economic Overlay

Vision

*The redevelopment of the former Mill site is a **monumental project** for Aazhogan Renewal, Fort Frances and the surrounding district. Ushering in a new, **sustainable future** for the region, the redevelopment should be a model for **economic regeneration, urban revitalization, and inclusive community building** that **transforms** the former Mill site and **reopens** the waterfront in particular. It should be a home for **innovation, bold ideas, and experimentation** in design and land use.*



Aspirations

Revitalization

Showcase innovative community building, promote design excellence, and elevate Fort Frances' image as a regional centre.

Reception

Recognize and elevate the site as a gateway to Fort Frances, Canada, and Treaty 3 traditional territory.

Reconnection

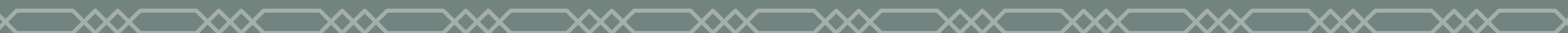
Integrate the site back into the Town's structure, create links with Anishinaabe culture, and explore the possibilities for business and economic synergies.

Reconciliation

Build strong relations, embed Indigenous perspectives, and embrace reconciliation with Indigenous communities.

Resurgence

Stimulate sustainable economic development, promote innovation, and attract investment.





Redevelopment Concept



Market Precinct

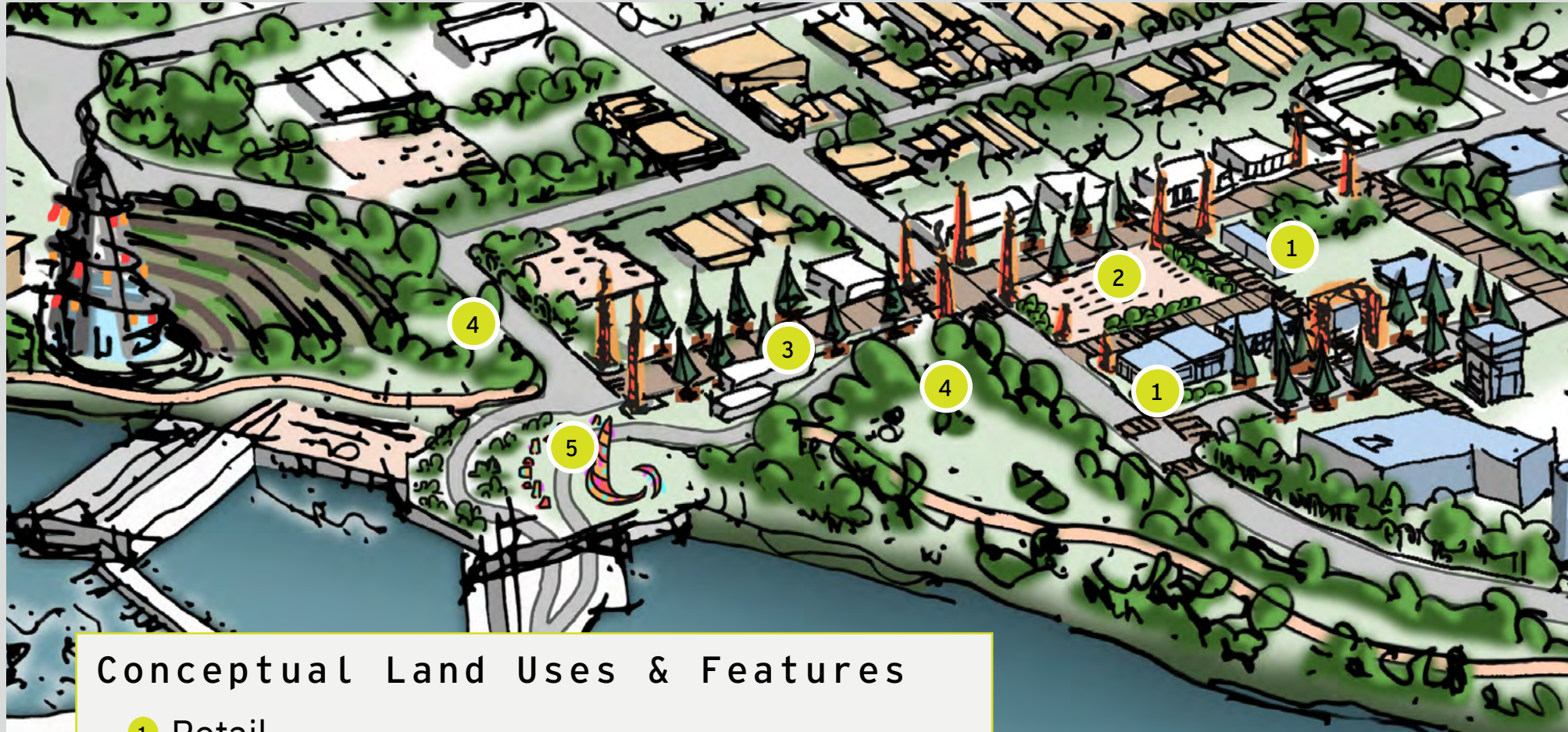


Conceptual Land Uses & Features

- 1 Retail Mixed-Use
- 2 Market
- 3 Hospitality
- 4 Cultural Arbour
- 5 Parking

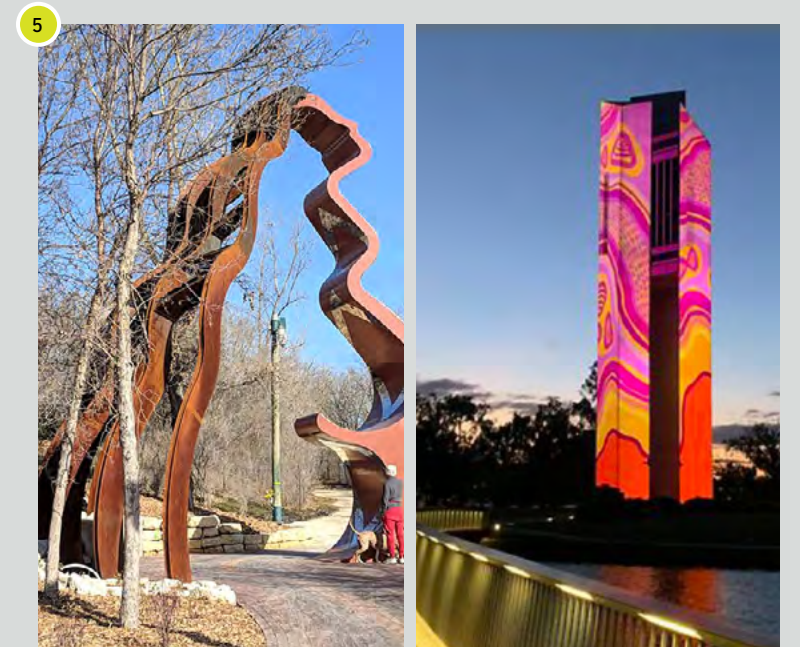
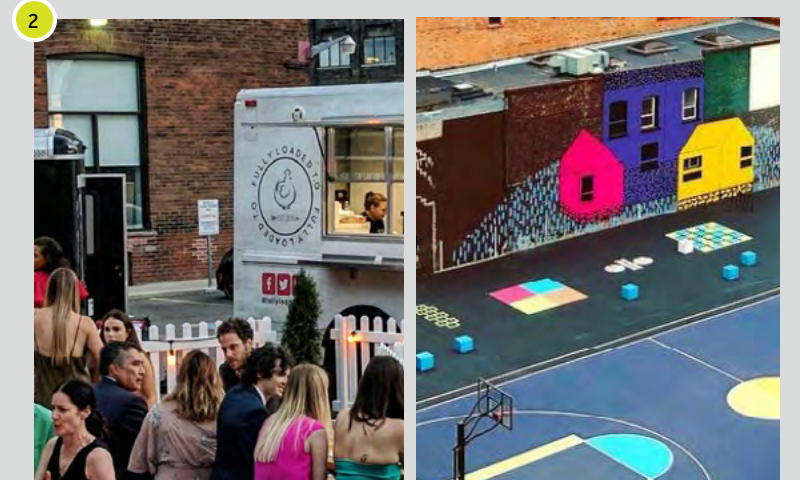


Gateway Precinct

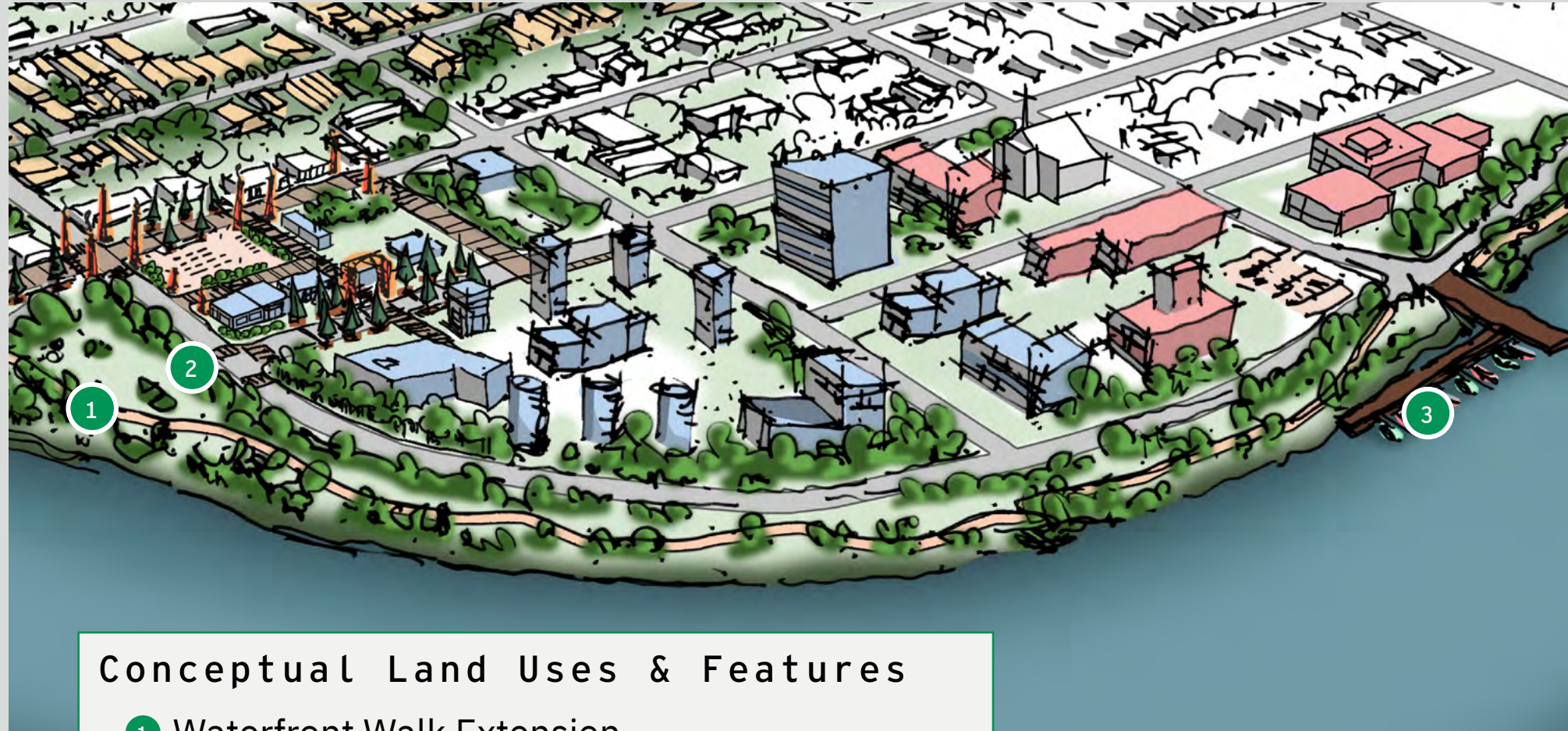


Conceptual Land Uses & Features

- 1 Retail
- 2 Parking / Landing Pad
- 3 CBSA Station
- 4 Parks
- 5 Public Art

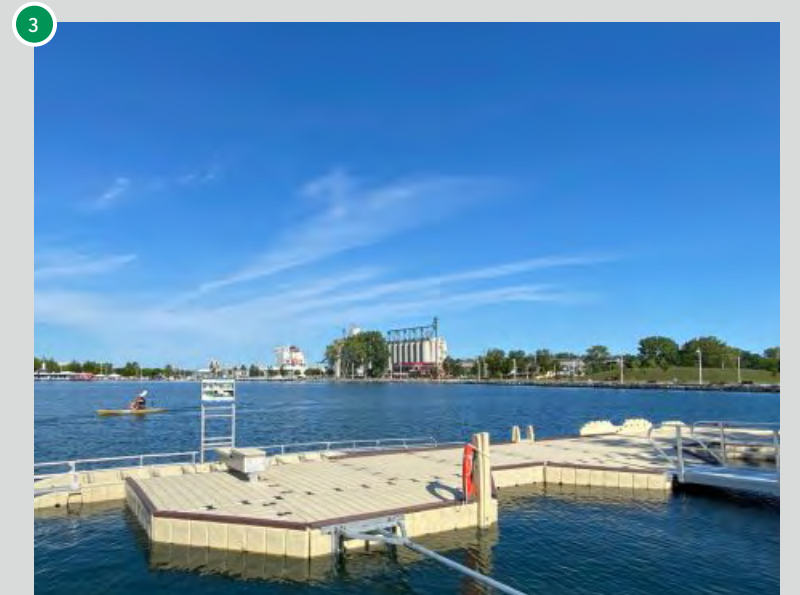
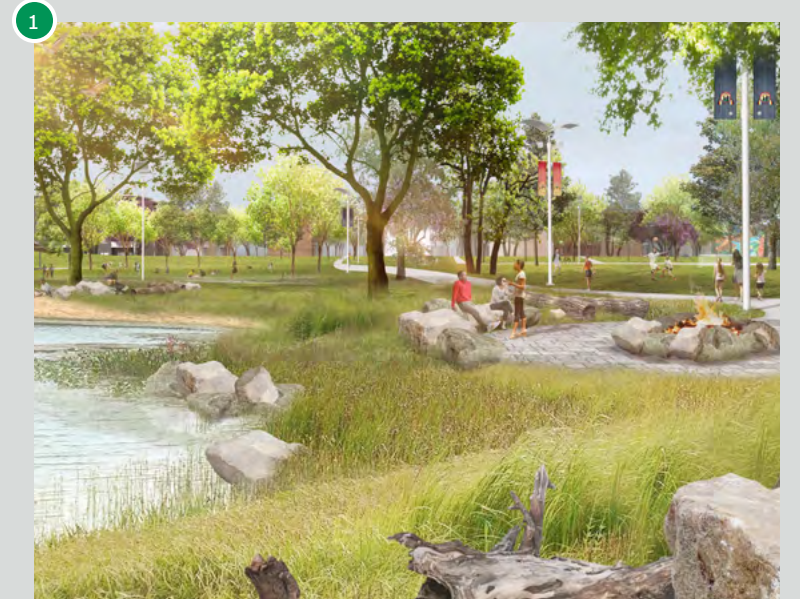


Waterfront Precinct

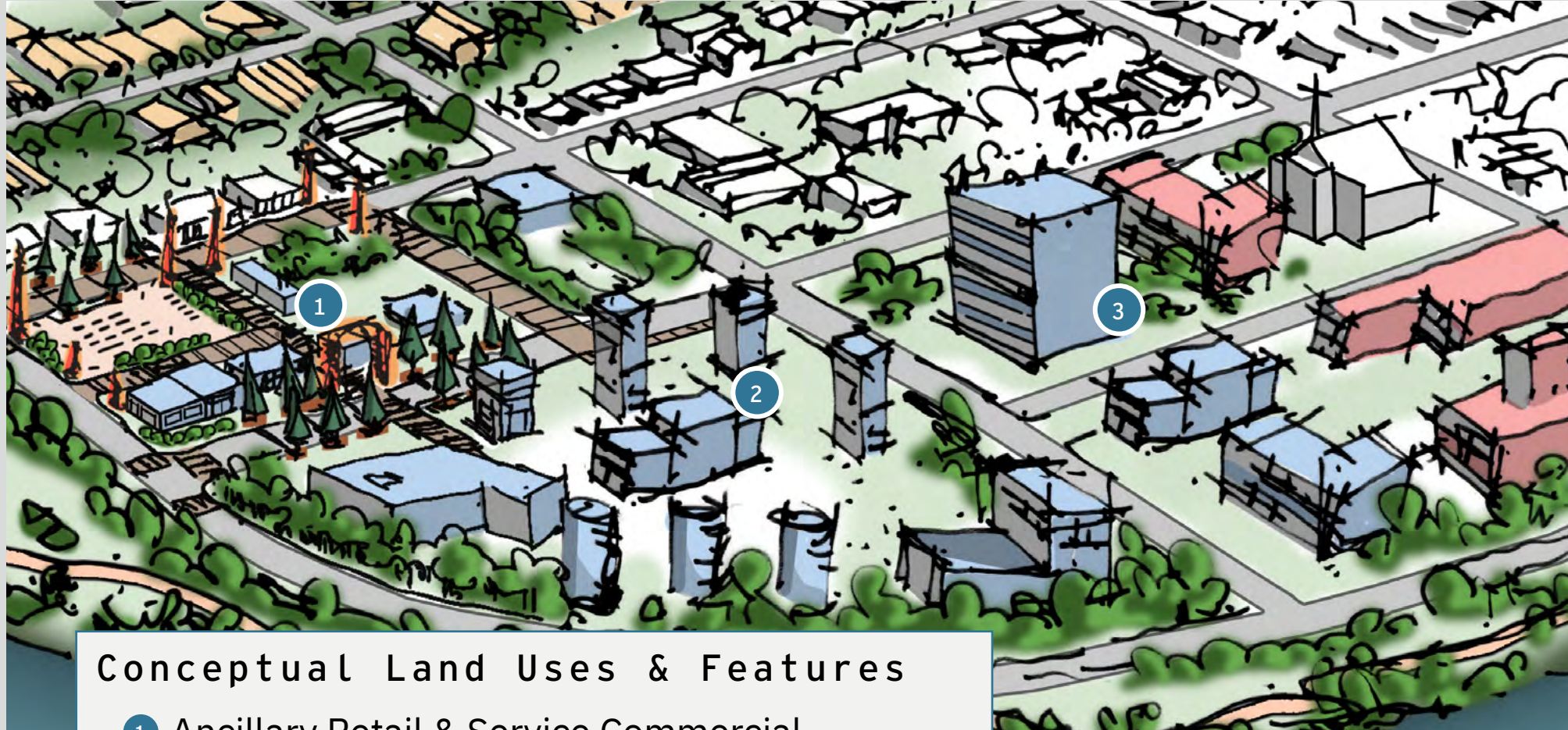


Conceptual Land Uses & Features

- 1 Waterfront Walk Extension
- 2 Public Parks & Green Space
- 3 Public Docking & Fishing Stations



Enterprise Precinct

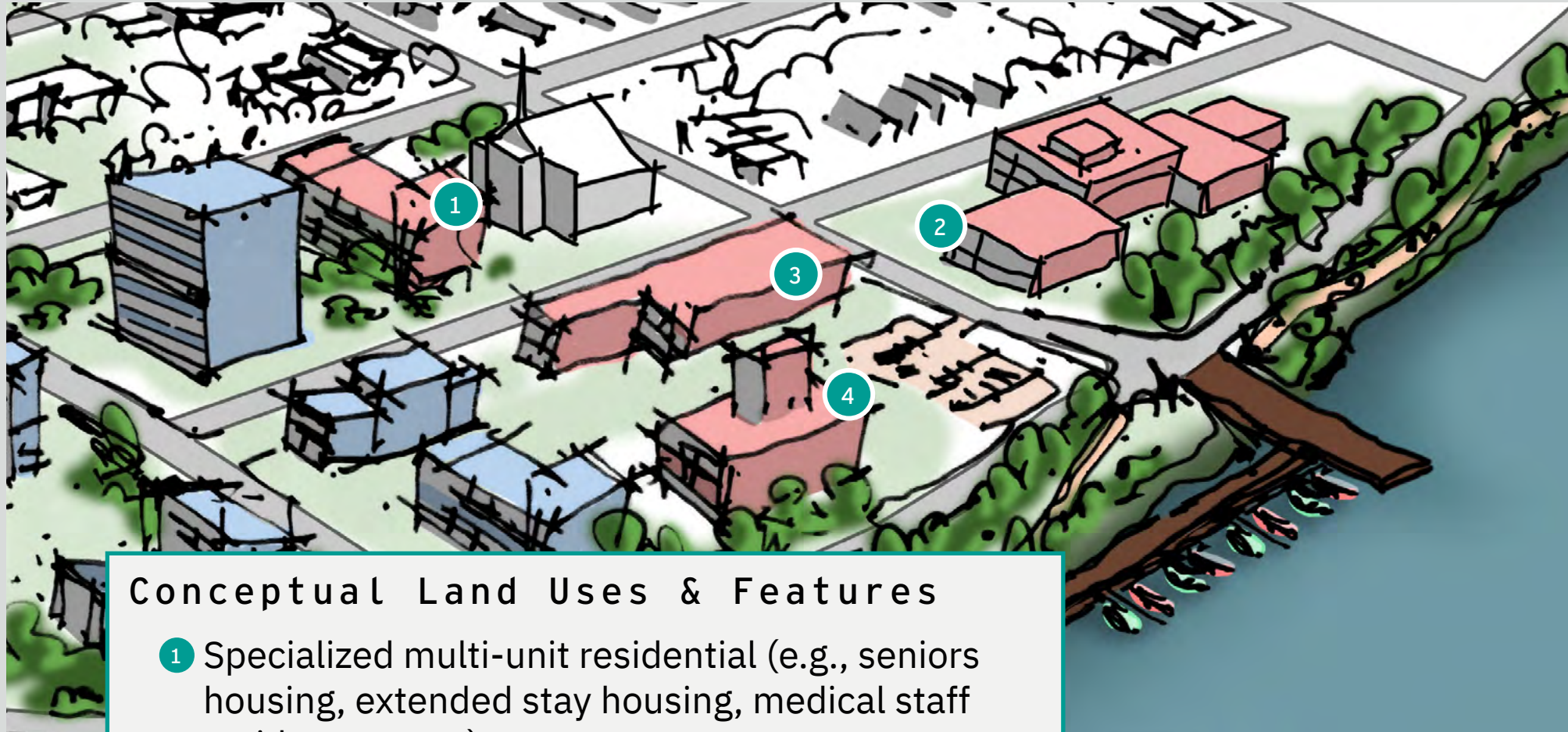


Conceptual Land Uses & Features

- 1 Ancillary Retail & Service Commercial
- 2 Employment Lands [+/- 4 hectares (10 acres)]
- 3 Green Industry



Wellness Precinct

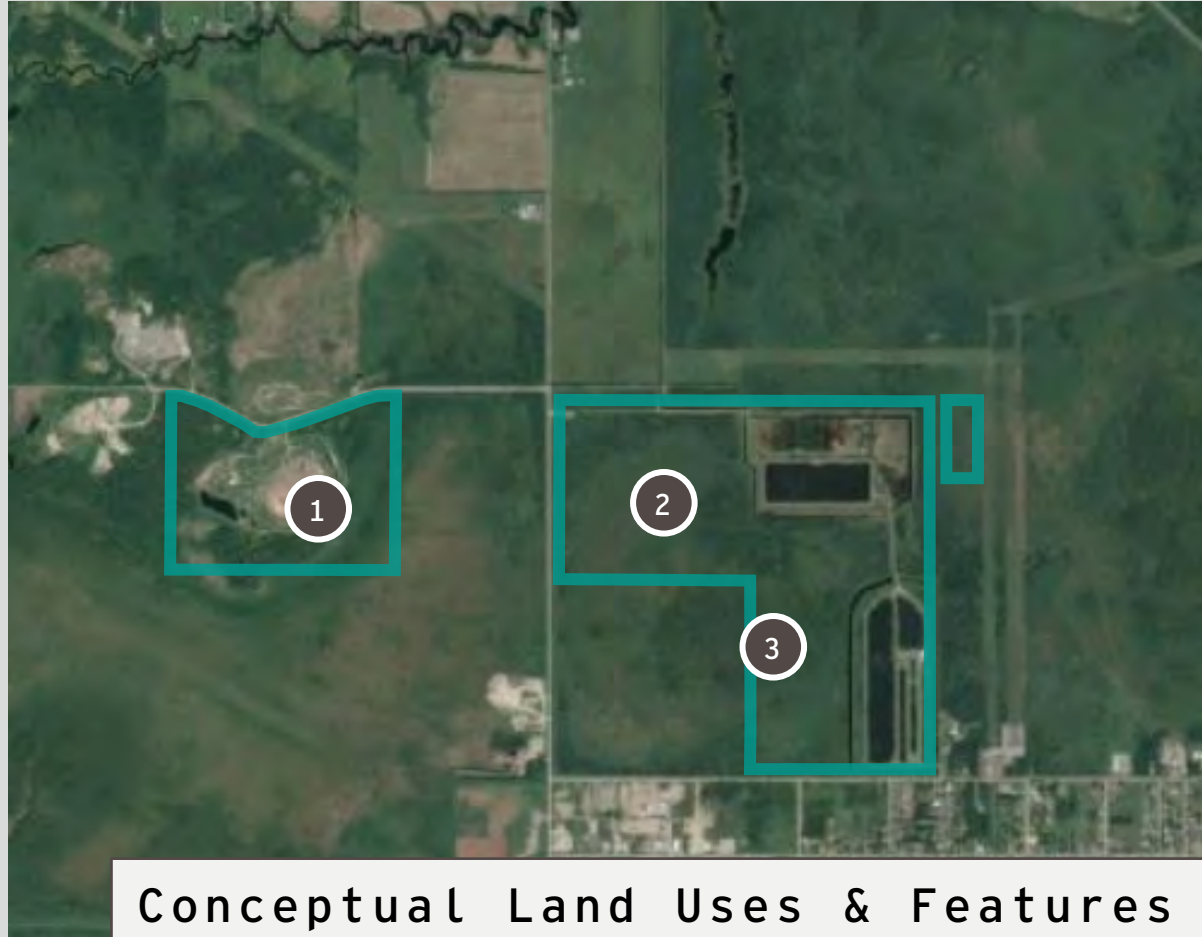


Conceptual Land Uses & Features

- 1 Specialized multi-unit residential (e.g., seniors housing, extended stay housing, medical staff residences, etc.)
- 2 Potential Health Care Expansion
- 3 Medical/Health/Wellness Service & Supplies
- 4 Fitness & Rehabilitation Facilities



Utility Precinct



Conceptual Land Uses & Features

- ① Public / Private Utilities
- ② Green Energy Generation
- ③ Employment



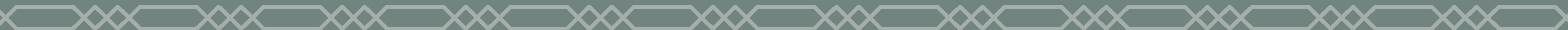
Placemaking & Design

ANISHINAABE CULTURE

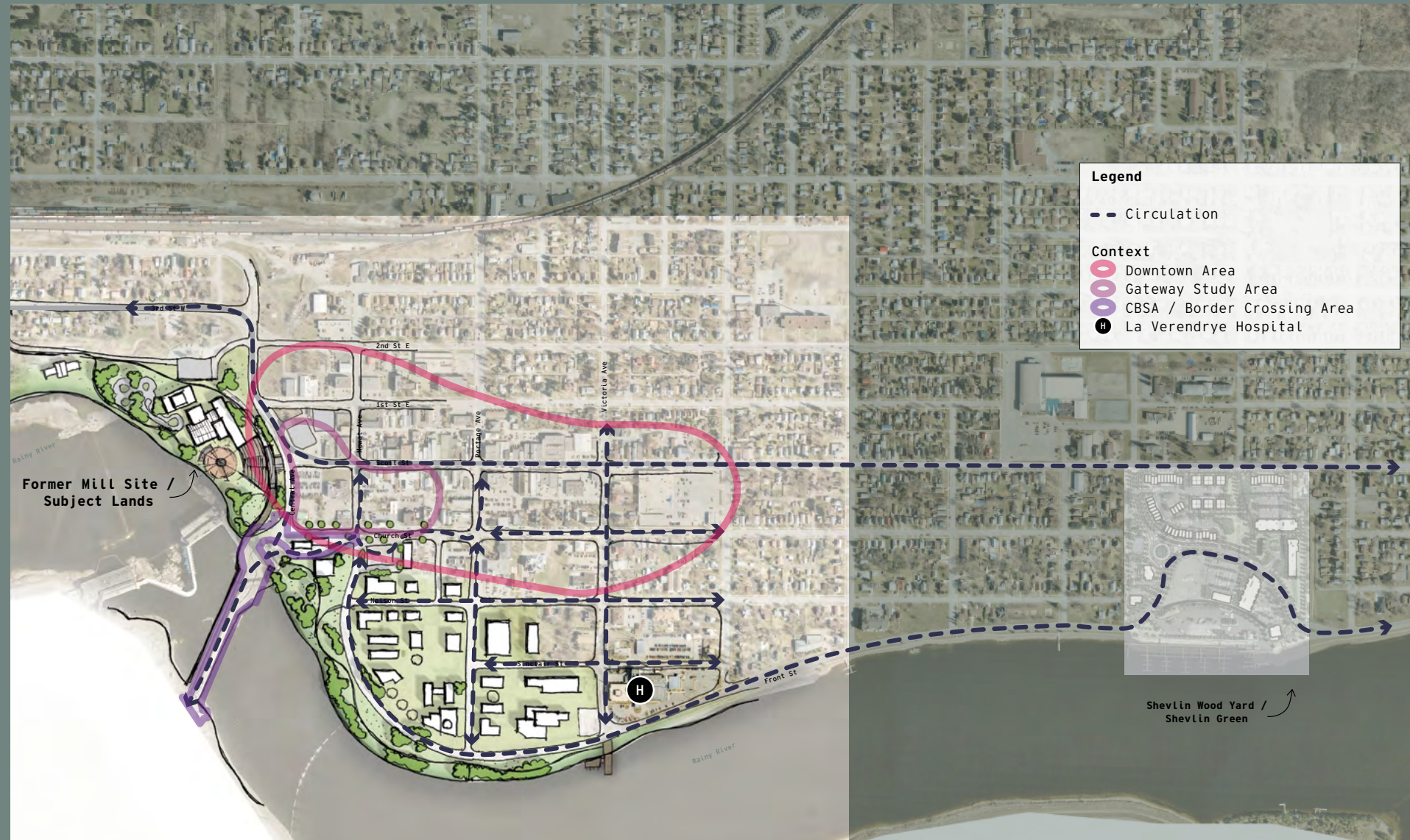
- Seeking input from Knowledge Keepers regarding all open space designs, including the Cultural Arbour.
- Incorporating plant life from Kay-Nah-Chi-Wah-Nung, as well as interpretive elements to explain their meanings.
- Naming streets and places using Ojibwe words and phrases, potentially mirroring those used in Manitou, in a process guided by Knowledge Keepers.
- Hiring Indigenous artists, architects, engineers, and planners to design elements including the Cultural Arbour, public art, building wraps, open spaces, and signage.

MILL HISTORY

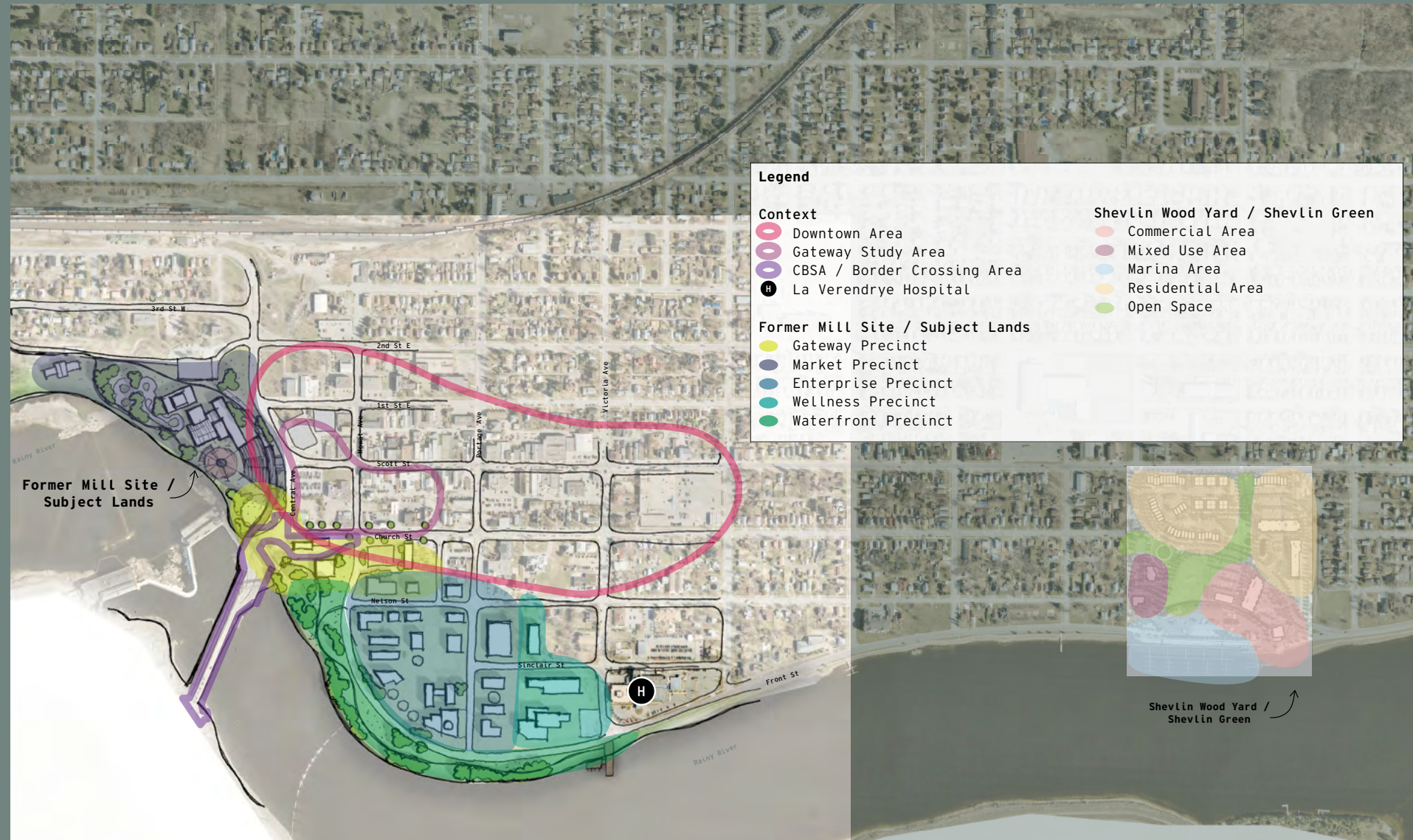
- Draw on the historical industrial architecture of the former Mill
- Retrofit buildings for new uses
- Reuse of masonry from demolished buildings as hardscape or metal work as public art



Linkages

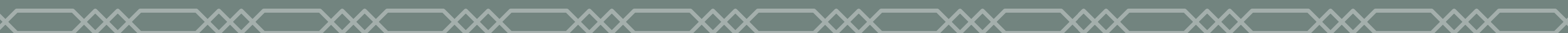


Linkages



Implementation & Next Steps

- Partner engagement
- Cultivate development partnerships
- Interim activations
- Conduct technical studies
- Review border crossing area circulation
- Planning approvals
- Leverage financial tools



Thank you

