

APPENDIX 5

**City of Sarnia-Clearwater
HURONVIEW PARK /
BRIGHTS GROVE WATERFRONT
FEASIBILITY STUDY**

LEISUREPLAN INTERNATIONAL INC.

Final Report

August, 1991

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• EXECUTIVE SUMMARY •

1.0 INTRODUCTION

1.1 Purpose of the Feasibility Study

The purpose of this study is to examine the options open to the City of Sarnia-Clearwater in developing the waterfront lands adjacent to Brights Grove and the disposition of park lands within Kenwick Park and Huronview Park. The study will:

- Determine the feasibility of creating a tourism and recreation destination area within the study area.
- Establish the feasibility of enhancing water based resources for recreation or tourism purposes.
- Develop a conceptual master plan which provides opportunities for recreation and/or tourism uses within the social, resource and environmental standards of the community.

1.2 The Study Process

This study is part of a Recreation Master Plan which has been prepared for the City of Sarnia-Clearwater by LeisurePlan International Inc. LeisurePlan International completed two feasibility studies as part of the master plan process:

- Recreation Complex/Aquatic Centre Feasibility Study
- Huronview Park/Brights Grove Waterfront Feasibility Study

The feasibility study process involved the implementation of a number of steps. They are:

Inventory and Data Collection

To establish the parameters for the development of the shoreline based on engineering, economic and environmental considerations.

Analysis

Analysis activities focused on:

- Resource Capabilities/Constraints
- Recreation Needs Assessment
- Tourism Needs Assessment
- Future Trends
- Community Needs, Input and Preferences

A list of potential opportunities and constraints were identified. Shoreline opportunities and site tourism potential were given a high level of preference in the decision making process since they were defined as being major determinants in the study.

Shoreline opportunities was considered a major factor since much of the waterfront use was dependent upon stabilization and at least maintenance of the existing beach area. Tourism was investigated in order to meet the requirements of the original terms of reference.

Potential uses for the waterfront site were then defined, based on the available resource and the results of the needs assessment. An assessment was then carried out to determine the potential for applying the given activities with the existing and potential resource.

Development Options and Conceptual Design

Development options were prepared for consideration by the Study Committee and the public outlining opportunities and constraints for development. The options presented ranged from low intensity recreation development to the development of a number of facility and activity nodes along the waterfront. Conceptual plans were prepared based on the various development options.

Individual or grouped activities were then located on the site based on criteria such as: vehicular access, parking requirements, peak and off peak program times, calendar periods of use, pedestrian and vehicular linkages and waterfront access requirements. Activities were then assessed based on their ability to meet requirements based on: noise, compatibility to adjacent land use, visual attractiveness, vehicular access requirements, site resource utilization, shoreline restrictions and site size constraints.

The public and the Study Committee provided valuable input into the options described. The study team incorporated the accepted changes into the finalized conceptual master plan. The master plan was then prepared for Council review and presentation.

Using the analysis provided and the comments received from the Study Committee the consultants proceeded to recommend a preferred plan for the Brights Grove waterfront. To support this plan strategies for development, the types of facilities required and the estimated costs for the proposed facilities were outlined.

1.3 Public Participation

Public participation is an important facet of the feasibility study. In order to ensure participation by all affected groups the consultants and the Steering Committee took particular note of those groups or individuals who might be able to contribute to the study or those who might be impacted by recommendations made as a result of proposed changes within the study area.

The following public participation activities occurred in the course of the study:

- A public meeting was held in November 1990 at the Clearwater Arena. The meeting was advertised through the efforts of the Town staff and local media such as cable television, newspaper ads/articles and posters. The consultants presented the scope of work for the project and requested public input from those in attendance.

- Request for written briefs and informational outlines regarding the study's progress were issued using the resources of cable television, newspaper ads/articles and posters.
- Meetings with special interest groups and individuals were conducted.
- A representative survey of the recreation and cultural attitudes and interests of the former Town of Clearwater citizens was undertaken. The survey was undertaken using a statistically valid technique. Residents were asked to respond to a number of questions specifically directed at the use and disposition of the waterfront area.
- A public meeting was held at St. Michaels School on November 23rd., 1990 at which the low intensity recreation development option was outlined to the local residents.
- Other key members of the community, as well as certain staff members, were interviewed to establish their views.

1.4 Final Report

A final report was prepared which summarized the proceedings and documented the recommendations of the feasibility study.

The recommendations are intended to give a planning framework for the detailed design and implementation of facilities and programs on public lands in the study area.

2.0 SUMMARY OF RECOMMENDATIONS

1 Adopt Low Intensity Recreation Development Option for Huronview/Brights Grove Waterfront

In the short term (1-10 years) the City of Sarnia-Clearwater should approve the program of activities scheduled for Option One. (Low Intensity Recreation Development) The major objectives of this option are to satisfy the immediate passive recreation needs of the Clearwater community, provide space for shortfall in soccer fields and to provide a safe beach and waterfront where cars do not impact on beach users.

2 Establish Long Term Vision for Waterfront Development in Huronview Park/Brights Grove

The medium intensity tourism development option (Option Three) should be used as set of goals which provide a vision to which the City can work towards in the long term and to which many of the suggested facilities and activities may ultimately be implemented. Council should therefore review the medium intensity tourism development option and establish the long term vision and desired facilities for the Huronview Park/Brights Grove waterfront.

3 Undertake a Detailed Site Development Plan for Huronview Park

A detailed site development plan for Huronview Park should be undertaken by a qualified landscape architect. This plan should incorporate the concept plan design features for Option I, Low Intensity Recreation Development, outlined in this Waterfront Feasibility Study.

The detailed site development plan for Huronview Park South should also examine the potential of the aquatic resource and if it is determined to be of value within the site, the facilities necessary for increasing the quality of habitat and the costs associated with such measures should be established.

4 Review Detailed Site Development Plan with Local Residents

The draft site development plan should be presented to and discussed with residents of Huronview Park/Brights Grove, prior to finalization of the Plan.

5 Develop Huronview Park South as a Soccer Sports Field Complex

Huronview Park South should be developed as a soccer sports field complex for both resident and tournament use.

6 Establish Trail System for Huronview/Brights Grove Area

A trail system linking the Howard Watson Trail and other areas of the Sarnia-Clearwater community should be developed. The existing trail system in the Huronview Park/Brights Grove area should be expanded where possible and linked to the proposed waterfront trail system proposed in the Sarnia Master Plan Update

7 Negotiate Long Term Lease or Purchase of Brigden Road Lambton County Board of Education Site

The Brigden Road School site contributes substantially to the overall quality and quantity of parkland available in the area. The park plays an important role in providing multi-use open space for cricket, informal games and picnicking.

The City of Sarnia-Clearwater should therefore undertake discussion with the Lambton County Board of Education to secure a long term lease or purchase of the Brigden Road Lambton County Board of Education site.

8 Undertake Engineering Study to Ascertain:

- *Impact of Breakwater for Marina /Boat Launch Facilities on Shoreline*
- *Potential for Future Beach Restoration*

Review of the engineering data indicates that more detailed research into the dynamic effects of coastal modification is required if substantive changes to the shoreline are to be undertaken. This would apply where the creation of a beach for recreation or tourist use is considered or when a breakwater is required for a boat launch or marina facility. Legal implications to proceeding with measures which will affect littoral drift under present circumstances could be serious given that damages to net downdrift locations could range from metres to kilometres. Such effects could result in significant economic implications. Therefore the City of Sarnia-Clearwater should undertake a detailed engineering study to ascertain the impact of building a breakwater in selected locations in the Huronview Park/Brights Grove area.