

Town of Smiths Falls Centre Street Revitalization Visioning and Design

Design Charrette Summary
January 2023

FOTENN



SMITHS FALLS
RISE AT THE FALLS

Prepared for the Town of Smiths Falls

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January 2023

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Smiths Falls Centre Street Revitalization Visioning + Design

1.0 Introduction

Along the beautiful Rideau Canal, close to the vibrant Downtown Core sits an underutilized commercial and industrial area with the potential of becoming a key waterfront development in the Town of Smiths Falls. To assess its potential, a visioning exercise has been conducted to help re-imagine the area, and serves as the first step in an overall master planning project for the Centre Street area.

Project Area

The Centre Street Revitalization Visioning and Design Study focuses on the block of land bounded by Chambers Street to the north and the Rideau River to the south and west. Gile Street creates the eastern boundary and 17 Chambers Street the western boundary. The site area is approximately 14 acres (5.6ha).

Scope of Work

Fotenn Planning + Design was retained to provide an overview of urban design and planning documentation, conduct public and stakeholder engagements as well as prepare preliminary demonstration sketches and illustrations to register the findings and ideas raised. These working illustrations are based on the findings generated by feedback received from stakeholders and the public.

Fotenn Planning + Design, in collaboration with Town staff, has prepared for and conducted a Design Charrette Workshop. The feedback documented in this report will help provide direction for the future creation of a Master Plan, that can be supported by Town Council, and utilized by Town Staff, developers and private landowners to revitalize the Centre Street area.



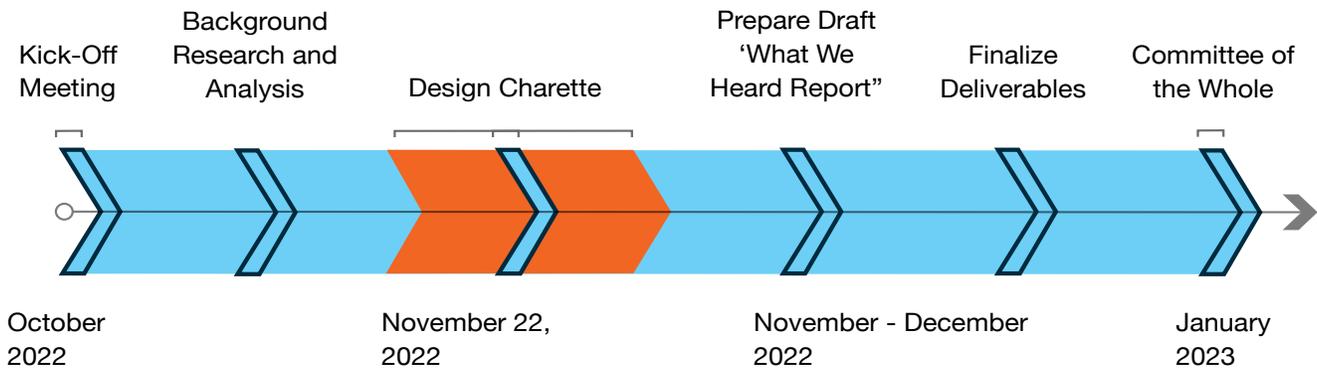
Process

The Centre Street Revitalization Visioning and Design project included:

- / Review of background documents and policies.
- / A brief historic research of the subject site.
- / Conducting a Design Charrette process to capture public and stakeholder input on the future revitalization of the subject area.
- / Preparation and review of outcomes of the Online Public Surveys.
- / Creation of demonstration plans/design concept sketches that illustrate the potential economic and design-based benefits to the community and proposed ideas that contribute to an enhanced “quality of life” experience for citizens and visitors.
- / A road map that guides the next steps for a future Master Planning exercise and design process.



Timeline



2.0 Overview of Design Charrette

A Design Charrette is a collaborative and intensive hands-on workshop intended to gather community members and technical disciplines together to discuss and elaborate design solutions for a particular area. A design charrette can vary in size and length, running from 1 full day of work to several days of collaboration. It is a powerful planning and design tool commonly used for Master Planning exercises of large parcels of land.

Fotenn Planning + Design facilitated an in-person Design Charrette for the Centre Street Area visioning exercise through a concept planning workshop to gather community feedback and ideas. The one (1) day workshop was held on November 22, 2022 and included a range of activities from group working sessions to small-to-large, facilitated discussion sessions.

Agenda

The one (1) day design workshop/charrette format allowed the consultant team to gather a significant amount of information, comments, and feedback in a short amount of time. The morning was reserved for a project team site tour to better understand the scale of the immediate and surrounding context. The afternoon was used to meet with stakeholders such as council members and town staff departments, and the evening was used to host the design charrette/working session with the public.

- / Site Visit Walking Tour (Morning)
- / Internal Project Team Meeting (Early Afternoon)
- / Focus Group Meeting: Councillors (Various) (Afternoon)
- / Focus Group Meeting: Town Staff/Departments (Afternoon)
- / Design Charrette 6:00pm – 9:00pm (Evening)

Presentation

To kick-off the design charrette the project team conducted a brief presentation that outlined the purpose of the visioning exercise, the project team, a brief background planning and policy context, and an overview of the Downtown Revitalization and Waterfront Integration Master Plan study prepared in 2013. It also illustrated the opportunities and constraints identified for the study area to date.

Working Session

Following the presentation, the project team hosted a working session to gather comments and feedback from participants. Participants were divided into a groups of up to 8 people and given a series of exercises and worksheets to complete.

The exercises asked participants to comment on the vision statement developed as part of Downtown and Waterfront Integration Master Plan (2013), and to confirm if that vision statement was still valid. The vision created in 2013 was:

“The Town of Smiths Falls Downtown and Waterfront core area is envisioned as the ‘Heart of the Rideau’ that will create a cohesive community identity on the Rideau Canal. It strives to protect and enhance the unique natural environment and extensive cultural heritage; provides a strong framework for social interaction, land and waterbased recreation and tourism; and encourages mutually supportive investment in the public realm and private development sites.”

It then asked participants to identify additional opportunities and constraints related to the study area, and to identify key opportunities and/or ideas to prioritize. Members of the project team and town staff were seated at each table to help facilitate the conversations within each group (i.e., ask questions, answer questions, note ideas/feedback, illustrate ideas/feedback, and to generally moderate the conversations).

To conclude the working session, each group was asked to nominate a speaker and were given the opportunity to report back to the larger group.

3.0 What We Heard

The following section summarizes what we've heard thus far and reflects the comments and feedback received from the online survey, stakeholder engagement and working sessions. The materials related to each engagement event or activity are included in the appendix of this document. The key engagement events/activities for the visioning exercise include:



Online survey

An online survey was posted prior to the workshop session date to gather initial comments and feedback on the vision, opportunities, and constraints for the study area. The survey was also used to gather feedback following the in-person workshop to allow people who could not attend with an opportunity to provide their thoughts.



Stakeholder Engagement

The project team met individually with several stakeholders such as landowners, business owners, town councilors in addition to relevant agencies and organizations.



Workshop Session

The workshop session was the highlight of the visioning process. The workshop was held in-person and allowed participants to provide their feedback, work through a series of exercises, exchange ideas with other participants and hear overall feedback and thoughts from participant groups.



3.1 Online Survey

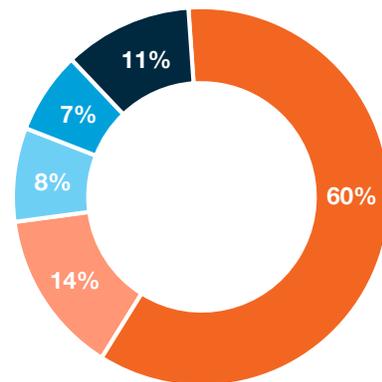
An online survey was prepared and posted on the Town’s website and social media platforms prior to the working session to gather initial comments and feedback on the vision, opportunities, and constraints for the study area. The online survey mirrored the questions that would be asked during the workshop session and provided an opportunity for the public to provide initial comments and feedback, as well as additional feedback option for people who could not attend the workshop session in person.

The following page provides a summary of the questions asked and the online survey responses received.

1

Q: Please check what best describes your relationship to the study area

The majority (60%) of the survey respondents lived in the area surrounding the subject lands, followed by respondents that worked in the area (14%), owned lands (8%) or owned a business (7%) in the area. 11% of respondents identified as other.

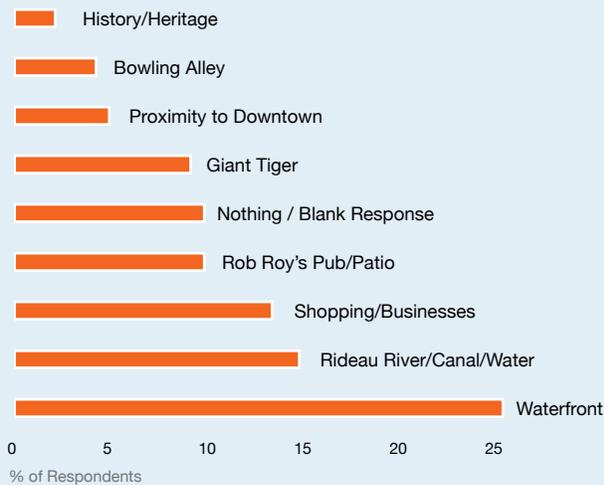


120+
survey responses



2 Q: What are 1 or more of your favorite things in, or around, the study area? (i.e. what do you like?)

Respondents were asked to highlight their favorite things in and around the study area. Most highlighted assets included the proximity to the waterfront and Rideau River, proximity to the Downtown and Beckwith Street, access to shopping and dining opportunities (i.e., The Score, Giant Tiger, Rob Roy's Patio), and the walking trails and passive recreational uses in the area. Important to note that 15% of respondents answered "nothing" could be highlighted as something they truly liked, and that the area requires/deserves upgrades.



3 Q: What are 1 or more things that you would like to see changed in, or around, the study area? (i.e. what could be improved?)

The majority of suggestions for improvements included: the need for more green open spaces, additional amenities, active transportation enhancements and increase access to the water and waterfront (outdoor recreation, temporary mooring, etc.). Others commented on improving the general aesthetics of the area, adding more waterfront uses such as bars, restaurants, shops and accommodations, and relocating industrial uses away from the waterfront.

4 Q: Are there certain types of businesses, industries, residential or mix of uses that you would like to see attracted to the study area?

The results showed the desire for greater diversity of uses, such as public amenities and facilities such as a library, community programming, and a community centre. Additional entertainment uses and businesses (shops, restaurants, accommodations), as well as parks and open spaces (dog park, water activities, walkways) were also identified as important and desirable to create a vibrant space.

5 Q: Do you think there are enough public outdoor amenities in, or around, the study area?

66%

of respondents thought there wasn't enough quality public outdoor amenity spaces within and in proximity to the subject lands. This sets a clear message to the future Master Planning exercise for the area.

6 Q: Do you have any concerns or suggestions regarding transportation and connectivity in, or around, the study area?

Responses included the need to improve pedestrian connections, legibility and accessibility to the water, and to and from the waterfront.

The general commentary is that the look and feel of Centre Street is not of a public right-of-way. It is uninviting and unsafe for pedestrians and cyclists and both driving lanes sidewalks are poorly maintained. Suggested improvements to be considered in a future Master Plan included: create a pedestrian-focused streetscape with traffic calming measures, better wayfinding, signage and lighting, better define driving lanes and parallel parking and consider public transit and active transportation facilities through the site.

7 Q: What are your top 3 priorities or ideas specific to the study area?

The top three key priorities that were most consistently raised by the respondents of the survey for the study area were:

- / Improve access to the water and waterfront
- / Diverse mix of uses
- / Additional quality parks and open spaces.

The future Master Plan shall reflect these desires to be successfully implemented and truly well accepted and received by the community.

8 Q: Using 3-5 words or sentences, complete the following statement: “In 2034, Centre Street will be...” Your response will help us confirm and develop a vision statement for the area.

The responses focused on the notions of beautiful and attractive open spaces, creating a destination, a hub of activities and attractions, and waterfront destination and focus point.





3.2 Stakeholder Engagement

A series of stakeholder interviews were conducted prior to and leading up to the working session. Interviews were held with several landowners, business owners, relevant groups and agencies, town staff and departments, and council members.

The stakeholder interviews were an opportunity to inform relevant stakeholders about this visioning exercise, explain the main purpose of the visioning exercise and process. It also allowed the project team to gain an understanding of any opportunities and constraints related to the study area as it pertains to business and infrastructure, gather feedback or insight on current, future and/or proposed plans related to lands and business within the study area and context.

Landowners

The project team met with a majority of the landowners within the study area including Parks Canada. These interviews were an opportunity to gain insight into the opportunities and constraints pertaining to physical site attributes as well as ownership and operations. These interviews allowed landowners to share any future plans to grow, sell, expand or relocate to support a new vision for the Centre Street area. Meetings with landowners were primarily informative, many landowners did not have immediate plans to redevelop, move or sell, but were keen to hear what the community's feedback and suggestions were.

Business Owners

Several business owners within the study area were also engaged, including Le Boat. The purpose of these meetings was to gain an understanding of the various types of operations and business uses found within the study area, what their current and future needs may be, and what or if there were plans for future growth and expansion. Conversations with Le Boat, provided a more in-depth understanding of their operations, growth plans, opportunities and challenges, and lessons learned over the years they've been operating in Smiths Falls.

Agencies/Associations

Agencies/associations within the downtown including the Downtown Business Improvement Association and the Chamber of Commerce were engaged through this process. The purpose of these meetings was to gather their comments and feedback, with any plans and insights considered through a business and economic development lens. The Chamber of Commerce is responsible for operating the municipal marina and visitor centre, assisting the Town through visitor information services and initiatives along the Rideau River and were able to provide operational knowledge related to the municipal docks and waterfront uses.

Town Staff

Town staff from key departments were consulted in person, prior to the working session. This interview was meant to inform staff of the intent and purpose of the visioning exercise, and to provide staff the opportunity to share any feedback and/or concerns related to the revitalization of the study area lands and surrounding initiatives from their respective disciplines/departments.

Council

The team spoke with most members of Council individually (via phone interviews and/or in person, prior to the working session) to provide them with an overview of the study area, purpose of the exercise, and obtain their feedback and general opinions on the future of the Centre Street Area.



3.3 Workshop Session

As the primary component of the visioning exercise, the design charrette component was held and facilitated on the evening of November 22, 2022. The one-hour working session was held, following a brief presentation on the background planning and policy review, where participants joined 3 groups/tables of 6-8 people and worked through a series of worksheets where questions related to the vision, opportunities, and constraints.

The following is a summary of what we heard from each of the groups:

Group 1

Vision – The group felt the previous Town slogan “Heart of the Rideau” (identified in the 2013 study) should be resurrected. Cited Le Boat’s current presence / operation is in keeping with this slogan, however the site currently does not reflect that.

Opportunities – The group identified several strengths and opportunities such as the site’s central location, waterfront location, UNESCO World Heritage Site, views afforded from the site (river, canal, fireworks, etc.). The group also noted the changing demographics and that more professionals were relocating to Smiths Falls in light of the post-pandemic remote work possibilities.

Constraints – The group thought that the area looked decrepit with too much asphalt, poorly maintained buildings, and lack of views of the site. The site isn’t well connected to downtown and there aren’t many reasons for residents to frequent the area. Local and visiting boaters don’t frequent the area due to lack of docks/slips. There were also concerns raised about the current state of buildings, what Parks Canada will do, how things will be funded, and not understanding the shifting demographics.

Priorities

- 1 De-pave and re-green! Far too much hard surface and asphalt that is in terrible condition
- 2 Keep it mixed-use – with day-to-day amenities for residents (i.e. grocery store)
- 3 Public Washrooms
- 4 Continuous boardwalk along the waterfront (i.e. Jones Falls lock station).
- 5 A Feature Attraction / four-season destination – to attract tourists i.e.:
 - a. Conference space, place for banquets/ receptions.
 - b. A skating rink or trail (for recreational skating – hockey is already provided at the Community Centre outdoor rink with refrigeration to extend the season.
 - c. An auditorium
 - d. Cannabis Museum (or something that celebrates other past / present industries in Town)
- 6 Don’t replicate what already exists elsewhere in Town. Make shopping experience unique.
- 7 Indigenous history – celebrate through art installation(s)
- 8 New buildings / landscapes need to be sustainable (low-impact, green roofs, solar panels, etc.)

Group 2

Vision – This group saw a lot of opportunities with the site, specially in relation to potential activities it could host in the future and really enhance and bring back the relation with the Rideau River. The group thought the vision statement from the 2013 Master Plan for the downtown was still relevant for the most part, but that it should be updated to include and acknowledge Algonquin history and heritage, to highlight their contributions and that the Rideau River was their main transportation route (highways of the past).

Opportunities – The group noted the study areas location as a key strength, the proximity to the downtown, the Rideau Canal, beautiful natural assets, and natural diversity. The group identified the topography of the site, the views to and from the river, the area’s strong industrial history/heritage and the size of the waterfront lots for redevelopment. The group identified several opportunities for the site such as: connecting surrounding streets/pathways to the waterfront, creating a gateway from the water, building on the environmental features, sustainability measures (green energy, electric boats/transport), waterfront and water uses, active uses along the waterfront area, and community event uses/spaces (i.e. farmers market).

Constraints – The group noted that the current uses were not inviting, and poorly maintained. The Parks Canada parcel was identified as a potential conflicting use and would require more cooperation and, pro-activeness to be cohesive with the future vision of Centre Street. The lack of interest from other landowners, limited commercial diversity, poor spatial legibility, and contaminated lands were also noted.

- 1** **Priorities**
Create greenspace – formalize and invest in the 30m environmental buffer? Revitalize the Centre St right-of-way so that it looks like a public street.
- 2** Need to get all stakeholders on board and accountable.
- 3** Create a community “lobby” group to advocate for the project at different levels of government (Federal, Provincial and Municipal).
- 4** Get townspeople on board and involved in activities.

Group 3

Vision - This group was in general agreement that the current vision statement (2013) if still valid, specially as it relates to becoming a place for social interaction and water-based tourism. Centre Street should become a destination district with entertainment opportunities for residents and visitors (boaters day-trippers and tourists).

Opportunities – The group referenced the new parkette at Shoppers Drug Mart as a good precedent. References were made to San Antonio (Riverwalk), TX, La Jolla (Walkability), Sparks Street Mall (Pedestrian Mall) and the Distillery District (Village/Industrial) as precedent examples. With new apartments being built close to the study area, there will be growing demand for grocery store and new local shops. Opportunities to connect to the train station and build on the excitement over the renovations along Main Street. Suggestions to create a pedestrian bridge to the south side of the Beckwith Street Bridge and connect to Old Slys’ Park & other tourist attractions was also mentioned.

Constraints – Concerns regarding strict requirements that may prevent development. Smiths Falls is currently seen and experienced as a place to pass through rather than stay. The noise generated at the Parks Canada parcel may be problematic and in conflict with new residential uses.

Priorities

- 1** Focus on providing simple passive and active entertainment opportunities such as enhanced access to the waterfront, add and maintain new picnic areas, and provide scooters/bikes/ rickshaws rentals and infrastructure.
- 2** Outdoor rink and year-round gathering spaces.
- 3** Improve and/or create gateways into the site at the intersection of Elmsley and Centre Street.
- 4** Be pedestrian-oriented.
- 5** Add seating at the water edge for people to sit and enjoy the sunset or fireworks.

4.0 Key Themes / Objectives / Big Moves

The following themes / objectives / big moves emerged from the consultation process. These themes serve to provide an overarching set of intentions to guide and assist with the revitalization and future steps of Centre Street.



Celebrate the Past

There's an opportunity to celebrate the rich industrial history of the site and the town but also to recognize the considerable indigenous heritage of the Rideau River pre-dating the modern industrial uses of the site.



Take back the Waterfront

The site occupies a significant portion of the waterfront - yet, it lacks public access and connections to the water's edge. It's proximity to downtown, the lock stations, and the lower basin offer a multitude of opportunities to transition and reconnect to the river via the existing trail system and potential linkages to surrounding neighbourhoods.



Prioritize Walkability

The revitalization of the site should be pedestrian focused with an enhanced public realm network (connectivity, parks/open space) and pedestrian scaled buildings, form and uses.



Create a Year-Round Destination

Centre Street has the potential to become a four-season destination for residents and visitors alike (for locals and tourists, boaters, and non-boaters). Explore opportunities to develop or establish a feature attraction, to serve as a destination location.



**Include the Basics
(Grocer/Food Retailer)**

Development within and in proximity to the study area will increase demand for food necessities. The inclusion of a grocery / food retailer on site would serve as a primary anchor and provide easy, walkable access for residents living downtown.



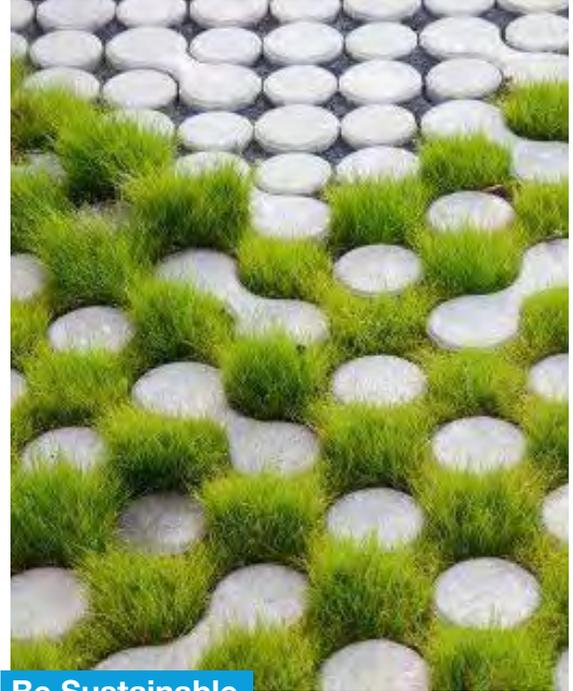
Support Tourism

The Centre Street area shall host services that support the boating tourism industry. The presence of a hotel on site is desirable, though upgrades to the current building or a new building at this location shall be prioritized to achieve the overall vision. Additional docking opportunities could be accommodated within the study area, but located in strategic locations to not conflict or deprive residents and visitors from a pristine waterfront experience throughout the year.



Improve Connections

Connections to the waterfront, downtown and surrounding communities should be improved and enhanced. A focus on active and passive connections, trails and walkways will ensure the site is well connected to the surrounding context (i.e., reinstate historic pedestrian bridge, enhance connections to other tourism attractions)



Be Sustainable

Environmental stewardship and sustainability should be top of mind. Opportunities to reduce hard surfaces and pavement should be considered in the revitalization of the area.

5.0 Demonstration Plan Sketches

The following sketches graphically illustrate the vision that arose from the engagement activities, consolidated with the physical analysis of the site conducted by the consultant team. The sketches are schematic in nature and are intended to spark further discussion and provide preliminary direction for a more comprehensive Master Plan study.

The Centre Street area is envisioned to become a new hub of activities that will serve both visitors and residents of Smiths Falls. It shall become an entertainment district with new restaurants, cafes, local shops, and cultural and community facilities. Centre Street itself will be configured with clear driving lanes and lined with public parallel parking, generous sidewalks and street trees. It will become a pedestrian-friendly connection between Elmsley Street, Beckwith St and the Downtown. People will be able to enjoy a safe and inviting walk from the new development underway on Chambers and Elmsley Streets; through the site, experience various public open spaces and new local shopping opportunities, have a coffee or an ice cream at the new park by the water to then cross the proposed pedestrian bridge that gives access to Beckwith Street Bridge, Veterans Memorial Park and Centennial Park as also intended in the 2013 Downtown Revitalization and Waterfront Integration Master Plan.

New buildings shall have minimal front yard setbacks and must provide active street frontages (shops, restaurants, venues, etc). It will tell the story of Smiths Falls industrial past and highlight individuals who have helped to shape the Town through the character of the new streetscape elements, interpretive components and art installations.

The 30m protection buffer from the Rideau River will be re-vegetated and buildings fronting onto it will have ground floor active uses to allow for patios and services along the water. A boardwalk is proposed along the water to provide access and boat docks, allow for strolls and passive seating areas. A multi-use path with native trees and vegetation will minimize view impacts from the

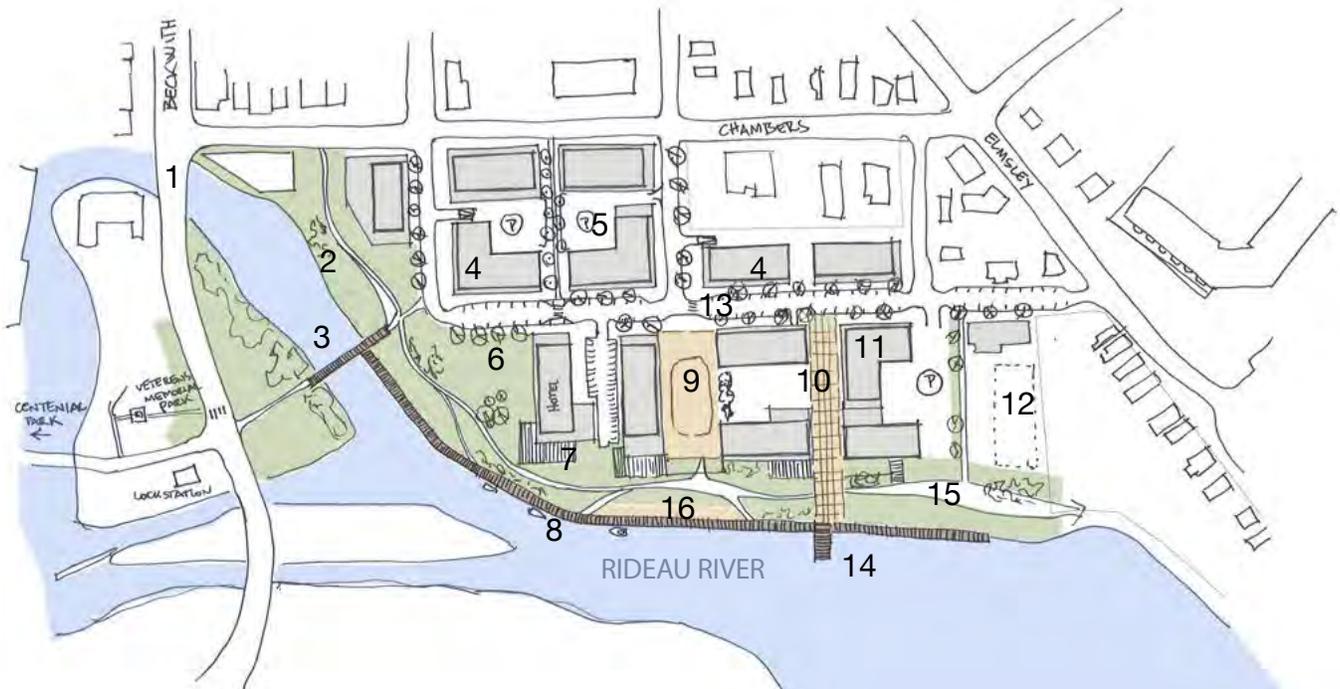
Heritage River/canal, provide new wildlife habitat, integrate play structure opportunities and provide ample contemplative views to the water and heritage buildings and structures. This will contribute to the Parks and Recreation Master Plan from 2022 priority of restoring waterfront areas with active and passive uses with an aging population in mind. The multi-use path would loop back to Centre Street and Chambers Street completing the active transportation connection envisioned in the 2021 Smiths Falls Active Transportation Plan.

A public central plaza aligned with Bay Street will allow for year-round uses to occur, including seasonal markets, festivals and even an outdoor skating rink.

The Parks Canada site could host a new visitor centre on its lands as well as their current functional uses in a more compact way. It also holds potential for seasonal boat storage to support tourism. A new semi public boulevard lined with mid-rise buildings with at-grade translucent frontages will create interest to visitors. Operational space for small boat and paddleboard rentals and a small launch dock could be accommodated in this area.

The concepts illustrate the development potential of different parcels within the site. All parcels have significant opportunities for waterfront mixed-used development that takes advantage of the existing elevation change to incorporate underground/podium parking and maximize views to the water. A boutique hotel within a picturesque and unique location is envisioned to be maintained to support the thriving boating tourism in Smiths Falls.

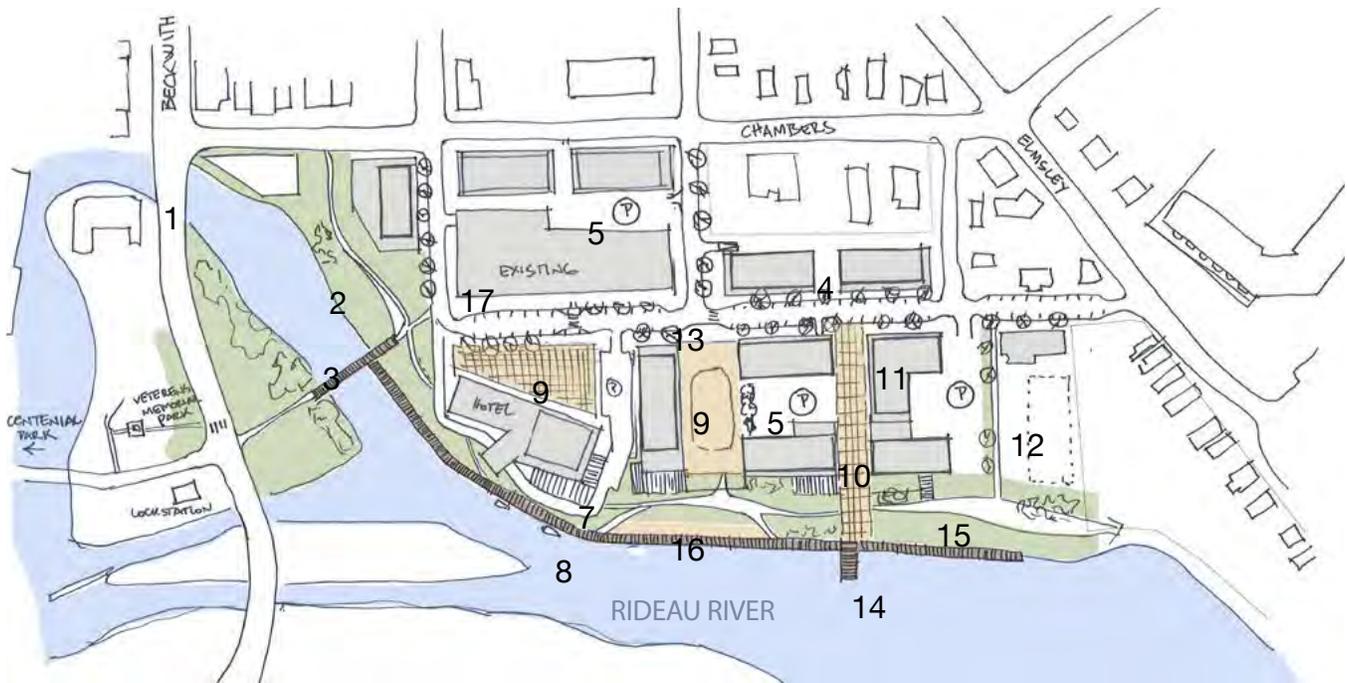
Concept Sketch #1- TOTAL REDEVELOPMENT



1. Historic Beckwith Street Bridge (stone arch bridge)
2. Contemplative rest area to experience and visualize Beckwith Street Bridge and Canal
3. Pedestrian Bridge
4. New development framing and activating Centre Street
5. Surface parking located out-of-sight from public streets
6. New public waterfront park
7. Patio structures to allow for restaurants/bars with view to the river
8. Continuous boardwalk along the water and light boat docking
9. New year-round urban plaza
10. Boulevard with active frontage and canoe rentals
11. Potential for visitor centre and interpretative uses
12. Potential for seasonal boat storage and warehouses
13. Centre Street is lined with local small shops and public art celebrating Industrial History of Smiths Falls
14. Access for water activities
15. 30 metre vegetated buffer with multi-use paths and outdoor activities
16. Waterfront terrace/patio - outdoor dining opportunities



Concept Sketch #2- PARTIAL REDEVELOPMENT



1. Historic Beckwith Street Bridge (stone arch bridge)
2. Contemplative rest area to experience and visualize Beckwith Street Bridge and Canal
3. Pedestrian Bridge
4. New development framing and activating Centre Street
5. Surface parking located out-of-sight from public streets
6. New public waterfront park
7. Patio structures to allow for restaurants/bars with view to the river
8. Continuous boardwalk along the water and light boat docking
9. New year-round urban plaza
10. Boulevard with active frontage and canoe rentals
11. Potential for visitor centre and interpretative uses
12. Potential for seasonal boat storage and warehouses
13. Centre Street is lined with local small shops and public art celebrating Industrial History of Smiths Falls
14. Access for water activities
15. 30 metre vegetated buffer with multi-use paths and outdoor activities
16. Waterfront terrace/patio - outdoor dining opportunities
17. Existing Buildings if maintained shall be remodeled to provide active frontage onto Centre Street



Concept Sketch #1 explores what could happen in the event that the existing Giant Tiger parcel and Econolodge Hotel parcel were completely redeveloped, whereas Concept Sketch #2 illustrates the potential, while keeping the original footprints and configuration of the Giant Tiger and Hotel parcels.

Considering the past industrial use of these lands and the likelihood of some contamination, some level of required remediation should be anticipated. Subject to further investigation, the Town may wish to consider greater heights permission on some of these properties to compensate and incentivize private investment and redevelopment

Further studies and analysis are required to provide more accurate estimate numbers of unit yield, parking and density being achieved. However, understanding the contamination potential resulting from current and previous industrial uses on site, it is expected that some level of remediation costs will be required. The Town could consider greater heights permission on these lands to compensate and incentivize new development.

6.0 Recommendations and Next Steps

Initiate a Master Plan Exercise

It is recommended the Town of Smiths Falls consider initiating a Comprehensive Master Plan process to create development concepts and accompanying frameworks to guide the future revitalization and development of Centre Street. A Master Plan will help establish and formalize the vision and design intent for the study area. The Master Plan may be used to accelerate development while ensuring that it meets the long term vision for the area. Such a plan may also include design guidelines to direct future built form and help shape a vibrant public realm, while also providing guidance for informing, reviewing and assessing the design quality and intent of future development approvals.

Establish a Landowners Group

The lands within the study area are all privately-owned, which provides uncertainty in the timing of development. The establishment of a landowner's group / agreement may assist with the coordination, phasing, and financing of future development. Participation in a landowner's group will be crucial in ensuring that any future development shares a unified vision, and that future development optimizes the location and improvement of services, infrastructure, and remediation efforts.

Consultation with Parks Canada

Parks Canada is a significant stakeholder and landowner within the Study Area. It will be important to establish and maintain open lines of communications between the Town and Parks Canada. As Parks Canada initiates their own studies and Site Plan exercises related to their operations, land holdings, and overall parks management, it will be important to coordinate, establish and relay the vision for the study area to Parks Canada. Clear communication will ensure that the vision, goals and guiding principles are considered in any future planning Parks Canada does.

Indigenous Groups

It will also be important to consult and engage with local indigenous groups prior to and during any planning and/or design processes.

Additional and Supporting Studies



Planning/Design

In addition to a Master Plan study, there are other various studies that may be commissioned to facilitate revitalization and redevelopment. These studies may include (but not limited to): Streetscape Design Strategy, Cultural Heritage Landscapes Study, Public Art and Wayfinding Strategy, and Planning/Policy related studies (i.e. ZBL, Secondary Plan, etc.).



Engineering

In order to facilitate development, a series of site-specific studies will likely be required to ensure that the site(s) are appropriate for development. While these studies may be required as part of a development application by an applicant, the Town of Smiths Falls may also consider commissioning these studies to make these lands more attractive to existing and future developers/landowners. These studies may include initial Soil and Remediation Studies/Strategies, Geo-technical Studies, Environmental Assessments as well as Archaeological and Servicing Assessments and Strategies.



Transportation

The revitalization and development of these lands will likely require assessments of the existing and future traffic and parking demands. These types of studies may assist with the design and future planning of proposed road extensions and improvements.

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Appendix A: Online Survey Summary

Introductory Questions

An online survey was posted on the City's website and shared through social media channels. The online survey mirrored the questions that were asked during the working session and provided an additional opportunity for the public to provide further comments.

120+
survey responses

Q: Please check what best describes your relationship to the study area:

- / 60% of respondents lived in the area
- / 14% of respondents worked in the area
- / 8% of respondents owned land in the area
- / 7% of respondents owned a business in the area
- / 11% of respondents identified as other

Q: What are 1 or more of your favorite things in, or around, the study area? (i.e. what do you like?)

- / The waterfront
- / Views along the river
- / The Rideau River
- / Patio at Rob Roy's
- / Views from the patio
- / Close to Beckwith Street, Downtown
- / Shopping, Dining
- / Proximity to river/dining
- / Nearby parks
- / Access to downtown
- / Giant Tiger (has groceries)
- / Bowling Alley
- / The Score
- / Hotel overlooking the water
- / Swimming in the area
- / Walking Trails
- / Multiple uses in the area
- / Preservation of buildings/heritage
- / Fishing opportunities
- / Centennial Park

Q: What are 1 or more things that you would like to see changed in, or around, the study area? (i.e. what could be improved?)

- / More green space, near the water
- / Seating areas
- / More waterfront restaurants, bars, shops and accommodations
- / Beautification
- / More trees and walkways
- / More utilization of waterfront
- / Make waterfront more accessible to the public
- / More uses given the land size
- / Relocate industrial uses away from the waterfront
- / Move Parks Canada Facility
- / Move Fuel Storage away from waterfront
- / Walking paths along the water, boardwalk
- / Improve road/paved surfaces
- / Improve maintenance
- / Make area more inviting
- / Revitalize canal tourism, rideau river
- / Improve pedestrian and cycling opportunities
- / Landscaping to enhance and protect the shoreline
- / Commercial uses along the waterfront
- / Views of the river
- / Places to eat and socialize
- / Improve aesthetics of hotel
- / New signs and/or murals
- / Connection to locks
- / Improve safety

- / Improve Accessibility
- / Place for boater to stop and eat
- / Opportunities for outdoor recreation (four-season)
- / More diverse housing, diversity of housing, affordable housing
- / Footbridges to connect pedestrian pathways
- / Extension of downtown
- / Improve the existing condition (i.e. buildings, walkways, roadway)
- / Fewer parking lots
- / Improve dockage (i.e. in front of hotel)
- / Playground
- / Public Washrooms

Q: Are there certain types of businesses, industries, residential or mix of uses that you would like to see attracted to the study area?

- / Recreational uses, spaces and areas
- / Event Spaces
- / Public Facilities (i.e. public library)
- / Parks and Open Spaces
- / Restaurants, Bars/Brewery, Shops and Accommodations
- / Kayak/Canoe Rentals, Water activities
- / Residential Uses
- / Community programming (i.e. events and festivals, farmers market, food trucks)
- / Dog Park
- / Swimming Pool, Aquatic Centre, YMCA
- / Gardens
- / Entertainment Uses (Arcade, Indoor Play Areas)
- / No industrial uses

Online Survey Summary

- / Canal walkways
- / Public Art
- / Marina
- / Retirement Living

Q: Do you think there are enough public outdoor amenities in, or around, the study area?

- / No (over 66%)
- / Primarily private property
- / Limited access

Q: Do you have any concerns or suggestions regarding transportation and connectivity in, or around, the study area?

- / More lighting
- / Roads are in disrepair
- / Introduce traffic calming measures
- / Promote active transportation (i.e. walking, cycling)
- / Relocate Le Boat
- / Formalize Centre Street
- / Taxis sitting around
- / Loop from Beckwith/Main to the River and back up Main
- / Access from south
- / Increase sight lines to southern portion of site
- / Extend paths, walkways and trails to the waterfront
- / Connect the basin
- / Walking bridge

- / No public transportation
- / Signage and wayfinding
- / Access to water
- / Access from water

Q: What are your top 3 priorities or ideas specific to the study area?

- / Access to water
- / Mix Use Option
- / Use of space
- / Access
- / Open spaces
- / Public spaces
- / Water access
- / Parks
- / Access to the waterfront
- / Streetscapes
- / Retail uses
- / Waterfront access

Q: Using 3-5 words or sentences, complete the following statement: "In 2034, Centre Street will be..." Your response will help us confirm and develop a vision statement for the area.

- / Beautiful Waterfront
- / Green Space
- / Street will be beautiful
- / Attraction of Smiths Falls
- / Clean and Inviting
- / Draw for locals and tourist

- / Vibrant, culture-rich
- / River views, walkable
- / Welcoming, central focal point
- / Attract pedestrians
- / Hub of town
- / Known
- / Place to hang out
- / Fun and community connection
- / Reflect town spirit and diversity
- / Access to waterfront
- / Naturalized area
- / Nice tourist area
- / Complete with attractions and activities
- / Will attract residents and visitors
- / People oriented
- / Waterfront destination
- / Unique place
- / Dining Destination
- / Shop, Eat, Play
- / Enjoy the river
- / Pedestrian Focus
- / Thriving waterfront
- / Destination

Appendix B: Design Charrette Panels

CENTRE STREET REVITALIZATION 1/ Introduction

Study Overview

Along the beautiful Rideau Canal, close to the vibrant Downtown Core sits an underutilized commercial and industrial area with the potential of becoming a key waterfront development in the Town of Smiths Falls. A visioning exercise will help reimagine the area to see its full future potential and provide the Town with new design concepts that will serve as the first step in an overall master planning project.

The Centre Street Revitalization Visioning and Design project will:

- Undertake a Design Charrette process to capture public and stakeholder input on the future revitalization of the subject area;
- Result in the creation of design concepts to illustrate and/or visualize what we heard.
- Provide direction for a future Master Plan, that captures the views and interests of key stakeholders gathered through the Design Charette process, including but not limited to private landowners, Council, the Chamber of Commerce, the Downtown Smiths Falls Management Board, Parks Canada, building leaseholders, and the community in general.
- Provide recommendations that help realize the potential economic and design-based benefits to the community and contribute to an enhanced “quality of life” experience for citizens and visitors.

The Team

Fotenn Planning + Design has been retained for the Visioning and Design Concept Revitalization of Centre Street Study. In collaboration with the Town, Fotenn Planning + Design will host a Design Charrette/Workshop that will result in a ‘What We Heard/Visioning’ report that will provide direction to the future creation of a Master Plan, that can be supported by Council, and utilized by staff, developers and private landowners to revitalize the Centre Street area.

The Process

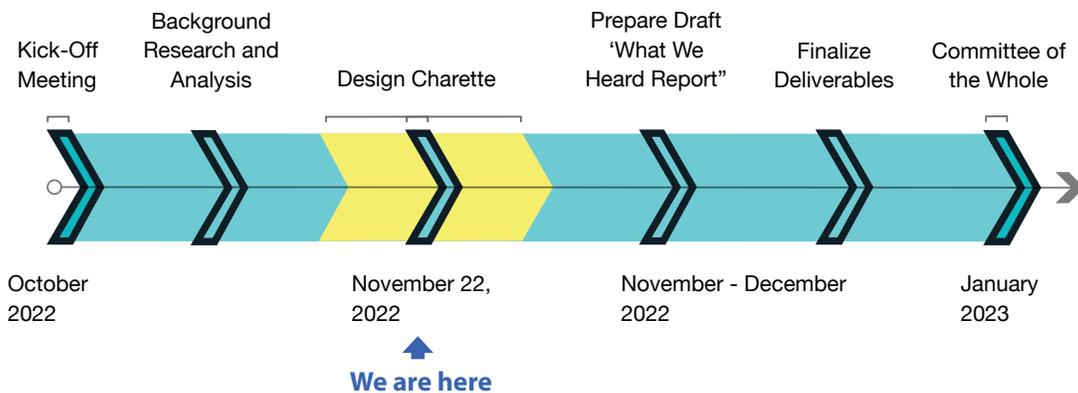
Part 1: One-Day Design Charrette

- Host a Design Charrette to capture public and stakeholder input on the future revitalization of Centre Street.

Part 2: Prepare ‘What We Heard Report’

(Late-December)

- Result in the creation of design concepts to illustrate and/or visualize what we heard.
- Provide direction for a future Master Plan, that captures the views and interests of key stakeholders gathered through the Design Charrette.



CENTRE STREET REVITALIZATION

2/ The Study Area



The Centre Street Revitalization Visioning and Design Study focuses on the block of land bounded by Chambers Street to the north and the Rideau River to the south and west. Gile Street creates the eastern boundary and 17 Chambers Street the western boundary. The site area is approximately 14 acres (5.6ha).

Study Area 

0 100m



SMITHS FALLS

CENTRE STREET REVITALIZATION

3/ Site History



Premises of Messrs. Frost and Wood c.1870



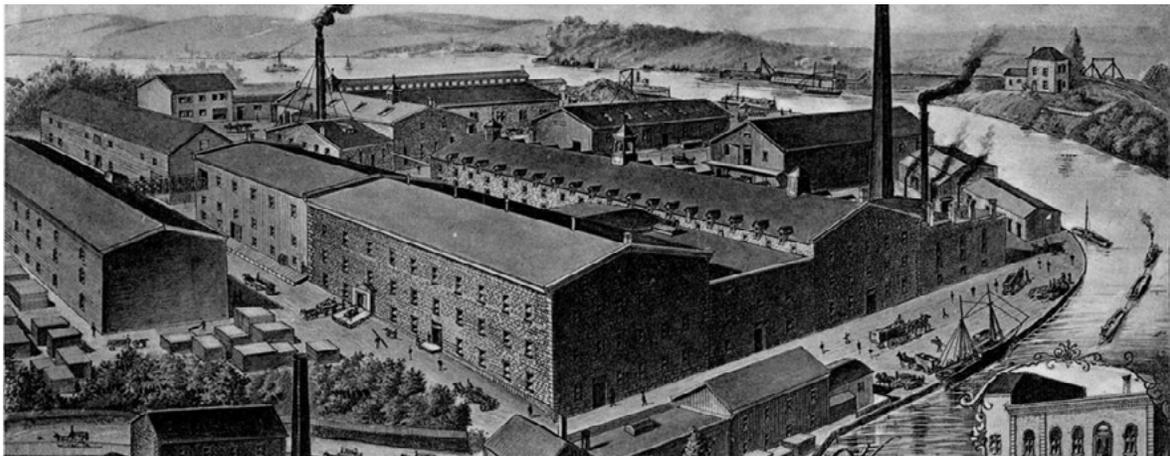
Aerial of Frost and Wood Complex east of Beckwith Street South and the Rotary Club swimming pool (built in 1923)



Rotary Club Swimming pool located at Canal Street and Beckwith Street South near the Combined Lockstation on the Rideau Canal. The water tower in the background is painted with signage that reads "Frost & Woods Farm Implements"



Frost and Wood Bridge Connection across Rideau River



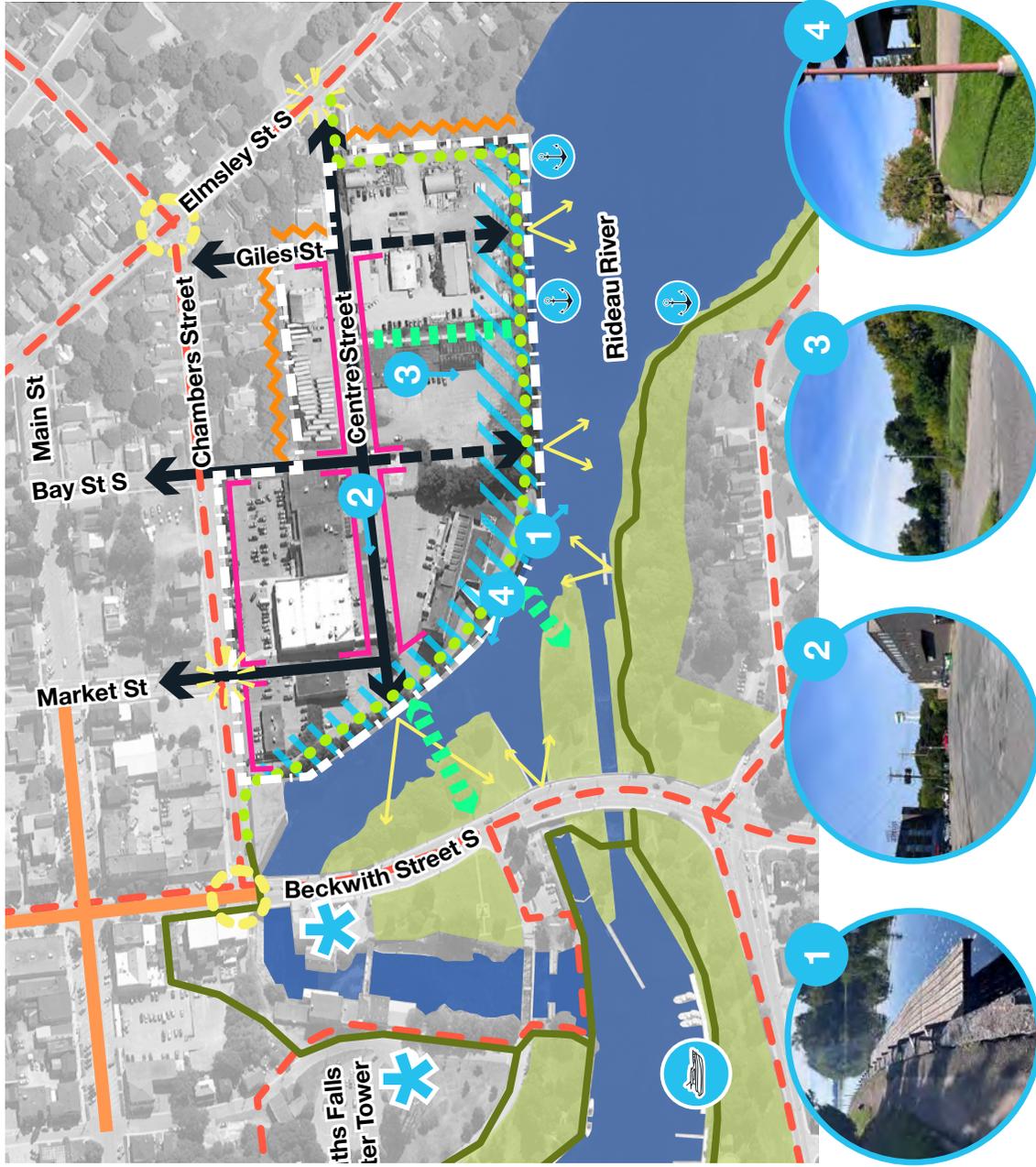
Drawing of Frost and Wood Agricultural Implement Works c.1900



SMITHS FALLS

CENTRE STREET REVITALIZATION

4/ Opportunities and Constraints



Legend

- Existing Street Network
- Potential Road Extension
- Potential for Active Frontages
- Potential Multi-Use Pathway
- Existing Multi-Use Pathway
- Transition Areas
- Potential Connection
- Views of Significance
- 30m Environmental Buffer (Parks Canada)
- Downtown Gateway
- Potential Gateway
- Potential Marina Site*
- Landmark
- Main Street
- Planned Cycling Network
- Le Boat



Disclaimer: The following opportunities and constraints diagram builds on the ideas and concepts developed as part of the Downtown Revitalization and Waterfront Integration Master Plan (2013), and are supplemented by further high-level planning and urban design analysis, perspectives and principles.

* Potential Marina Sites as identified by the Town. Location/Feasibility to be determined.

CENTRE STREET REVITALIZATION

5/ Speak Up, Smiths Falls!

To stay involved sign up at:

www.speakupsmithsfalls.com

Email us at:

jcrowder@smithsfalls.ca



Follow us at:

[townsmithsfalls](https://twitter.com/townsmithsfalls)



Scan Me!

Visit the Speak Up Smiths Falls Visioning and Design Concept for the Revitalization of Centre Street Area website

Can't stay?

Use the Post-It Notes to provide any comments you have in the space below.



SMITHS FALLS

Appendix C: Presentation Slide Deck

FOTENN



SMITHS FALLS

The Centre Street Revitalization Visioning and Design

Design Charette / November 22, 2022 / 6:00PM - 8:00PM
Welcome! We will be starting at 6:00PM

Land Acknowledgment

On November 22nd, we acknowledge that this sacred land on which Smiths Falls is now located has been a site of human activity for over 10,000 years and is rich in Indigenous history. This land is the ancestral and unceded territory of the Algonquin Anishinaabe Nation. We are grateful to the Algonquin ancestors who cared for the land and water in order that we might meet here today. We are also grateful to the Algonquin People for their contribution in the making of the Rideau Canal which runs thru Smiths Falls.

We are mindful of broken covenants and the need to reconcile with all our relations. Together, may we care for this land and each other, drawing on the strength of our mutual history of nation building through peace and friendship being mindful of generations to come.



2/23

The Project

The Centre Street Revitalization Visioning and Design project will:

Fotenn Planning + Design, in collaboration with the Town, will prepare and conduct a Design Charrette/Workshop that will provide direction to the future creation of a Master Plan, that can be supported by Town Council, and utilized by Town Staff, developers and private landowners to revitalize Centre Street area..

- / Undertake a Design Charrette process to capture public and stakeholder input on the future revitalization of the subject area.
- / Result in the creation of design concepts to illustrate feedback received.
- / Maximizes the potential economic and design-based benefits to the community and contributes to an enhanced “quality of life” experience for citizens and visitors.
- / Provides a road map that guides the next steps for implementing the design project.

3/23

The Team



FOTENN PLANNING + DESIGN

Facilitators



Rejane Padaratz
B.ARCH
Principal, Urban Design

**Lead,
Urban Design**



Doug Fountain
OALA, AAPQ, CSLA, ASLA
Principal, Landscape Arch.

**Landscape
Architecture**



Megan Blay
MLA, OLA (Associate)
Landscape Designer

**Landscape
Design Support**

Contributors



Evan Truong
MCIP, RPP
Associate Urban Designer

**Urban
Design**



Leticia Chapa
M.PL
Urban Designer

**Urban
Design**

4/23

Agenda

Presentation

Study Area
Site History
Overview of the Background Documents and Policy
Study Area and Context - Opportunities and Constraints

FAQ Period
Working Session/Discussion
Next Steps



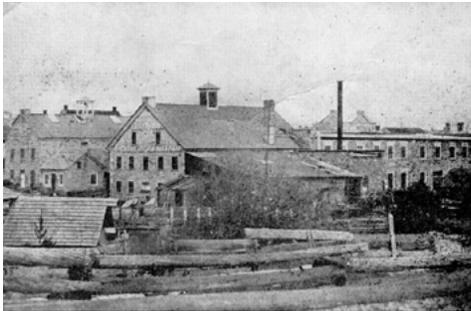
5/23

Study Area



6/23

Site History



7/23

Official Plan: Schedule A



SMITHS FALLS
OFFICIAL PLAN
TOWN OF SMITHS FALLS
SCHEDULE A
LAND USE PLAN

Scale: 1:7,500
250 125 0 250
Meters



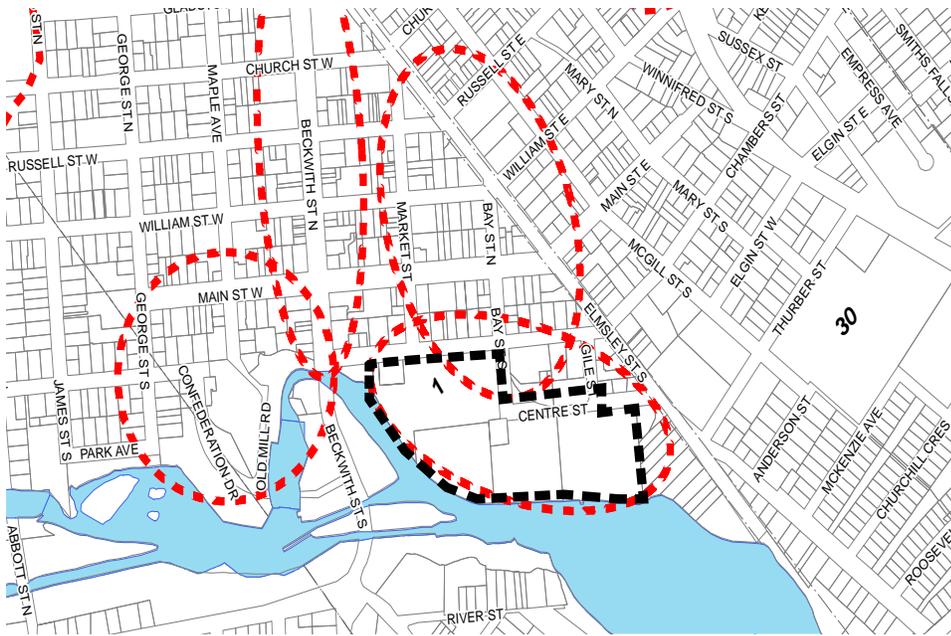
Legend
 - City Council/Planning
 - Drainage
 - Water Body
 - Road Alignment/Lit Line
 - Parcel Fabric
 - Municipal Boundary

Official Plan

- Residential
- Neighbourhood Servicing Commercial
- Corridor Commercial
- Downtown Core
- Major Institutional
- Uptown Mixed-Use
- Mixed-Use
- Development Reserve
- Industrial
- Open Space
- 100 Year Flood Plain
- PSWs
- Wastewater Treatment Plant
- Specific Policy Area

8/23

Official Plan: Schedule A-1



SMITHS FALLS
OFFICIAL PLAN
TOWN OF SMITHS FALLS
SCHEDULE A-1
TARGETED GROWTH AREAS

Scale: 1:7,500
250 125 0 250
Meters

Legend

- Geographic Township
- Drainage
- Water Body
- Road Alternative/Lot Line
- Parcel Fabric
- Municipal Boundary

Official Plan

- Targeted Growth Areas

9/23

Official Plan: Schedule B



SMITHS FALLS
OFFICIAL PLAN
TOWN OF SMITHS FALLS
SCHEDULE B
TRANSPORTATION NETWORK

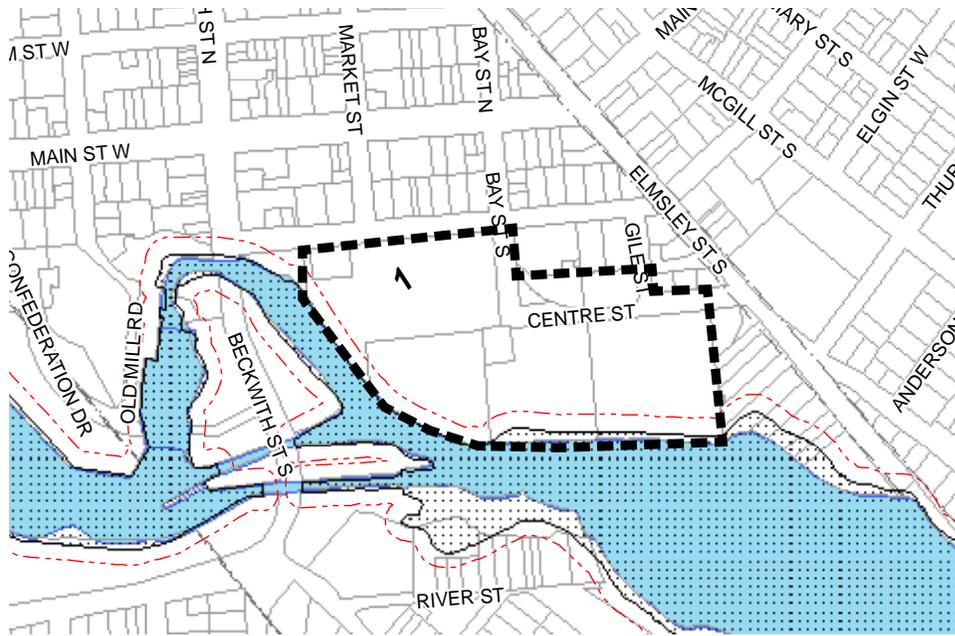
Scale: 1:7,500
250 125 0 250
Meters

Legend

- Arterial Road
- Collector Road
- Proposed Collector
- Local Road
- Multi Use Trail
- Trans Canada Trail
- On Road Bicycle Facilities
- Catarqui Trail
- Rideau Trail
- Railway
- Main Street

10/23

Official Plan: Schedule C



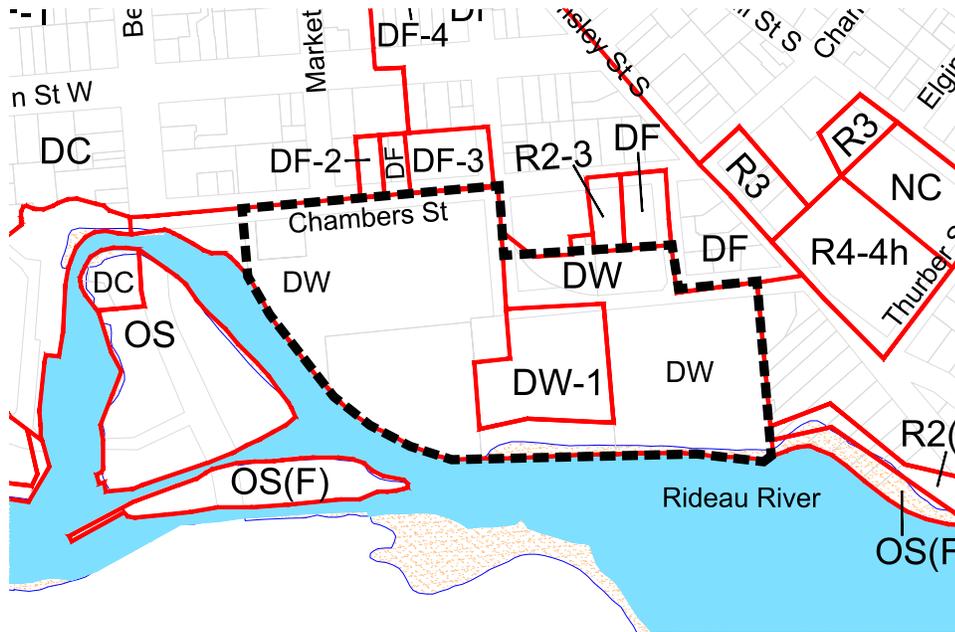
SMITHS FALLS
OFFICIAL PLAN
TOWN OF SMITHS FALLS
SCHEDULE C
NATURAL HERITAGE
FEATURES &
CONSTRAINTS



- Legend**
- Geographic Township
 - Water Course
 - Water Body
 - Wetlands Not In Schedule C
 - Road Alignment/Of Line
 - Parcel Fabric
 - Municipal Boundary
 - Utility Line
 - Railway
- Official Plan**
- Provincially Significant Wetland
 - Significant Woodland
 - Significant Ecological Area
 - Areas of Natural and Scientific Interest
 - 100 Year Flood Plain
 - RVCA "Regulated Areas" per O. Reg 42/01
 - IPZ Scored 10
 - IPZ Scored 8
 - Fire Hazard - Extreme
 - Fire Hazard - High

11/23

Zoning: Downtown Waterfront



SMITHS FALLS
RISE AT THE FALLS
Town of Smiths Falls
New Zoning By-law
Schedule A1
FINAL DRAFT

- Legend:**
- Zone Boundaries
 - Residential Type 1
 - Residential Type 2
 - Residential Type 3
 - Residential Type 4
 - Residential Type 5
 - Downtown Core
 - Downtown Fringe
 - Downtown Waterfront
 - Lombard Street Commercial
 - Neighbourhood Commercial
 - Corridor Commercial
 - Community Shopping Centre
 - Business Park
 - Light Industrial
 - General Industrial
 - Open Space
 - Institutional
 - Future Development
 - Wetland
 - Flood Plain
 - Holding
 - Temporary Use
 - Flood Plain Overlay
 - Water Body

12/23

Zoning: Downtown Waterfront

Permitted Uses:

- / Assembly Hall
- / Bar
- / Community Sports & Recreation Facility
- / Community Centre
- / Commercial School
- / Custom Workshop
- / Financial Institution
- / Hotel
- / Marina
- / Marina Facility
- / Medical Clinic
- / Museum
- / Office in upper storey of building
- / Personal Service Shop
- / Place of Entertainment
- / Place of Worship
- / Public Use
- / Religious Institution
- / Restaurant
- / Retail Store
- / School
- / Small Scale Distillery/Brewery
- / Take-Out Restaurant

Permitted Residential Uses:

- / A Dwelling Unit or units in the upper storey of a Non-Residential Building.
- / A Dwelling Unit or units occupying a portion of, and located at the rear or the side, of the ground floor of a Non Residential Building.

**Minimum
Building
Height: 7m**

**Maximum
Building
Height: 15m**

13/23

Goals/Objectives

The Town of Smiths Falls Strategic Plan 2019-2022 vision: **be a caring community that provides citizens with a superior quality of life through effective and innovative services.**

Some of the goals to achieve this vision include:

- / Building a diverse economy with a strong business sector
- / Creating a healthy community with "Quality of Life" services for residents
- / Redeveloping our waterfront and downtown
- / Preserving and enhancing our heritage buildings and services;

Smiths Falls has several long term plans to help achieve this vision:

- / **Smiths Falls Active Transportation Plan, 2021.**
"Provide a safe, accessible and convenient active transportation network that connects major local and regional destinations, encourages diverse travel options and promotes a high quality of life for residents of all ages and abilities"
- / **Parks and Recreation Master Plan, 2022.** Establishes a priority to complete a vision for Waterfront Parks in collaboration with Parks Canada, *including identifying and prioritizing shore areas for naturalization and restoration efforts and Design the waterfront for accessibility, with an active, aging population in mind.*
- / **New Comprehensive Zoning By-law, 2022**
- / **Downtown Revitalization and Waterfront Integration Master Plan, 2013**

14/23

Master Plan (2013)

Downtown Revitalization and Waterfront Integration Master Plan (2013)

Prepared by: EDA and Sierra Planning and Management

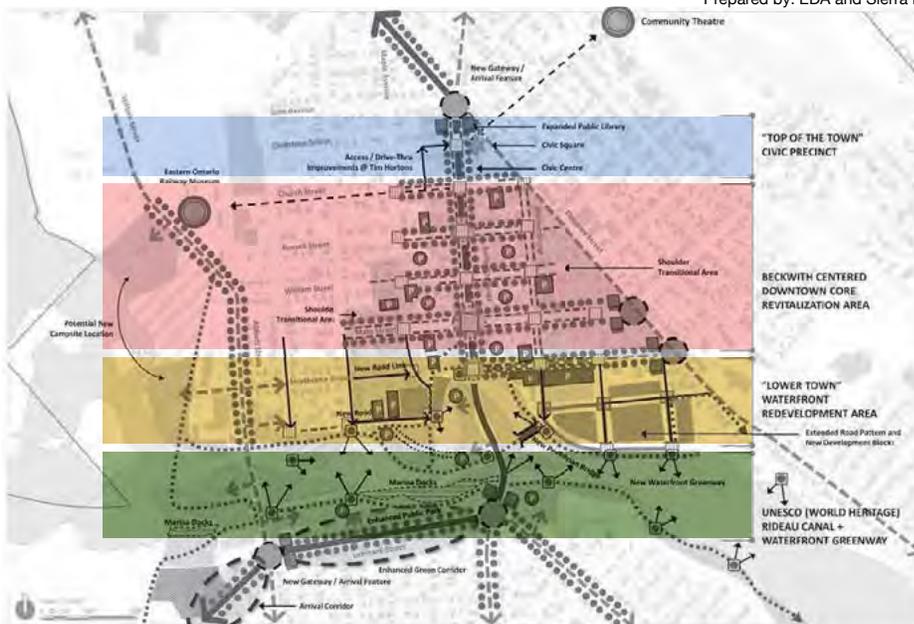
“The Town of Smiths Falls Downtown and Waterfront core area is envisioned as the ‘Heart of the Rideau’ that will create a cohesive community identity on the Rideau Canal. It strives to protect and enhance the unique natural environment and extensive cultural heritage; provides a strong framework for social interaction, land and water based recreation and tourism; and encourages mutually supportive investment in the public realm and private development sites.”

15/23

Master Plan (2013)

Downtown Revitalization and Waterfront Integration Master Plan (2013)

Prepared by: EDA and Sierra Planning and Management



Legend

- “Top of the Town” Civic Precinct
- Downtown Core Revitalization Area
- “Lower Town” Waterfront Redevelopment Area
- UNESCO [WORLD HERITAGE] RIDEAU CANAL + WATERFRONT GREENWAY

16/23

Master Plan (2013)

Downtown Revitalization and Waterfront Integration Master Plan (2013)



17/23

Opportunities & Constraints



18/23

Site Photos - Opportunities



19/23

Site Photos - Constraints



20/23

FAQ and Q&A - 15 minutes

/ We will alternate between a previously asked question (online) and questions you may have today.

/ If you have a question, please raise your hand. The facilitator will call you to ask your question when appropriate.



Working Session - 60 minutes

/ Break out into tables of 10 people max.

/ Introduce Yourself - nominate a notetaker and speaker.

/ Complete Exercises (3)

/ Plenary - each speaker will have 1-2 minutes to report back to larger group.



FOTENN



SMITHS FALLS

Thank you!

Appendix D: Completed Worksheets

CENTRE STREET REVITALIZATION Vision and SWOT Worksheet

Group # 1

Activity 1 (10 mins): Vision Statement

The following draft vision statement was established as part of the Downtown Revitalization and Waterfront Integration Master Plan Study.

Directions:

1. As a group, please discuss the vision statement below. Does it align with your vision for a revitalized Centre Street?

2. What would you change?

"The Town of Smiths Falls Downtown and Waterfront core area is envisioned as the 'Heart of the Ridge' that will create a cohesive community identity on the Ridge. The core area will include the unique natural, historical and extensive cultural heritage provided along the ridge. The core area will be a social friendly, land use friendly, accessible and inclusive area that encourages mutually supportive investment in the public realm and private development alike."

NOTE: The following draft vision statement was developed for the Smiths Falls Downtown Waterfront Area as part of the Downtown Revitalization and Waterfront Integration Master Plan Study. It was developed in the early 2010s as a result of the community consultation and analysis work that was completed.

Activity 3 (10 mins): Additional Thoughts

Are there additional considerations you think should be explored in the Centre Street area? Please provide any additional thoughts below.

Activity 2 (40 mins): SWOT

To help us better understand the Strengths, Weaknesses, Opportunities and Threats (SWOT) of the Centre Street area, we'd like to hear your thoughts on what should be considered for revitalization.

Directions:

- As a group, discuss the strengths, weaknesses, opportunities and threats that are important to you in the Centre Street area.
- Of the topics discussed, select the 5 that your group feels are most important and order them from 1-5 in the space provided below.
- For your top 5, tell us how each element can help to achieve your vision in Exercise # 1.

Strengths

What do you like about the Centre Street area?

"waterfront"

Opportunities

How can we improve the Centre Street area?

- demographics changing.

Weaknesses

What do you dislike about the Centre Street area?

- not attractive.

Threats

What obstacles hinder the renewal of Centre Street area?

- Being able to understand the future demographics.

Item # 1
(Most Important)

How will this achieve your vision?

Item # 2

How will this achieve your vision?

Item # 3

How will this achieve your vision?

Item # 4

How will this achieve your vision?

Item # 5
(Least Important)

How will this achieve your vision?

SMITHS FALLS

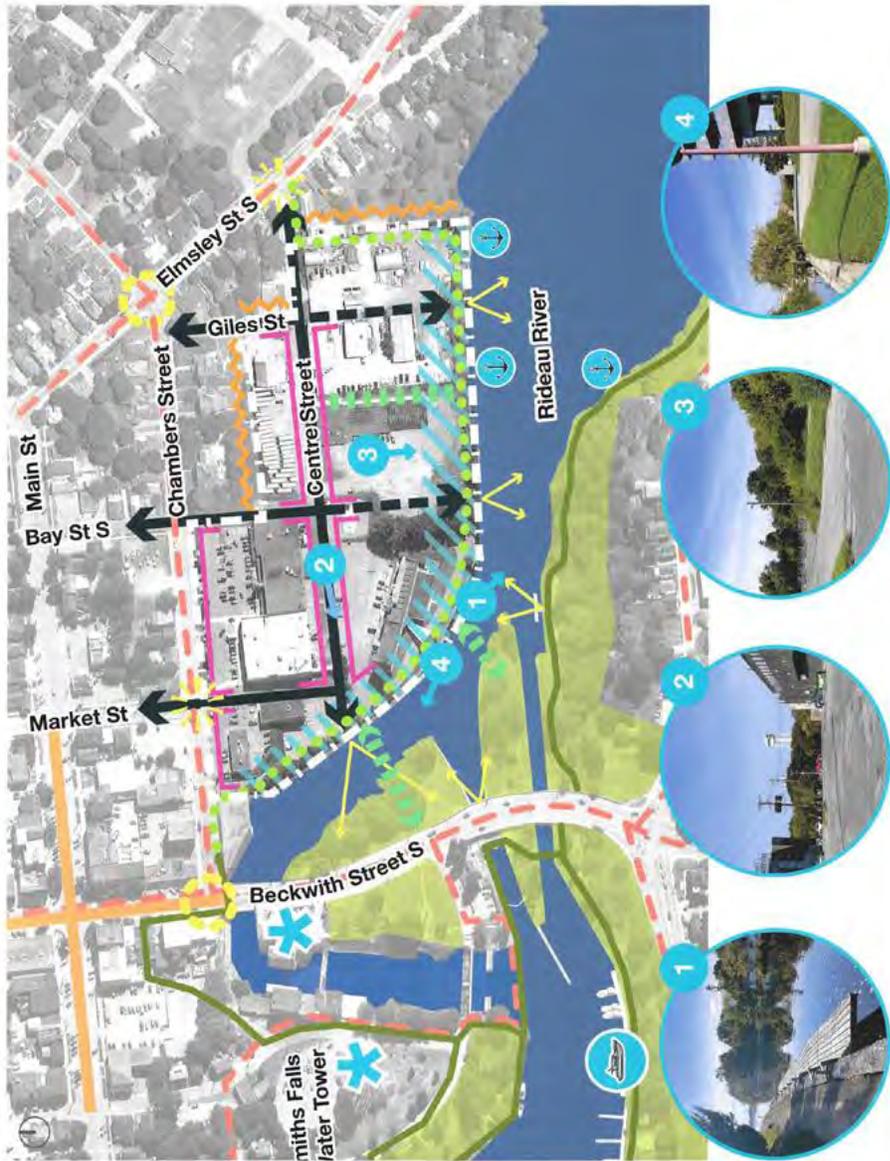
CENTRE STREET REVITALIZATION The Study Area

1



SMITHS FALLS

CENTRE STREET REVITALIZATION Opportunities and Constraints



- Legend**
- Existing Street Network
 - Potential Road Extension
 - Potential for Active Frontages
 - Potential Multi-Use Pathway
 - Existing Multi-Use Pathway
 - Transition Areas
 - Potential Connection
 - Views of Significance
 - 30m Environmental Buffer (Parks Canada)
 - Downtown Gateway
 - Potential Gateway
 - Potential Marina Site*
 - Landmark
 - Main Street
 - Planned Cycling Network
 - Le Boat



Disclaimer: The following opportunities and constraints diagram builds on the ideas and concepts developed as part of the Downtown Revitalization and Waterfront Integration Master Plan (2013), and are supplemented by further high-level planning and urban design analysis, perspectives and principles. * Potential Marina Sites as identified by the Town. Location/Feasibility to be determined.

SMITHS FALLS

CENTRE STREET REVITALIZATION Vision and SWOT Worksheet

Group # **2**

Activity 1 (10 mins): Vision Statement

The following draft vision statement was established as part of the Downtown Revitalization and Waterfront Integration Master Plan Study.

Directions:

1. As a group, please discuss the vision statement below. Does it align with your vision for a revitalized Centre Street?
2. What would you change?

"The town of Smiths Falls, Downtown and Waterfront core area is envisioned as the 'Heart of the Rideau Canal'. It strives to protect and enhance community identity on the Rideau Canal. It strives to protect and enhance the unique natural environment and extensive cultural heritage, provides a strong framework for social interactions, local and international recreation and tourism, and encourages mutually supportive investment in the public realm and private development sites."

Waterfront - bridge - river view - transparency - job listing

Smiths Falls Community Development Corporation
Downtown Revitalization and Waterfront Integration Master Plan Study
Waterfront Integration Master Plan Study - A walk beyond the city limits
© 2014 Corporation of the City of Smiths Falls. All rights reserved.

Activity 3 (10 mins): Additional Thoughts

Are there additional considerations you think should be explored in the Centre Street area? Please provide any additional thoughts below.

Farmers' market - The Royal Palace in Parks

Activity 2 (40 mins): SWOT

To help us better understand the Strengths, Weaknesses, Opportunities and Threats (SWOT) of the Centre Street area, we'd like to hear your thoughts on what should be considered for revitalization.

Directions:

1. As a group, discuss the strengths, weaknesses, opportunities and threats that are important to you in the Centre Street area.
2. Of the topics discussed, select the important and order them from 1-5 in the space provided below.
3. For your top 5, tell us how each element can help to achieve your vision in Exercise #1.

Strengths

What do you like about the Centre Street area?

Accessibility, view from beautiful view, not downtown area

Waterfront

Connects the water front to the Canal

Publicly is enjoyed, lots of things to look at

(walking path, or bike lane on way)

Compass Views

Historical, interesting - much in the area

Views - beautiful, scenic views

Weaknesses

What do you dislike about the Centre Street area?

Clutter, no

Park Canada

Nothing will be kept

Publicly

Lack of unique commercial use

Lack of buildings, a large area

Use in space

Opportunities

How can we improve the Centre Street area?

How to bring back the old buildings

Staying on the Canal, put in some things

How to bring back the old buildings

Threats

What obstacles hinder the renewal of Centre Street area?

Public Canada

Nothing / Nothing

Construction, one

Construction, one

Construction, one

Construction, one

Construction, one

Item # 1
(Most important)
Accessibility, view

How will this achieve your vision?

Item # 2
Waterfront

How will this achieve your vision?

Item # 3
Publicly

How will this achieve your vision?

Item # 4
Publicly

How will this achieve your vision?

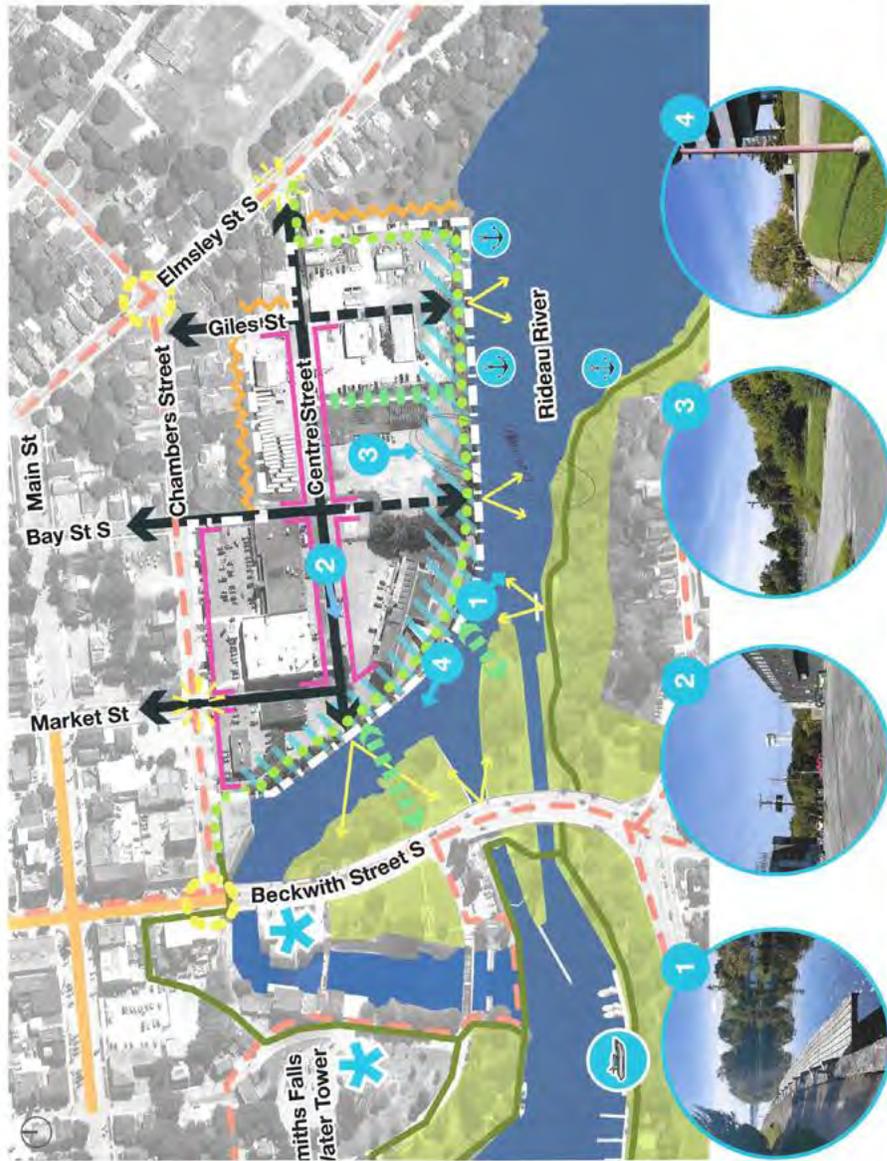
Item # 5
(Least important)
Publicly

How will this achieve your vision?

SMITHS FALLS

CENTRE STREET REVITALIZATION Opportunities and Constraints

2



- Legend**
- Existing Street Network
 - Potential Road Extension
 - Potential for Active Frontages
 - Potential Multi-Use Pathway
 - Existing Multi-Use Pathway
 - Transition Areas
 - Potential Connection
 - Views of Significance
 - 30m Environmental Buffer (Parks Canada)
 - Downtown Gateway
 - Potential Gateway
 - Potential Marina Site*
 - Landmark
 - Main Street
 - Planned Cycling Network
 - Le Boat



Disclaimer: The following opportunities and constraints diagram builds on the ideas and concepts developed as part of the Downtown Revitalization and Waterfront Integration (Master Plan 2013), and are supplemented by further high-level planning and urban design analysis, perspectives and principles.

* Potential Marina Sites as identified by the Town. Location/Feasibility to be determined.

SMITHS FALLS

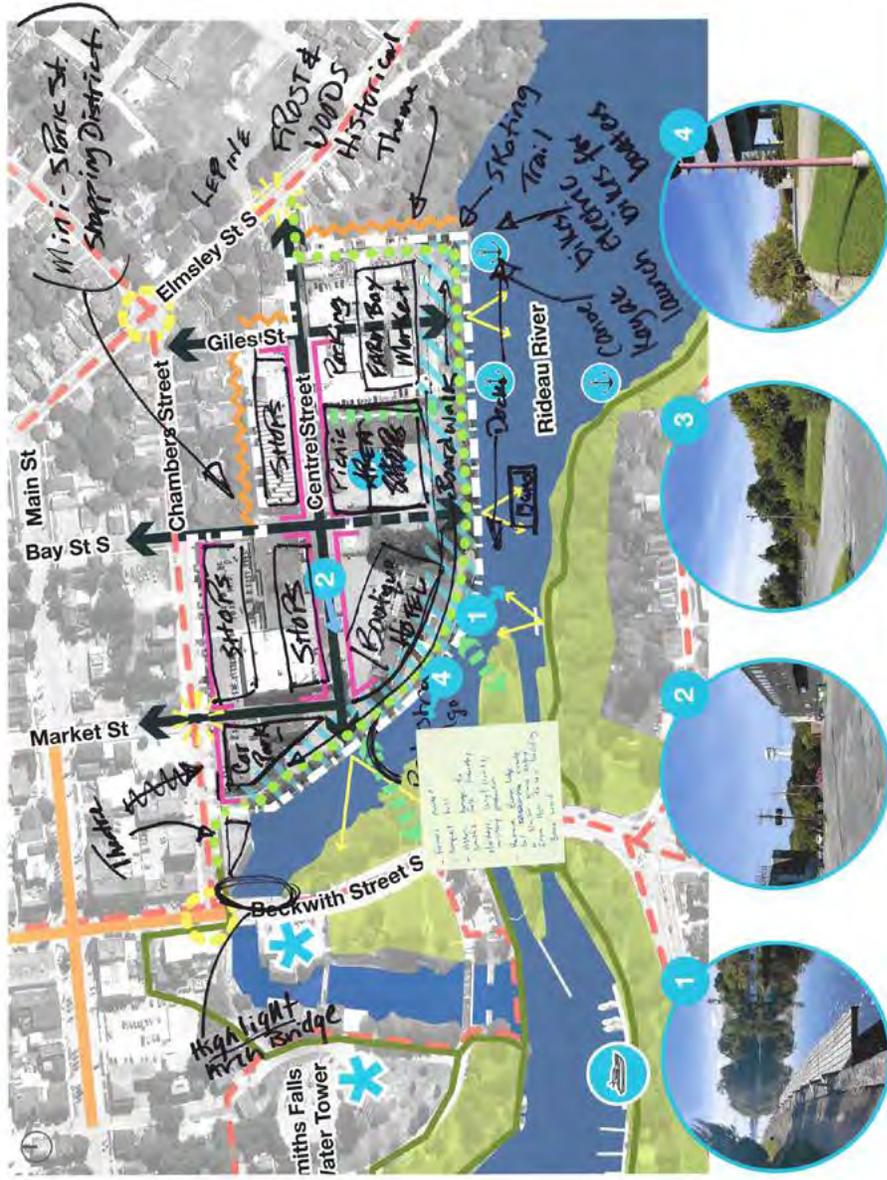
CENTRE STREET REVITALIZATION
The Study Area

2



SMITHS FALLS

CENTRE STREET REVITALIZATION Opportunities and Constraints



- Legend**
- Existing Street Network
 - Potential Road Extension
 - Potential for Active Frontages
 - Potential Multi-Use Pathway
 - Existing Multi-Use Pathway
 - Transition Areas
 - Potential Connection
 - Views of Significance
 - 30m Environmental Buffer (Parks Canada)
 - Downtown Gateway
 - Potential Gateway
 - Potential Marina Site*
 - Landmark
 - Main Street
 - Planned Cycling Network
 - Le Boat



Disclaimer: The following opportunities and constraints diagram builds on the ideas and concepts developed as part of the Downtown Revitalization and Waterfront Integration Master Plan (2015), and are supplemented by further high level planning and urban design analysis, perspectives and principles. * Potential Marina Sites as identified by the Town Location Feasibility to be determined.

SMITHS FALLS

- RE-GREENING . 1

✓ CONFERENCE SPACE .

✓ BANQUETS / WEDDINGS

✓ GROCERY STORE

✓ MIXED-USE .

✓ i.e. JONES FALLS -
BOARDWALK / WALKWAY
ALONG WATER

✓ MAKE S.F. "The Heart of the Rideau"
ATRIUM .

- skating trail : more winter users .

- family oriented activity (not active hockey rink)

→ former skating was Basque Bridge

✓ FEATURE ATTRACTION :

- Museum
- Canalists Museum .

GROUP # 1

SOME
✓ CURRENT USES COULD BE
ANYWHERE. ↑

✓ TACTILE SHOPPING EXPERIENCE

✓ PUBLIC WASHROOMS

✓ CONSIDER LOCAL BOATERS.

- STRENGTHEN CONNECTIONS /

✓ UNIFY PROPERTIES &
DON'T REDUPLICATE

✓ 4 SEASONS -

= L.I.D. / L.E.E.D.

- green roofs / cool roofs -

✓ - photovoltaic -

- Algonquin - Indigenous
Art Installation

- history pre-colonization

GROUP #1

Workshop
Sketch Design
I

FOTENN



SMITHS FALLS
RISE AT THE FALLS