

UPDATED March 2020





Sioux Narrows | Nestor Falls Highway Corridor

Re-Development Plan

UPDATED March 2020

Prepared For:

Township of Sioux Narrows Nestor Falls

Prepared By:

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I. BACKGROUND

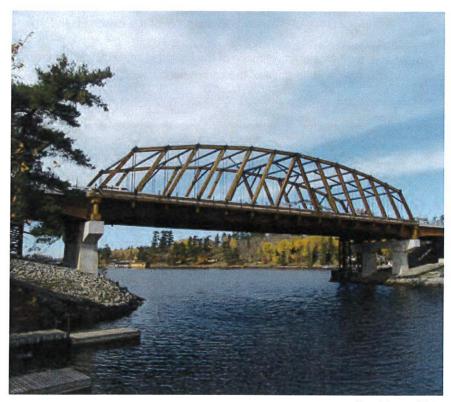






I. BACKGROUND

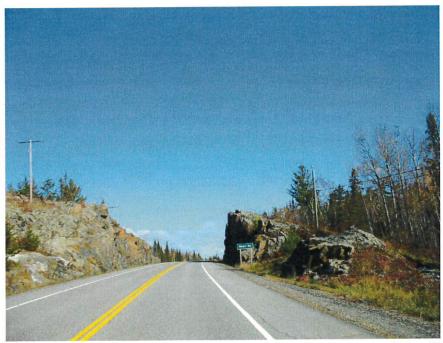
The Sioux Narrows Nestor Falls Highway Corridor Re-Development Project began as part of an initiative to improve the streetscape of both townsites and to develop a set of design elements that could, by themselves, be effective in unifying the image of the streets without major changes to the streetscape. In addition to these cohesive design components, areas within Sioux Narrows and Nestor Falls were identified as important sites for further development that would contribute to the continued growth and development of the area.



Sioux Narrows Bridge

In 2011, the Township of Sioux Narrows Nestor Falls undertook a "Community Improvement Plan" (CIP) to rehabilitate the commercial corridor of Sioux Narrows and Nestor Falls through public and private investment. The appearance and aesthetics of a tourism-oriented community is vital to the local economy. It attracts visitors, enhances the community for residents and contributes to the vibrant retail and resort based business in the community. The overall objectives of the Community Improvement Plan include:

- To encourage the continued vitality and economic viability of the commercial core;
- To stimulate new investment in public and private lands;
- To encourage consistency in urban design and signage while recognizing the importance of diversity and character of the existing built form;
- To create an attractive image of the Township that reflects the historic character and heritage of the community;



Highway 71



Bridge Park

- To reinforce the commercial core as a focus for the community, including commercial and residential uses;
- To improve pedestrian and vehicular connections within the area;
- To provide incentives for rehabilitation of the commercial highway corridors and as an attractive destination for shopping, dining and sightseeing.

This corridor plan provides the aesthetic enhancement components to support improvements to the public infrastructure.

2. PROJECT GOALS & OBJECTIVES







2. PROJECT GOALS & OBJECTIVES

2.1 COMMUNITY WORKSHOP

In October of 2012 HTFC Planning & Design met with the community of Sioux Narrows Nestor Falls and participated in a user led workshop. Held at the Northern Ontario Sports Fishing Centre, local residents of the community discussed streetscaping of the Sioux Narrows Nestor Falls highway corridor. The workshop helped to identify the opportunities and constraints for Sioux Narrows and Nestor Falls. Specific areas for site development were also identified such as the Northern Ontario Sports Fishing Centre (NOSFC) playground and dock expansion, gateway signage into both townsites, the picnic rest stop at the Falls in Nestor Falls and the government dock area in Nestor Falls as well.

As a result of this workshop two maps were generated showing the potential improvements zones for each townsite. These maps can be found on the following pages.



List generated from community workshop

2.1.1 VISIONING WORKSHOP

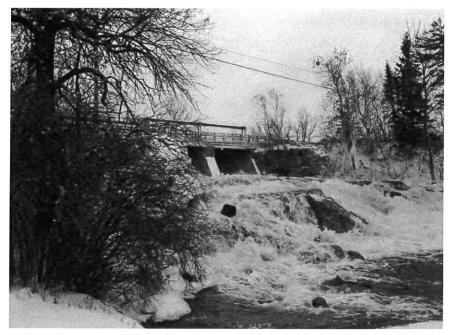
As an update to the Highway Corridor Re-Development Plan that was completed in 2013, HTFC Planning & Design facilitated a visioning workshop with the Township of Sioux Narrows Nestor Falls in November of 2019. The workshop was held at the Nestor Falls Library and included the Community Development Officer and Chief Administrator Officer of Sioux Narrows Nestor Falls, members of the Township council, Chief of Onigaming First Nation and the International Watershed Coordinator for the Lake of the Woods Stewardship Association. The visioning workshop focused on the picnic site development at the Nestor Falls rest stop. A "light hand" on the site was desired by all with

little intervention to the existing site. A list of improvements was developed in addition to those identified in 2013. These are listed in Section 2.4: Key Development Sites later in this document.

HTFC Planning & Design also toured the Nestor Falls Information Centre, the Boreal Forest Trail head, the Northern Ontario Sports Fishing Centre and Government Dock there. A list of improvements were added to the original list developed in 2013. These can be found in Section 2.4: Key Development Sites later in this document as well.



Boreal Trail Head



"The Falls" at Nestor Falls

2.2 DESIGN APPROACH

The design elements for both Sioux Narrows and Nestor Falls reflect the historic character and heritage of the communities. The two townsites are similar in character, however design elements and features were developed, unique to each Sioux Narrows or Nestor Falls.

The design approach focuses on a cohesive set of elements that provide rhythm, repetition and harmony while creating a sense of place for each townsite. Common design criteria includes scale, colour, form and detail. Each of these criterion was then translated individually, or in combination, to form the various streetscape design components.



Sioux Narrows Nestor Falls

Highway Corridor Re-Development

Sioux Narrows Townsite: Potential Improvements

- Highway Corridor:
 Galeway features that define town edge
 Iral / sidewalk system with new
 streetscaping features such as:

- banners
 'fish' planters specific to Sioux
 Narrows / Nestor Falls
 Signage for Lake, town, etc.
 Interpretive signage at points of
 interest along corridor
 commercial sign maintenance
 confinuous hedge plantings
 highway pedestrian arassings at key
- parking islands / filling in ditches way finding features that direct residents & visitors to local businesses and down to the water's edge Lighting at Key Points
- 2. Northern Ontario Sportfishing Centre:
 - Drainage
 Government Dock Improvements:
 new dock & boat launch
 new slips
- commercial use
- management
- staging area / loading area Intill Shoreline / Access to Water Boardwalk w/ covered section for fishing
 - demonstrations
- Maintenance & Landscape Improvements
 Complete Play Area
 Prare Evilion or Praric Tables
 Interpretive Panels
 Outdoor Attraction



Greenspaces

Commercial Zone Areas







- - similar elements as Sioux Narrows to
- create a connection to the towns
 •Trail / sidewalk system with new
 streetscaping features similar to Sioux Narrows
- 2. Nestor Falls Rest Stop & Picnic Area:
- Consolidate Signage
 Info Kiosk (brochures, maps, etc.)
- Nestor Falls Info Centre
- Red Pine Trail
- Bass Lake Park Boreal Trail
- Caliper Lake Provincial Park
- · Washrooms

- New Signage
 Interpretive signage (i.e. tourist destination) for 8,000 years)
- informational / directional signage new billboard / Nestor Falls sign
 Picnic area developed
 dock
- - landscaping
- site furniture
- relocate picnic shelter from parking lot · Universally accessible pathway to water
- Accessible pathway over falls

- 3. Government Dock:
- · Additional Parking
- · Overflow parking under trees
- Signage at Highway
- 4. Nestor Falls Info Centre & Boreal Trail Head
- Landscaping
- Signage
- · Building Improvements

Prepared By





Playground at Northern Ontario Sports Fishing Centre

2.3 CORRIDOR ELEMENTS

The following corridor elements were a result of the community workshop held with local residents. Out of the potential improvements for Sioux Narrows and Nestor Falls a cohesive set of design elements were developed. They are as follows:

CREATE A STRONGER SENSE OF ARRIVAL

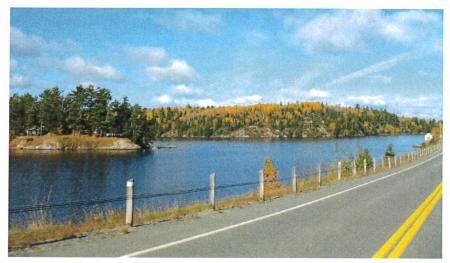
- Maintain gateway / welcome signs located at the entryways to Sioux Narrows and Nestor Falls to provide a consistent look and asthetic to the two townsites.
- Develop an "entrance" to the townsites by creating a stronger vertical element that commands attention and is visible from a distance
- New signage at the Nestor Falls Rest Stop & Picnic Area
- Frame gateway features with native vegetation

INTRODUCE A THEME WITH COLOUR AND FORM THAT REPEATS THROUGHOUT THE CORRIDORS PROVIDING RHYTHM AND PUNCTUATION

- The entry signs will be the first element encountered and should predominately display the colour and form of the theme
- Repeat the theme colour and form at a high frequency between gateway signs
- Colour can be represented in light poles, banners, signs, planters, etc.
- Form can be represented in banners, signs, paving, planters, wayfinding elements and sculptural features
- Colour heritage colours that compliment building facades and the style of architecture characteristic of the early to mid 1900's
- Form fish inspired motifs and a character that reinforces the history of the area as a pioneering and fishing town with a connection to nature



Government Dock Welcome Sign



Highway 71

PROVIDE A VERTICAL ELEMENT THAT CAN BE REPEATED ALONG THE CORRIDOR

- Banners
- Decorative light poles
- Trees
- Sculptural elements
- Signage
- Interpretive signage

IMPROVED PEDESTRIAN CIRCULATION AND WAYFINDING

- Trail / sidewalk systems
- · Lighting at key locations
- Information kiosks and way finding signage to and from lake and to key "areas of interest" (i.e. Northern Ontario Sports Fishing Centre and Nestor Falls Rest Stop & Picnic Area)

- Highway Trail Crossing Nodes
- Paving patterns that reflect the theme

PLANTING AND LANDSCAPE IMPROVEMENTS

- Consistent planting plans for parking islands
- Filling in ditches with closed storm drains and catch basins
- Shrub plantings that form a continuous vegetative screen
- "Fish" inspired planters (annuals for an impressive display of colour)
- Use of indigenous plants and local materials where possible
- Consider planting for all seasons (i.e. include evergreens wherever possible)



Nestor Falls

SIGNAGE MAINTENANCE AND CONSOLIDATION

- Standardization and un-cluttering of the corridor to fit the character of the streetscape, **removal of unused signs**
- Update the street signage to fit the theme of colour and form
- Building façade improvement to restore original wood and stone foundations in keeping with the character of the towns

ENHANCE AND PRESERVE IMPORTANT VISTAS AND VIEWS ALONG THE CORRIDORS

- Take advantage of the natural sightlines to locate plantings or theme elements
- Use fencing and screen planting to obstruct views that are less desirable (i.e. vacant lots, storage yards and large parking areas)

BUILDING FAÇADE IMPROVEMENT

- Restore historic buildings to their original design and construction
- Restore building façades for architecturally significant buildings (i.e. wood frame buildings, characteristic of the mid 1900's)
 - Consistent roof materials (including tin or copper)
 - Board and baton or clapboard siding
 - Awnings
 - Display windows
 - Base plate
 - Recessed doors



View from the Northern Ontario Sports Fishing Centre

2.4 KEY DEVELOPMENT SITES

In addition to the potential improvements that were identified at the workshop held in October 2012 for each townsite, as well as the Visioning Workshop held in November of 2019, 3 key sites for a more detailed site development were discussed. They can be found on the following maps and are described as follows:

SIOUX NARROWS TOWNSITE

Refer to Concept Plan for Sioux Narrows for locations

- I. Northern Ontario Sports Fishing Centre:
 - Upper deck at the Centre for public programming and events
 - Address drainage and stabilize slopes where needed
 - · Government Dock Area improvements
 - New slips
 - Commercial use (MS Kenora docks here in August)
 - Expanded staging / boat launch area
 - Welcome signage
 - Parking re-organization / re-configuration (tight to playground & picnic area currently)
 - Relocate long term parking to Curling Club Rd.
 - Provide access to water for visitors to the centre
 - Boardwalk with covered section for fishing demonstrations
 - Artist in residence program (day use studio "On the Water")
 - Connection to the Marina at water level
 - Paddleboard and kayak use
 - Maintenance and landscape improvements
 - Provide accessible pathways
 - · Interpretive signage
 - Fishing themes
 - Multi-generational displays with a focus on inclusion
 - Signage to act as an extension of the Northern Ontario Sports Fishing Centre

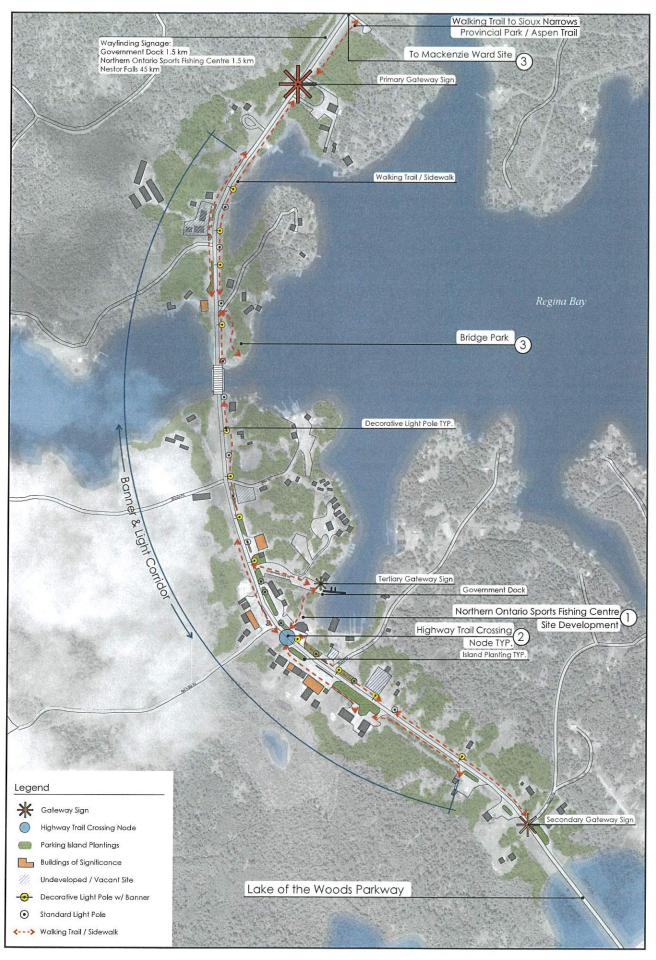
- Complete the play area
 - Develop a multi-generational natural playground
 - Interpretive elements that will link the playground to the Northern Ontario Sports Fishing Centre
 - Indigenous, new plantings that tie into the interpretive theme of nature
- Areas for picnic tables and day use
- 2. Highway 71 Crossing (See Section 3.1.3: Highway Trail Crossing Node)
 - Connect to Veteran's Park and commercial district from the NOSFC
 - Potential for long-term boat trailer parking south of Veteran's Park
- 3. Small Day Use Parks
 - Mackenzie Ward Site
 - Interpretive elements (history of site as a HBC trading post known as "Whitefish Lake / Bay Post")
 - Small landscape improvements
 - -Trail development
 - Bridge Park
 - Directional signage from Highway
 - Small landscape improvements



Northern Ontario Sports Fishing Centre Picnic Area



Day Use Studio at the NOSFC "On the Water"









NESTOR FALLS TOWNSITE

Refer to Concept Plan for Nestor Falls for locations

- 4. Nestor Falls Rest Stop & Picnic Area: (for location refer to concept plan on the following page for Nestor Falls)
 - Directional signage from Highway 71
 - Both north and south approach to Falls
 - Informational signage (washrooms, info, picnic area icons)
 - "You Are Here" Map in parking lot of the SNNF area to connect visitors to other points of interest in the area, other rest stops and information centres
 - New gateway signage for Nestor Falls Rest Area at "The Falls"
 - Gateway feature / welcome signage visible from the north and south approach to address low visibility of the Falls themselves (most visitors drive over the Falls not knowing they exist)
 - · Interpretive signage
 - Heritage site and tourist destination for over 8,000 years
 - Area of archaeological and historical significance
 - Physical and cultural history themes
 - Water stewardship themes
 - Multiple languages



The Falls at Nestor Falls Rest Stop & Picnic Area

- · Picnic area developed
 - Dock access for daytrippers such as kayaks, canoes and boats
 - Landscaping improvements
 - Site furniture (picnic tables and waste receptacles)
 - Relocate picnic shelter from parking lot
 - Universally accessible pathway to water
 - Enhance and preserve sightlines to the Falls
 - Create a transformative space that reflects the character and feel of a 8,000 year old fishing spot and destination
- Create access over falls and viewing / lookout area

5. Government Dock:

- · Provide additional paved parking on southeast corner of site
- Accommodate for overflow parking during peak season (under tree stand to the east of parking lot
- Updated signage at the dock to welcome visitors arriving by boat (similar to signage at the Government Dock at the Northern Ontario Sports Fishing Centre in Sioux Narrows)
- New signage located at the Highway to direct visitors to the dock



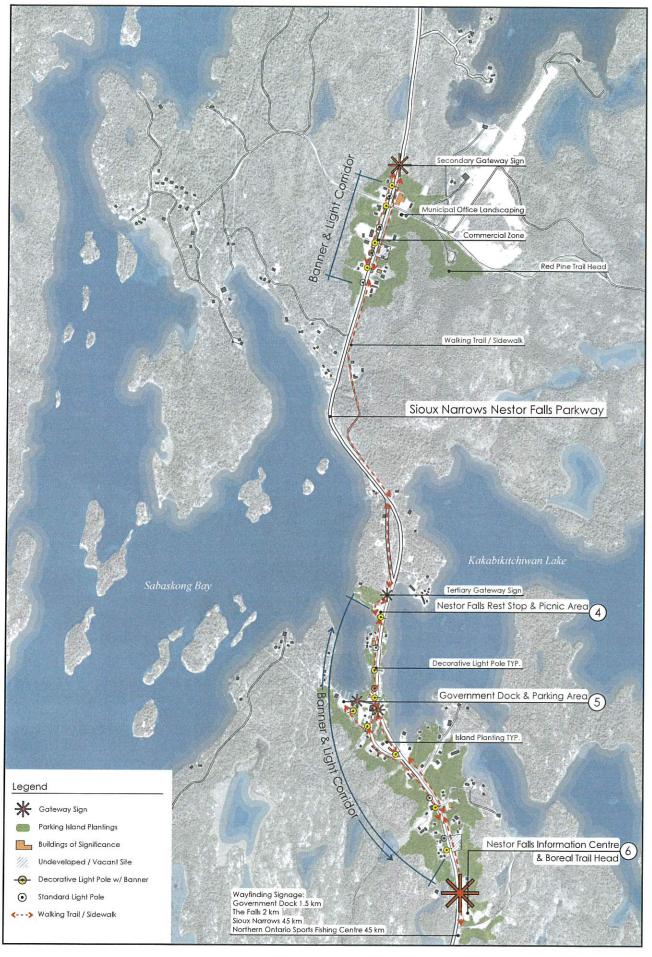
Government Dock in Nestor Falls



Insert text describing image

6. Nestor Falls Information Centre & Boreal Trail Head:

- Landscape improvements
 - Building upgrade
 - Deck
 - Planters
 - Building display
 - Wildflower seeding & grasses
- New signage
 - Informational signage (washrooms, info, picnic and trail head icons)
 - Larger and closer to the Highway for better visibility
 - Centre in need of signage
- · Boreal Trail Head
 - Artist in residency "On the Rock" signage
 - Low visibility of sign at Trail Head (consider new signage or adding to the larger sign at the Highway)









3. DESIGN PROGRAM & RECOMMENDATIONS

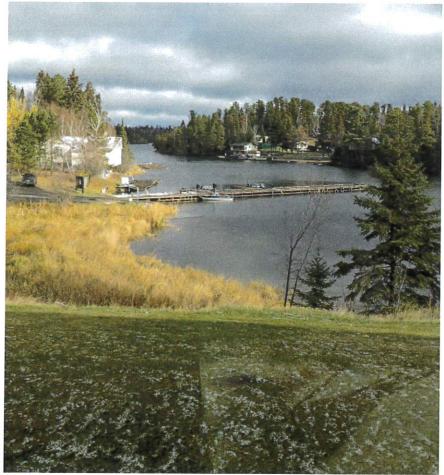






3. DESIGN PROGRAM & RECOMMENDATIONS

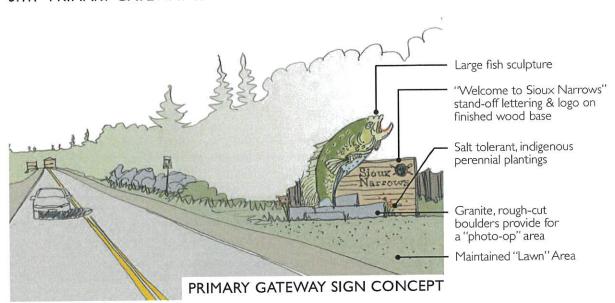
The following drawings and sketches illustrate the concept plans that were developed for the townsites of Sioux Narrows and Nestor Falls. The following pages illustrate the different design elements and more detailed site development for each townsite.

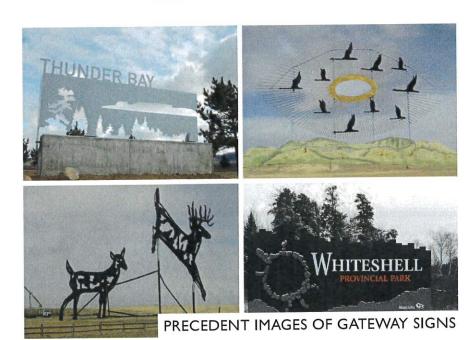


Government Dock in Sioux Narrows

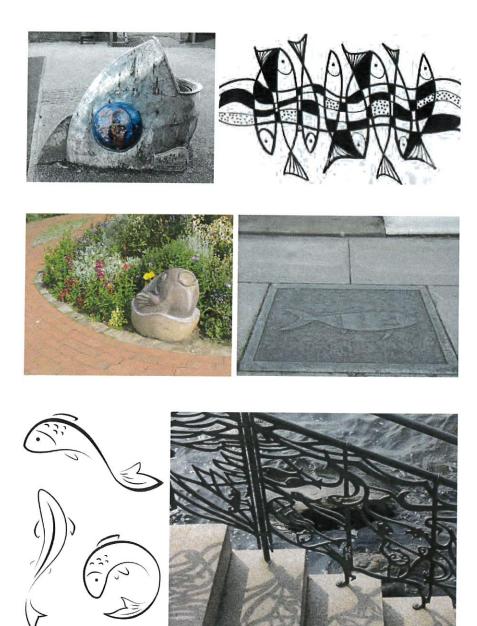
3.1 COMMON DESIGN FEATURES

3.1.1 PRIMARY GATEWAY SIGNS





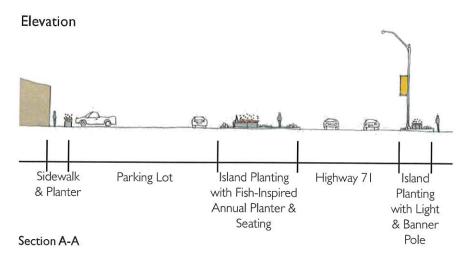
3.1.2 FISH INSPIRED DESIGN ELEMENTS

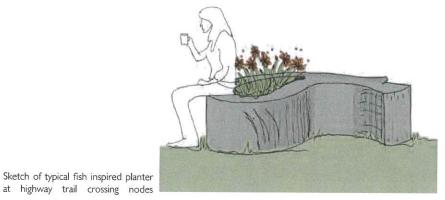


3.1.3 HIGHWAY TRAIL CROSSING NODE TYP. with planting island detail



Figure I







Crosswalk Painting Inspiration

3.1.4 ORNAMENTAL & ADDITIONAL LIGHTING





The Falls Picnic Area in Nestor Falls

3.2 SITE DEVELOPMENT CONCEPTS

3.2.1 NORTHERN ONTARIO SPORTS FISHING CENTRE SITE DEVELOPMENT CONCEPT PLAN

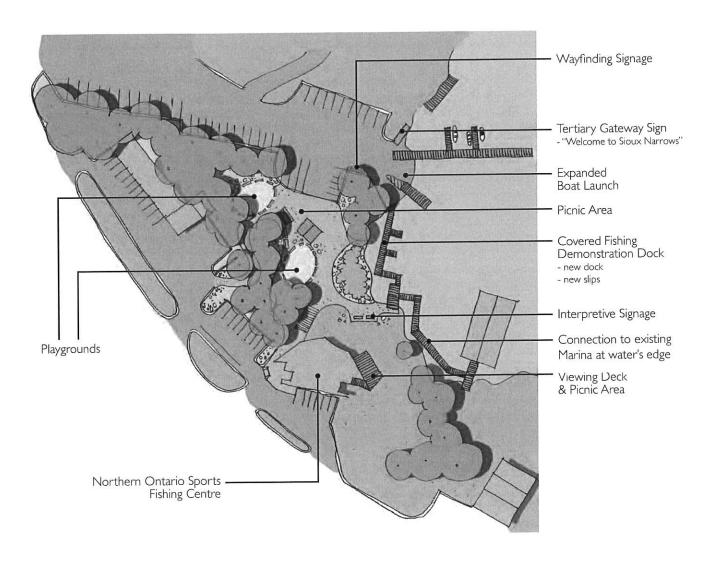
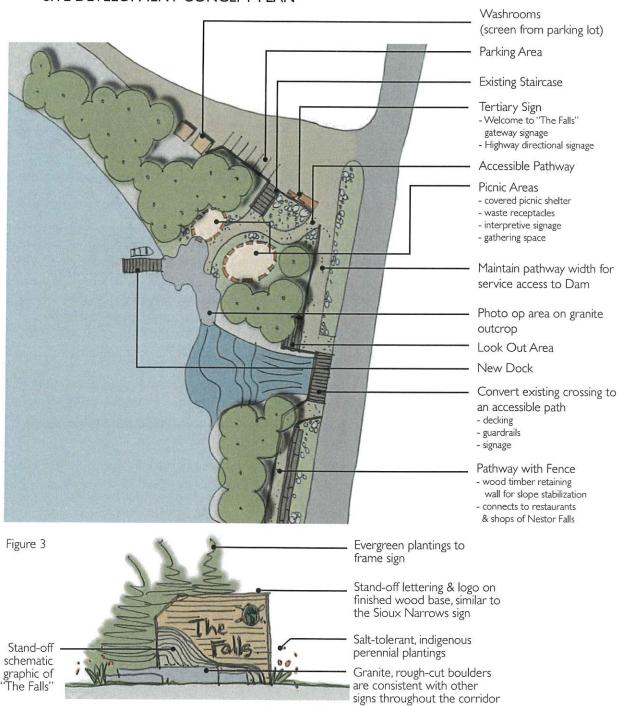


Figure 2

3.2.2 NESTOR FALLS REST STOP & PICNIC AREA SITE DEVELOPMENT CONCEPT PLAN



3.2.3 GOVERNMENT DOCK & PARKING AREA SITE DEVELOPMENT CONCEPT PLAN

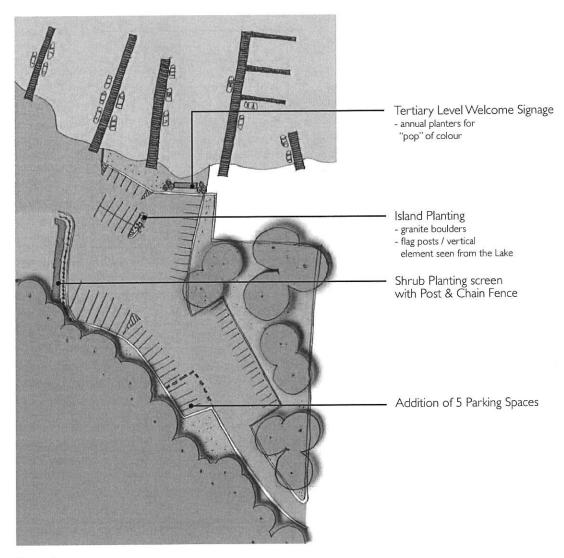


Figure 4

3.3 PHASE I: BUDGET FOR CONCEPTUAL DESIGN PROGRAM

Sioux Narrows Nestor Falls - Highway Corridor Re-Development

March, 2020 PROPOSED BUDGET

PROPOSED Total

I. SIOUX NARROWS GOVERNMENT DOCK & WATERFRONT DEVELOPMENT		\$887,000.00
a) Expanded Boat Launch	\$20,000.00	A DESIGNATION OF THE PARTY OF T
b) Interpretive Displays (3)	\$25,000.00	
c) Viewing Deck off of NOSFC	\$35,000.00	
d) Landscaping Improvements	\$85,000.00	
e) Playground Upgrades	\$500,000.00	
f) Marina Boardwalk	\$110,000.00	
g) Highway Crossing Node	\$62,000.00	
h) Ornamental Lighting Features	\$50,000.00	
II. MACKENZIE WARD SITE		\$91,000.00
a) Interpretive Elements	\$16,000.00	THE PERSON NAMED IN COLUMN TO COLUMN TO THE PERSON NAMED IN COLUMN TO COLUMN
b) Landscaping Improvements	\$45,000.00	
c) Trail Development	\$30,000.00	
III. BRIDGE PARK		\$50,000.00
a) Directional Signage from Highway	\$20,000	
b) Small landscaping Improvements	\$30,000	
V. "THE FALLS": NESTOR FALLS INFRASTRUCTURE IMPROVEMENTS		\$356,000.00
a) Interpretive Signage & Displays (2)	\$16,000.00	
b) Decking & Lookout Over Falls	\$100,000.00	
c) Trails/Pathways & Stairs	\$40,000.00	
d) Gateway Sign & Directional Signage	\$150,000.00	
e) Landscaping	\$30,000.00	
f) New Dock	\$20,000.00	
. NESTOR FALLS GOVERNMENT DOCK INFRASTRUCTURE IMPROVEMENTS		\$65,000.00
a) Additional Parking Spaces (5 stalls)	\$15,000.00	
b) Landscaping Improvements	\$50,000.00	
/I. NESTOR FALLS INFORMATION CENTRE & BOREAL TRAIL HEAD		\$135,000.00
a) Landscaping	\$30,000.00	
b) Signage	\$35,000.00	
c) Building Improvements / Upgrades	\$50,000.00	
d) Deck	\$20,000.00	
	Subtotal	\$1,534,000.0
Design & Contract Administration		\$75,000.0
15% Contingency		\$230,100.0
PROPOSED W. I		9

\$1,839,100.00