



**Township of Southgate
Downtown Revitalization Taskforce**

March 11, 2025

11:00 AM

Ruth Hargrave Memorial Library

	Pages
1. Call to Order / Opening Remarks by the Chair	
2. Record of Attendance	
3. Elections	
4. Declaration of Pecuniary Interest	
5. Business Arising	
None.	
6. Correspondence and Presentations	
6.1 Downtown Self-Assessment Workshop	1 - 3
6.2 University of Waterloo Student First Impressions	4 - 59
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8. Confirmation of Action Items	
9. Next Meeting	
10. Adjournment	

Self Assessment: Situational Analysis Using the SCORE Card

An alternative method to SWOT Analysis used for situational assessment is the SCORE Card to consider a community's **S**trengths, **C**hallenges, **O**pportunities, **R**isks and future **E**xpectations.

<p>Strengths</p> <p>What are the strengths? Describe the current situation in terms of what you do well, and what key factors contribute to the success. Consider processes, performance feedback and resources – e.g., staff, trainers, and facilities.</p>	<p>Challenges</p> <p>What are the challenges? Describe the current situation in terms of the factors which get in the way of or impede success. Consider processes, performance feedback and resources – e.g., staff, trainers, and facilities.</p>
<p>Opportunities</p> <p>What are the opportunities? Describe what is currently happening outside the group in the broader environment that may create opportunities. Consider client needs, competition, demographics, political environment, and technology.</p>	<p>Risks</p> <p>What are the risks - the outside influences - over which the organization has no control? Describe what is happening in the broader environment that may threaten the future of the group. Consider client needs, competition, demographics, political environment, and technology.</p>
<p>Expectations</p> <p>What might be accomplished in the future?</p>	

A “Walk-About” Technique

Members of the Management Committee are divided into groups of two to three individuals. Each group is given a clipboard, pen and paper, and a set of prompt questions. Ideally, participants would also be given a small map of the downtown study area. Digital cameras can be used to record images of the things the groups observe — images that the Coordinator can later use to illustrate possible project areas. All groups are asked to walk the study area and record their personal observations of the following:

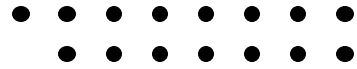
- **Business mix** — Are there any clusters of similar businesses or complementary businesses?
- **High traffic locations** — Where are the high traffic areas? Are there high traffic areas near public services or businesses?
- **Building condition** — What is the condition of buildings and the state of maintenance (alley/rear and street façades)?
- **Building appearance** — What is the quality of window displays, signs, awnings, color schemes, etc.?
- **Architecture** — Are different types of architecture present on the street? Identify buildings with siding that masks their historic character. Identify upper storeys and window styles, parapets and cornices that show workmanship and style.
- **The continuity of the ground floor to the upper storey**— Are there holes/gaps in the building fabric?
- **Pedestrian comfort and security of the street** — Are there potential conflicts between pedestrians entering businesses and traffic circulation?
- **Landscaping of the streets** — What is the availability of benches, lighting, public washrooms and drinking fountains? Are there uncomfortable sections of the street?

The groups reconvene and collectively record their observations on a large-scale map on a wall. This exercise can bring forward physical improvements priorities for further design and also immediate action ideas – e.g., removing garbage from a specific vacant property. This exercise acts as another way for the group to look at the downtown, with a primary focus on the physical landscape.

Rate the Recent Performance of the Downtown: Key Roles and Functions

For each role or function below, identify whether your community feels that the **importance** of that role/function of your downtown has increased, decreased or stayed about the same, as compared to ten years ago.

	Increased	Decreased	Stayed About Same
Commercial/Economic Roles (Overall)			
Retail stores (mix, quality of image)			
Retail services (quality of service, competitiveness)			
Commercial offices (quality of services and mix)			
Restaurants and entertainment (mix, quality)			
Visitor accommodations and services (mix, quality)			
Social & Non-business Roles (Overall)			
Community meeting places: halls, parks, library			
Residential (mix, quality)			
Arts and culture, and recreational: theatres, galleries, arena, sports fields			
Institutional services:			
• Government offices			
• Post office			
• Churches			
• Service Clubs			
Overall social and non-business roles in relation to overall commercial/economic roles			



FIRST IMPRESSIONS COMMUNITY EXCHANGE

Team



1:
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Ivy Wang, Yuewei Zhou

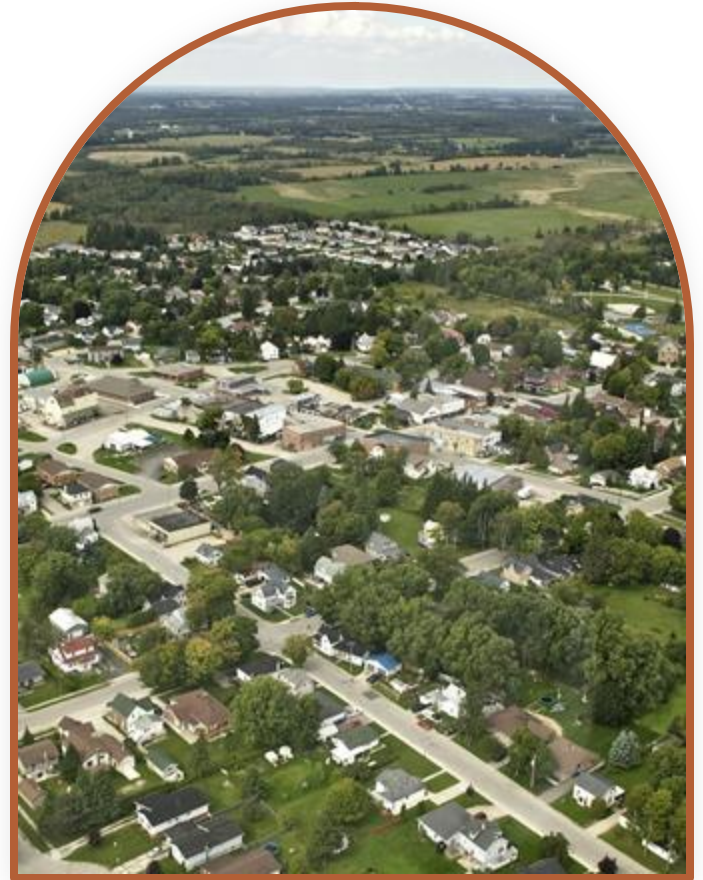


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First Impressions



Preconceived Notions

- Small town (village) charm.
- Historical character that can be preserved, e.g. train station history.
- Unknown location, character, and history.
- Small landmarks and dispersed community.
- Small one-lane roads.

Online Forums

Notable Thoughts from the Community:

- Some are upset with the removal of the railway track as it could have been used as a transit stop for commuters going to Toronto.
- Some are upset with lack of unique restaurants and places to eat out.
- Issues with lack of healthcare in the area.
- Food costs of groceries stores high.
- Issues with road conditions especially during the winter.

Online Community Forum Links:

- [Reddit: Is anyone here from Dundalk Ontario](#)
- [Reddit: Life in Dundalk Ontario](#)





HEALTH, EMERGENCY, & SOCIAL SERVICES

Health, Emergency, & Social Services

Existing Services:

- 3 Dentist Locations
- Fire Department
- Pharmacy
- Walk-in Clinic
- Dundalk Public Works
- Parks and Greenspace



Health, Emergency, & Social Services

Strengths

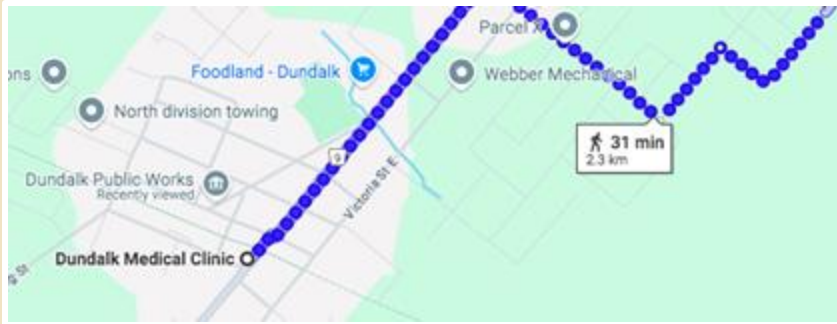
- **Clustered Uses:** The pharmacy, walk-in clinic, and dentist are in close proximity of each other allowing easy navigation from one service to another.
- **Dundalk Public Works:** engages community and services issues regarding transit networks, water systems, and public infrastructure.



Health, Emergency, & Social Services

Weaknesses

- **Service Efficiency:** location of services are far and people can get stuck in harsh weather when trying to get medical help.
- **Lack of Signage:** for Municipal buildings or public services which makes it difficult to navigate or utilize important services.



Health, Emergency, & Social Services

Opportunities

- There's a need for more medical facilities and clinics in downtown.
- Vacant lots have the opportunity to host more emergency responders.
- Provide community support locations for members to report safety issues and local crime.
 - Note: The crime incidents will be reported to the nearby police station. This location is to ensure the community feels safe and has a place to report to in case reaching police is difficult.





RETAIL & COMMERCIAL SERVICES

Retail & Commercial Services

Strengths

- **Diverse Business Mix:** Such as financial institutions, agricultural supply retailers, hardware stores, restaurants, grocery store, convenience store.
- Several local businesses support the rural farming community.

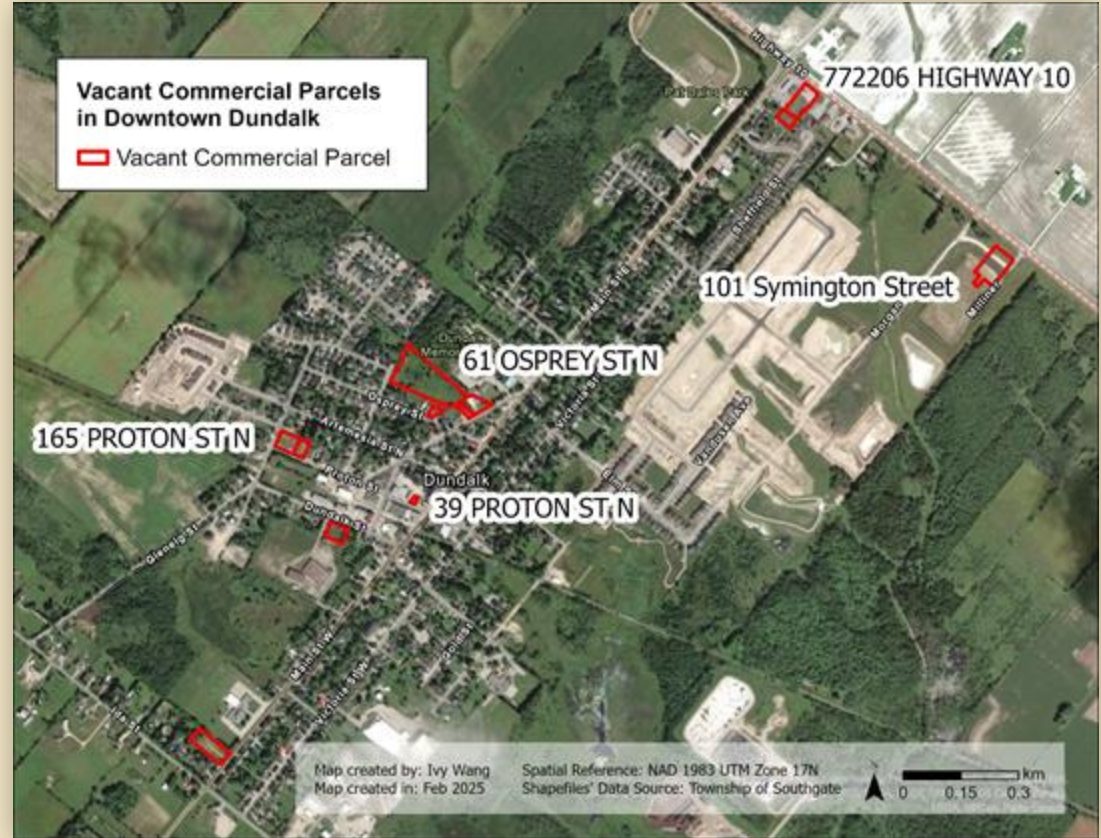


Weaknesses

- **Accessibility:** Due to aging infrastructure, is an issue in older buildings and storefronts.
- **Aging Infrastructure:** Buildings beyond disrepair would require costly renovations for safety and maintenance.
- **Vacancies:** Presence of vacant buildings disrupts retail clusters and aesthetics of Downtown Dundalk; Reduces foot traffic.
 - Current vacancies evident on 14, 30 Proton North, Morgan Avenue
- **Missing Businesses:** Grocery Store.
- **Lack of Online Presence:** Difficult to gather information about services available.

Potential Redevelopment Ideas

- Grocery store
- Dollar store
- Larger parks with seating and playground amenities
- Pharmacy
- Medical Clinic
- Museum emphasizing Dundalk's heritage
- Widened sidewalks with more street furniture





CULTURE & HERITAGE

Culture & Heritage

Existing focal points include:

- Station Library
- Olde Town Hall
- Lion's Club Parkette
- Historic red brick buildings





Culture & Heritage

Strengths

- **Repurposing:** Reuse of historic buildings for community use (Station Library)
- **Contrast:** Historic buildings will contrast with new development
- **Gateways:** Location of heritage features create gateways into the downtown
- **Signage:** Banners and street lights signify the start and end of downtown

Weaknesses

- **Abandoned:** Historic buildings are vacant and in disrepair
- **Expensive Restorations:** Difficult and costly to protect and restore historic buildings
- **Lack of Emphasis:** Not enough focus and space is given to existing focal points to draw people in



Heritage Opportunities

- More public art and natural landscaping to characterize the downtown
- Creating focal points using existing buildings and landscaped space
- Retaining the façades of old buildings to preserve the existing character
- Potential agricultural museum to showcase the town's history





DESIGN & LANDSCAPING

Design & Landscaping



Strength

S

- **Historic Character:** The old buildings and train-based streetscape add personality and charm.
- **Greenery:** The downtown area is surrounded by lush greenery.
- **Mixed-Use Core:** Many residential spaces are integrated with stores and essential resources, making downtown accessible for nearby residents.
- **Street-Oriented Buildings:** Several buildings are placed at street corners rather than parallel, creating small public spaces that enhance social interactions.

Design & Landscaping

Weaknesses

- **Limited Social Spaces:** Few indoor and outdoor spaces for gathering outside of work hours.
- **Wayfinding Issues:** Lack of clear signage for streets and businesses.
- **Pedestrian Challenges:** Wide roads make crossing difficult.
- **Limited Amenities:** Few large supermarkets or stores offering basic goods.
- **Lack of Parks & Recreation:** Insufficient park space for exercise and social activities.
- **Aesthetic Concerns:** The downtown lacks visual appeal beyond building sidings and greenery.



Design & Landscaping

Opportunities



- **Improved Signage:** Install vibrant and larger welcome signs for Dundalk.
- **Social Hubs:** Create linear social spaces, such as along Proton Street.
- **Better Lighting:** Enhance public spaces with lighting to improve safety and connectivity.
- **Pedestrian-Friendly Design:** Widen sidewalks and narrow roads for better walkability.
- **Transform Vacant Spaces:** Convert empty lots into plazas or event spaces.
- **Reinforce Downtown Identity:** Activate underutilized parcels with needed services and activities.
- **Encourage Active Transportation:** Improve road designs to support cycling and walking.



COMMUNITY MOBILITY

Community Mobility: Strengths



Pedestrian Safety

- Main St/Proton St signaled crosswalk; zebra crosswalks.
- Ample on-street parking encourages visitors, especially from out of town.



Accessibility

- Tactile Walking Surface Indicators at pedestrian crossings.
- Priority handicap parking locations; curb cuts.



Street Facade, Transit Terminal Location

- Wide sidewalk portions; seating, aesthetic planters.
- Grey Transit Library Terminal situated in prime location for visitors (encourages visiting main attraction).
- Compact downtown area makes it feasible to implement pedestrian-friendly initiatives.

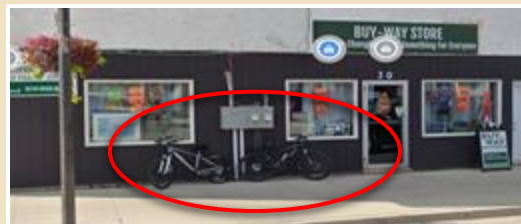
Community Mobility: Weaknesses/Opportunities

Transit Availability & Library Terminal

- Weekday-only Grey Transit may discourage weekend out-of-town visitors (Route 1: Dundalk to Owen Sound).
 - **Opportunity:** Add weekend schedule, community shuttle.
- Library Terminal: Lack of amenities for transit users.
 - **Opportunity:** Consider visible route signage, benches, lighting.
- Lack of crosswalks at Proton St/Holland St stop sign.



Community Mobility: Weaknesses/Opportunities



Cycling Amenities

- Lack of bike parking
 - **Opportunity:** More bike hoops at Terminal/Library, on sidewalk, at central location (e.g. Lions Club Parkette).

- Lack of bike lanes



Opportunity: Consider bike symbols in travel lane to indicate shared space; draw from “Complete Streets” approach.

Street Amenities

- **Opportunity:** Consider adding small surface parking lot.
- **Opportunity:** Enhance streetscape aesthetics: flower planters, benches.



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Example: Historic Main Street, Newmarket, ON



RECREATION & TOURISM

MARCH BREAK

AT THE LIBRARY

March 11 - 14

TUESDAY

Lofty the Magician- 10am
Join Lofty for a magic show and dance party!
All ages, 1-2 adults per family.
Pick up your free ticket in advance.

Nailed It! Teen Edition- 2pm
Compete in 3 rounds of dessert decorating to see if your team Nails it or Falls It!
Best dessert in each round gets a prize!
Teams of 2. Ages 12-18. Must register.

Stop by all week and do the scavenger hunt! Ages 3-12

WEDNESDAY

Kids STEAM- 11am
Have fun with Outdoor! Ages 8-12.

Kids Craft- 1pm
Join us for a show/fake craft! Ages 8-12.

THURSDAY

Kids Movie- 1pm
Join us to watch Transformers One. Ages 3-12. Under 5 must have a parent present. Please bring your own water bottle.

Teen Smash Bro Tournament- 3pm
Complete on the Switch for a chance to win a \$25 gift card. Ages 12-16.

Teen Scary Movie and Pizza- 6pm
Enjoy pizza while you watch A Quiet Place: Day One. Ages 13+.

FRIDAY

Story Time with Baby Chicks- 3pm
Listen to a story by author Carolyn J. Morris and visit with her baby chicks. All ages. 1-2 adults per family. Pick up your free ticket in advance.

Southgate Public Library
80 Proton St. N., Dundalk
519 923-3248

Registration Required



Recreation & Entertainment

Strengths

- **Community Engagement:** Many community events bring residents together in the Southgate area.
- **Tourism Appeal:** The historic character of buildings attracts visitors.



Recreation & Entertainment

Weaknesses

- **Limited Population Size:** Small population restricts big-city entertainment options like arcades.
- **Lack of Social Spaces:** The town could benefit from more community gathering areas.
- **Underutilized Parks:** Existing parks lack sufficient social and recreational opportunities.



Recreation & Entertainment

Opportunities

- **Embrace Rural Identity:** Introduce more fairgrounds events and farmers markets and bring some of these elements to the downtown.
- **Curated Local Experiences:** Develop local small-town attractions unique to Dundalk such as a curated movie theatre.
- **Highlight History:** Increase public displays showcasing Dundalk's heritage.



CONCLUSION & RECOMMENDATIONS

Conclusion

Positive Features about Dundalk

- Historical-home style of commercial buildings gives a welcoming feeling.
- Particular rural character - ex. Library
- Ample on-street parking encourage out-of-town visitors



Biggest Challenges for Dundalk

- Accessibility - distance from resources to residential areas especially for those near Highway 10
- Amenity improvements for library bus terminal



Recommendations

Biggest Opportunities for Dundalk

- Addition of new buildings to provide more accessible stores and services. Examples: grocery, dollar store, medical clinic, and police stations.
- Increasing the density of storefronts in the downtown area for a continuous commercial street facade
- Enhance streetscape from both urban design and mobility perspective, to improve pedestrian amenities, emphasize Dundalk's heritage and aesthetic appeal.



THANK YOU

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MSKC
MODERN SOLUTIONS
KEY CONSULTING

DOWNTOWN DUNDALK FIRST IMPRESSION COMMUNITY EXCHANGE (FICE) REPORT

Prepared For:

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(c/o Brenna Carroll, Economic Development Officer)

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PLAN 405 | Group 10

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Winter 2025

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1.0 INTRODUCTION

1.1 BACKGROUND AND PURPOSE

The First Impressions Community Exchange (FICE) is a tool offered by the Ministry of Rural Affairs as a precursor for rural municipalities to establish a Downtown Revitalization Program within their communities.

Improving the town's downtown area in collaboration with residents and local businesses is a local priority for the Township of Southgate. The Town's Community Strategic Plan (2023-2027) identifies revitalizing Downtown Dundalk to enhance its beauty and restore pride-of-place in the downtown as one of municipal councils key goals. This Goal is one of the strategic priorities in the Plan, with the intent to foster a thriving economy. This project is explicitly identified as an action item to address the following Goal: "Participate in the Downtown Revitalization Program that Includes Developing a Vision for Downtown Beautification in Consultation with the Community" (4.C).

Our Team was contracted by the Township of Southgate to undertake a first impressions audit as a component of the Downtown Dundalk's Revitalization Project. The purpose of the first impressions audit was to offer fresh perspectives and unique insights about Downtown Dundalk to understand future opportunities and challenges to attract potential residents and businesses.

1.2 PROCESS

In accordance with municipal goals identified in the Town's Community Strategic Plan, the FICE was an assessment of Downtown Dundalk, focused on downtown revitalization, appearance, businesses, infrastructure, entertainment and recreation. The Ontario Ministry of Rural Affairs established the following criteria to guide downtown-focused assessments:

- The look and feel of the downtown area;
- Businesses, retail stores, and restaurants; and
- Entertainment (events, festivals, arts and culture activities).

Based on these criteria, our Team created a questionnaire (Appendix A) to guide and inform our evaluation of Downtown Dundalk. Our Team conducted one (1) in-person site visit in February 2025 and relied on Google Maps to identify site elements. The following sections of this report identify the study area and outline our observations and findings of Downtown Dundalk based on the identified criteria as first-time visitors. This report is provided as information to the Township of Southgate and will inform future recommendations of ways the downtown can be revitalized with streetscape features and businesses that enhance livability and community cohesion by considering population growth from new housing developments in the three (3) MZO areas.

2.0 STUDY AREA

Figure 1 shows the study area of Downtown Dundalk, with a focus on Proton Street South and Main Street East (between Young Street and Artemesia Street).



Figure 1 : Downtown Dundalk Study Area

3.0 BUSINESS, RETAIL STORES, AND RESTAURANTS

3.1 BUILDING TYPOLOGIES

There is a mix of historical and modern architectural styles in Downtown Dundalk. Buildings with historical architectural style are connected in the form of row houses, while newer and more modern buildings are detached from other buildings within the Downtown.



Figure 2: Proton Street Mixed-Use Row Buildings (Schaap, 2025)



Figure 3: New Guardian Pharmacy (Google Maps, n.d.)

3.2 STOREFRONT APPEARANCE AND PRESENTATION

Building materials primarily consist of vinyl siding and brick, of a variety of colour. There is a mix of old and modern materials used, with a portion of buildings using traditional materials (such as brick), while other buildings appear renovated and modern.

The maintenance of the exterior facades of buildings varies. Our Team found that businesses with a more modern architectural style were well maintained with minimal but attractive landscaping features located on the sidewalks in front of their businesses compared to more historical buildings converted into businesses.

Many of the businesses within historical buildings are structurally intact but are in a mildly deteriorated condition, particularly vacant buildings seem rundown, as paint is evidently flaking on buildings, and brick buildings are discoloured.

Active businesses include inviting features, such as large storefront windows and clear signage. Many businesses include signage above doorways, flush with the building façade. Some businesses include further signage in the form of stands/displays on the sidewalk, further promoting visibility.

3.3 BUSINESS MIX AND DIVERSITY

There are a few franchise businesses within Downtown Dundalk, including the CIBC, Home Hardware, and Highland Fuels and Supply. However, the majority of businesses are local, including The Junction Family Restaurant, Buy-Way Store, Neil's Caribbean Grocery Store, Brydon Cardon Decorating and Florals, and Embellished Beauty.

Overall, there is a limited variety of businesses, retail stores, and restaurants in Downtown Dundalk for visitors to attend to. The majority of businesses are serviced based, like healthcare and bank providers, a barbershop, a dog groomer, and a library, rather than retail or entertainment options aimed at visitors.



Figure 4 : Canadian Imperial Bank of Commerce (Google Maps, n.d.)

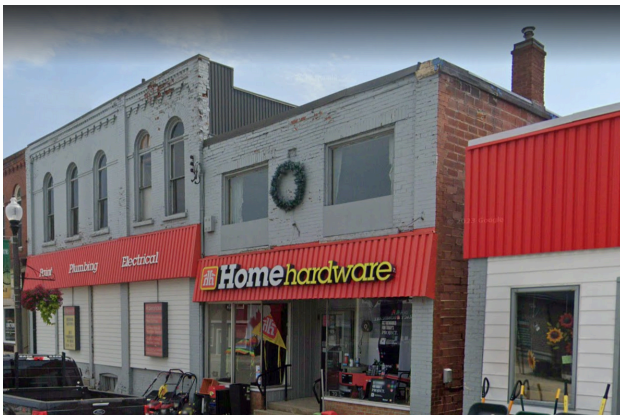


Figure 5: Home Hardware (Google Maps, n.d.)



Figure 6 : Highland Supply (Google Maps, n.d.)

3.4 VACANCY

Figure 2 illustrates the location of vacant buildings within the study area, which are municipally identified as follows:

- 37 Main Street East
- 47 Main Street East
- 1 Main Street East
- 31 Main Street East
- 5 Main Street East
- 20 Main Street East
- 78 Proton Street North
- 10 Proton Street North



Figure 7: Vacant Building along Main Street East (Schaap, 2025)



Figure 8: Vacant Building along Proton Street North (Google Maps, n.d.)

4.0 THE LOOK AND FEEL OF THE DOWNTOWN AREA

4.1 COMFORT

Seating

The downtown area provides several seating options, primarily concentrated in key public spaces and outside businesses. The Dundalk Lions Club Parkette, for example, located at the corner of Main Street East and Proton Street North, offers benches, a picnic table, and landscaped areas with flower pots and trees, creating a welcoming public gathering space. Additional seating is available outside Southgate Ruth Hargrave Memorial Library and Dundalk Pharmacy and Homecare, enhancing pedestrian comfort.

Garbage Disposal

Garbage and recycling bins are well-distributed throughout the downtown area, ensuring proper waste management. Bins are located outside Home Depot, the library, The Dundalk Old Town Hall, and at the Main Street East and Proton Street North intersection. Their strategic placement helps maintain cleanliness and convenience for visitors.

Safety and Lighting

Street lighting is present along major downtown roads, particularly Proton Street and Main Street, contributing to safety and visibility in the area. Side streets are noticeably less lit, which may reduce safety and walkability during evening hours. Enhancing lighting in these areas would improve overall security and pedestrian experience.

Multifunctional Spaces

Public spaces in the downtown core serve multiple purposes, accommodating both leisure and community activities. The Dundalk Lions Club Parkette is a key multifunctional space, offering seating, green space, and proximity to retail and commercial businesses. The Southgate Public Library also serves as a versatile hub, providing books, meeting rooms, and seating for visitors. Furthermore, Dundalk Old Town Hall hosts various events. Just outside the study boundary, Memorial Park includes a basketball court and skatepark, adding recreational opportunities to the broader community.

Street Trees and Shaded Structures

The downtown area features a mix of mature and younger street trees, contributing to urban greenery. While these trees provide some shade, dedicated shade structures are limited. Certain businesses, such as Dundalk Pharmacy & Homecare, have storefront overhangs that offer shade; however, additional shaded structures would increase the overall comfort for pedestrians.



Figure 9: Street Trees



Figure 10: Seating Outside of Southgate Memorial Library



Figure 11: Dundalk Old Town Hall



Figure 12: Street Lighting



Figure 13: Dundalk Lions Club Parkette

4.2 ACCESSIBILITY

Accessibility within Downtown Dundalk is supported by a mix of parking options, pedestrian infrastructure, and public amenities. On-street parallel parking, including barrier-free spaces, is available along Main Street (between Artemesia Street North and Dundalk Street) and Proton Street (between Owen Sound Street and Main Street), with additional free parking provided along Toronto Street and Artemesia Street North. Improved signage is recommended to better indicate free parking locations. Dual sidewalks are provided along both Main Street and Proton Street, and include braille indicators at crossings, enhancing pedestrian accessibility. Accessibility challenges remain past the Southgate Ruth Hargrave Memorial Library, where sidewalk infrastructure needs improvement. Additionally, many downtown businesses have step-up entrances, limiting accessibility.

4.3 VIEWS AND VISTAS

Downtown Dundalk features clear sightlines and well-maintained vistas that enhance visibility, safety, and accessibility. Buildings at the intersection of Main Street and Proton Street have chamfered corners, improving sightlines for drivers and pedestrians navigating the area. Both Main Street and Proton Street benefit from unobstructed views, which contribute to natural surveillance and a sense of security. Additionally, many businesses display prominent signage at street level, making them easily identifiable from a distance and improving wayfinding within the downtown core.

4.4 GREEN INFRASTRUCTURE

Downtown Dundalk offers park and greenspace opportunities that enhance the area's livability and accessibility to nature. The Dundalk Lions Club Parkette, situated at the corner of Main Street East and Proton Street North, provides open space with mature trees, planters, and seating areas for public enjoyment. Moreover, street trees and planters outside of businesses contribute to the greenery within the downtown core. Located outside of the study area, Memorial Park offers further recreational space. The Grey County CP Rail Trail has an entrance point on Main Street West, serving as a connection to surrounding rural landscapes and neighbouring communities such as Corbetton, offering both active transportation and leisure opportunities. These green spaces play an important role in enhancing the downtown's environmental quality and community appeal.

5.0 ENTERTAINMENT

5.1 ENTERTAINMENT SPACES AND ACTIVITIES

Downtown Dundalk appears to have a limited number of entertainment options and flexible public spaces that can be adapted for different entertainment activities and needs.

A notable local entertainment activity within Downtown Dundalk is Jazz 'n' Pizazz, which offers the community a dance facility for all ages.

A small public square, Dundalk Lions Club Parkette is bound by Proton Street and Main Street East, but is insufficient in size to host larger activities or programs. A majority of entertainment amenities are concentrated in the Dundalk Memorial Park, which is located outside of Downtown Dundalk. Entertainment activities within the park include a baseball diamond, a skateboard park, a pavilion, a basketball court, and a recreational facility.

5.2 HISTORICAL AND CULTURAL ATTRactions

Beyond the historical architectural buildings styles our Team identified multiple murals present on the exterior buildings of 2 Proton Street and 81 Main Street East. A deteriorated mural was located at 14 Proton Street, with the opportunity to be refurbished in the future. Moreover, a farm-themed mural covers the west side wall of Southgate Ruth Hargrave Memorial Library. A notable local historical attraction, Dundalk Olde Town Hall, was identified by our Team at 80 Main Street East.



Figure 14: Town Hall



Figure 15: Downtown Mural

6.0 CONCLUSIONS & NEXT STEPS

The following provides a summary of our observations outlined in this report, regarding downtown revitalization, appearance, businesses, infrastructure, entertainment and recreation:

- There is a limited mix and diversity of businesses in Downtown Dundalk for visitors to attend to. The majority of businesses are serviced based, rather than retail or entertainment options aimed at visitors.
- The maintenance of the exterior facades and landscaping in front of buildings varies. Businesses with a more modern architectural style were well maintained with attractive landscaping features compared to more historical buildings converted into businesses.
- Downtown Dundalk has a limited number of entertainment options and flexible public spaces that can be changed for different entertainment activities.
- Multiple murals are located within the downtown area, contributing to the cultural vibrancy of Downtown Dundalk.
- There are a number of site furnishings within the downtown area such as seating, garbage disposal bins, lighting and flower pots. However, the provision of site furnishings is not consistent throughout the downtown area.
- Accessibility within Downtown Dundalk is supported by a mix of parking options, pedestrian infrastructure, and public amenities.
- Downtown Dundalk offers park and greenspace opportunities that enhance the area's livability and accessibility to nature.
- There are clear sightlines and well-maintained vistas that enhance visibility, safety, and accessibility.

In conclusion, our findings from the FICE will inform future recommendations of ways the downtown can be revitalized with streetscape features and businesses that enhance livability and community cohesion, which will be used to inform policy direction to facilitate downtown revitalization.

Modern Solutions Key Consulting (MSKC)



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APPENDICES

**APPENDIX A :
FIRST IMPRESSION COMMUNITY
EXCHANGE GUIDEBOOK AND
QUESTIONNAIRE**

First Impressions Community Exchange Guidebook and Questionnaire

Criteria	Questions	Answer/Observations
The Look and Feel of the Downtown Area		
Comfort	Are there site furnishings in the downtown area? (ie. benches, lighting, picnic tables, garbage disposal bins, etc.)	
	Are there places to sit without having to pay for goods or services?	
	Are there street trees and/or other shade structures?	
	Does the downtown area include multi-functional spaces such as walking, seating, playing and beautification?	
	Are there any design elements that discourage the use of spaces in the downtown area?	

Criteria	Questions	Answer/Observations
Accessibility	Is there convenient parking downtown? Where? More specifically, is there on-street parallel parking?	
	Are public washrooms available?	
	Are pedestrian routes safe and easy to use for a range of persons with disabilities?	
	Are pedestrian routes to the main entrances of all businesses accessible? Accessible entrances should be safe, direct, level and obstacle free.	
Green Infrastructure	Is there park space and/or greenspace in the downtown area?	

Criteria	Questions	Answer/Observations
Views and Vistas	Key sightlines, landmarks, obstructions affecting visual quality?	
Business, Retail Stores and Restaurants		
Vacancy	Are there any vacant buildings/businesses in the downtown area? If so, how many?	
Storefront Appearance and Presentation	Are the exterior facades of buildings/businesses well-maintained, inviting and attractive?	
	Is business signage clear in the downtown?	
	Is seating provided by businesses?	

Criteria	Questions	Answer/Observations
Business Mix and Diversity	Is there a sufficient mix of services and goods within the Downtown area?	
	What are the types of businesses located in the downtown area?	
	Does the downtown area offer something unique to attract customers to the downtown?	
Building Typologies and Scale	Architectural styles, heights, and densities.	
Entertainment (events, festivals, arts and cultural activities)		
Entertainment Features and Characteristics	Are there downtown cultural attractions? If so, what are they?	

Criteria	Questions	Answer/Observations
	Is there public art and embedded culture in the downtown area?	
	Are there squares, plazas and/or flexible streets to accommodate special events?	
	What types of entertainment spaces are located in the Downtown?	
	Is there a presence of memorable architecture and/or landscaped spaces?	

Comments

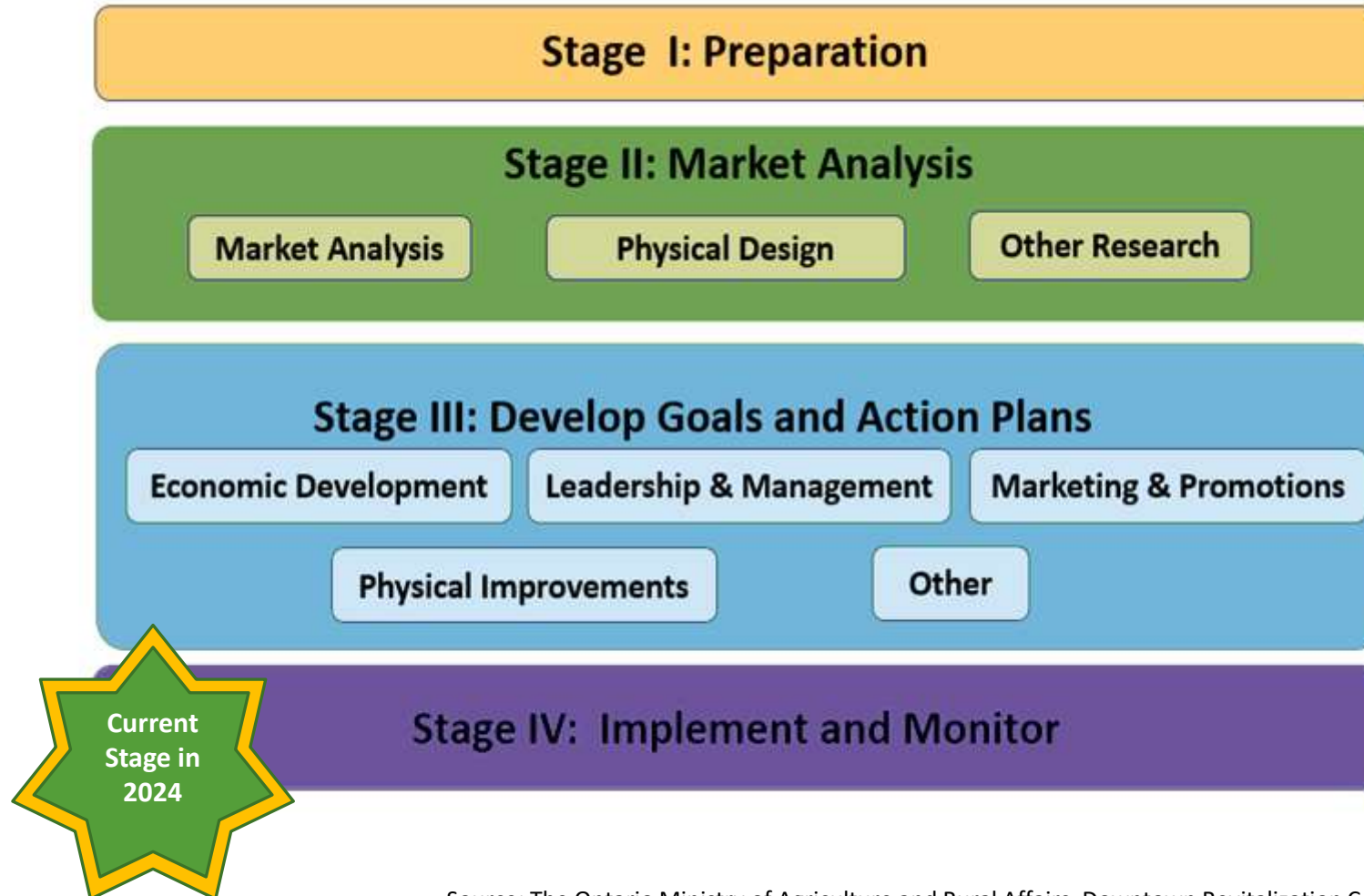
DOWNTOWN REVITALIZATION **Strategic Plan & Action Plan**



Building on Yesterday – Planning for Tomorrow

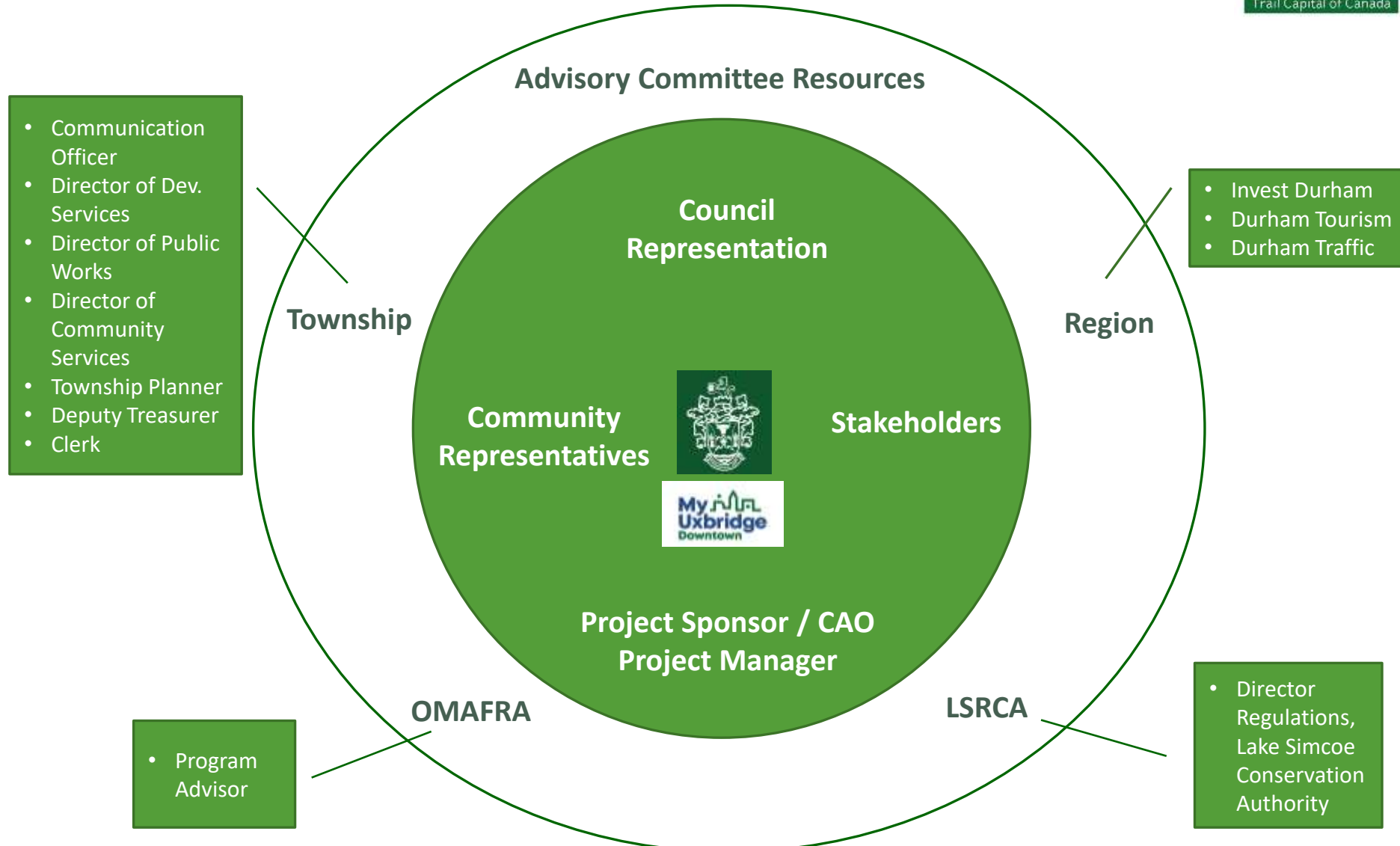
OMRA- December 10, 2024

Overview of the OMAFRA Four-Step Process



Source: The Ontario Ministry of Agriculture and Rural Affairs, Downtown Revitalization Coordinator's Manual

Stage 1 – Advisory Committee



Stage 1 – Develop the Vision Statement

“Uxbridge features a vibrant and thriving downtown that is rich in history and recognized as an inclusive and accessible community.”

Approved by Uxbridge Council, December 14, 2020

4

Stage 2 – Market Analysis & Research



Reports available at: [My Uxbridge Downtown](#)

Stage 2 – Market Analysis - Physical Design

Concept Plan



A Visualization Study was completed that recommended:

1. Character Districts within the Downtown
2. A Downtown Promenade and Town Square
3. Gateway Transitions into the Downtown
4. Parking Study and Plan for Albert St.
5. Centennial Park as a Destination Park
6. Residential Infill and Mixed-Use development

Renderings were completed for key “placemaking” recommendations. These are concept drawings only.

Report available at: [My Uxbridge Downtown](#)



Legend

- Study Area
- Redevelopment on municipal property
- Township-owned Properties
- Special paving
- Potential redevelopment opportunities

What Market Area Data Report Told Us

Upon completion of the Customer Origin Survey, Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) determined a geographic radius that represents approximately 70% of downtown Uxbridge's consumer base.

Observations:

- ❖ 59% of Uxbridge's daytime population stays at home, which is 6% higher than the 53% in Durham Region.
 - Based on statistics, a high daytime population may point to a greater potential for restaurants, bars, financial institutions, dry cleaners, florists, coffee shops, business supply stores, retailers, and specialty stores catering to daytime shoppers
- ❖ The dominant age group in the Uxbridge Trade Area and Durham Region is 55 to 59 years. This is compared to 25 to 29 years in Ontario.
- ❖ The estimated average household income in the Uxbridge Trade Area was about \$137,701 in 2020 compared to about \$109,655 in Ontario. Based on this, the average household income in Uxbridge is approximately 26% higher than the provincial average.
 - Based on market data research, specialty clothing/apparel stores would typically be interested in locating in an area with such high income.
- ❖ 81% of occupied private dwellings in the Uxbridge Trade Area were single-detached houses compared to 66% in Durham Region and 54% in Ontario.
 - Typically, higher levels of home ownership and larger, single-detached homes translate into higher demand for home furnishings, home improvement, furniture, appliances, hardware, paint/wallpaper, garden centres, etc.
- ❖ 21% of those residing in the Uxbridge Trade Area are immigrants versus 24% in Durham Region and 29% in Ontario. 19% of those residing in the Uxbridge Trade Area are visible minorities versus 27% in Durham Region and 30% in Ontario.
- ❖ The average annual household expenditure in the Uxbridge Trade Area was approximately \$117,428 in 2020. This is significantly higher than the \$105,205 seen in Durham Region and \$99,142 in Ontario.
 - Expenditures (in dollars) were higher in the Uxbridge Trade Area in every category when compared to Durham Region and Ontario (with the exception of Durham Region households spending an average of \$27 more per year on education).

Summary of all the Data through 3 lenses

Recommended Physical Changes (Level of Priority)					
	TPP Visualization	Resident Survey	Business Owner Survey	Customer Origin Survey	Market Area Data Report
Reduce Truck Traffic	High	High	High	High	
Town Square / Public Spaces	High	High	Medium	High	
Parks & Playgrounds	High	High	Low	High	
Lower Brock	High	High		High	
Facades / Store Fronts	High		Medium	Medium	
Sympathetic Architecture	High		Medium	Medium	
Vacant Stores	Medium	Medium		High	
Accessibility	High	Low		Medium	
Protect Heritage Buildings	High			Medium	
Remove Angle Parking	High			Medium	
Street Scaping	High			Medium	
Intersections	High			Low	
Parking	Low	Low	Low	Medium	
Sidewalks	Medium			Low	
Rear Facades			Medium		
EV Parking	Low			Low	
Signage				Low	

Summary of all the Data through 3 lenses

Ideas for Downtown Revitalization (Level of Priority)					
	TPP Visualization	Resident Survey	Business Owner Survey	Customer Origin Survey	Market Area Data Report
Patios	Medium	Medium	High	High	
Downtown Events		High	High	Medium	
Residential	High		Medium	Medium	Potential Opportunity
Music			Medium	High	
Trail Connectivity	Low	Low	High	Low	
Public Art	High		Low	Low	
Extended Hours of Business		Low		High	
Recreational Activities	Medium	Medium		Low	
Pedestrian Focus	Medium	Medium			
Public Washrooms	Medium	Low		Low	
Cyclist Focus		Low		Medium	
Lights, Flowers & Trees	Medium			Low	
Hotel		Low	Low	Low	
Tourist Information			Low	Low	
Development Incentives				Low	
Garbage Pickup				Low	
Police Presence				Low	
Public Transit				Low	
Public Wi-Fi				Low	

Summary of all the Data through 3 lenses

Potential New Businesses or Services (Level of Priority)					
	TPP Visualization	Resident Survey	Business Owner Survey	Customer Origin Survey	Market Area Data Report*
Unique Boutiques	Medium	Medium	High	High	Potential Opportunity
Grocery Store		High	Medium	High	Potential Opportunity
Cafés		High	Medium	High	
Ethnic Restaurants		Medium	High	Medium	Potential Opportunity
Family Clothing Store		High	Medium	Medium	Potential Opportunity
Restaurants				High	Potential Opportunity
Artisan Market		Low	Medium	Medium	No Opportunity Identified
Bakery		Low	Low	Medium	Potential Opportunity
Hardware Store		Low	Low	Medium	No Opportunity Identified
Ice Cream Store		Medium		Low	
Kids/Youth Clothing Store				Medium	Potential Opportunity
Fine Dining		Low		Medium	Potential Opportunity
Women's Clothing Store				Medium	Potential Opportunity
Personal Services		Low	Low	Low	Potential Opportunity
Food Trucks		Low		Low	
Pop-up Shops	Low			Low	
Barbershop				Low	Potential Opportunity
Bistros				Low	
Men's Store				Low	Potential Opportunity
Toy Store		Low			Potential Opportunity
Craft / Hobby Store		Low			Potential Opportunity

Stage 3 – Develop Goals & Action Plans



Stage 3 - Balancing the Four Components of Downtown Revitalization




Approved Project Recommendations



Leadership
Ec. Dev.
Marketing
Physical



New Development and Streetscape Improvements at Brock Street and Toronto Street, Looking North

	Goal #1	Committed leadership for the Uxbridge Downtown Revitalization
Key Actions		
●	1.	The 2022-2026 Council reaffirms commitment to the Strategic Plan and Action Plan.
●	2.	Establish a Downtown Revitalization Advisory Committee as a Standing Committee of Council. <ul style="list-style-type: none"> ● Membership – representation? ● Terms of Reference. ● Clarify Roles of other committees as it relates to the Downtown – Accessibility, Age Friendly, Parks, Heritage, Active Transportation, EDAC, TAC, BIA etc. ● Partnership with all levels of Government, Property Owners, Business Owners, Community Groups and Residents.
●	3.	As part of the 2023 budget discussions, incorporate the 2022 motion of Council “THAT a 1% levy to the Downtown Revitalization Reserve be added to the Budget list for 2023 for consideration.”
●	4.	Incorporate the UDRP Action Plan into the Township Operational Plans (Directorates and Committees).
●	5.	Increase the economic viability of the Downtown. <ul style="list-style-type: none"> ● Work with the Region to incorporate the needs of Uxbridge Township within the Regional Economic Development Plan. (Vibrant North Durham 2.0) ● Work with local businesses that have indicated an interest in expansion or succession planning. ● Support businesses and develop/execute initiatives to promote the variety of local goods and services. ● Identify and expand recruitment strategies to attract individuals to fill workforce gaps. ● Proactively reach out to businesses that might be able to fill identified opportunities, be they service gaps (hours) or products. ● Work with individuals and business who are interested in establishing new businesses within the Township

UDRP - 2023 Accomplishments

Goal #1:

- Established an Uxbridge Downtown Revitalization Advisory Committee of Council (UDRAC).
- Secured a 1% Levy to fund Downtown Revitalization Strategic Plan & Action Plan.
- Funding for a part-time Downtown Revitalization Project Manager
- UDRAC Terms of Reference and 2023/2024 Workplan approved by Council.
- Established weekly meetings with representatives of Invest Durham to explore Economic Development opportunities.
- Supported the development of the Uxbridge Business Toolkit.
- Developed a [short video to market the Downtown Revitalization plan](#).
- Contracted additional visualizations for areas in Upper Brock.

UDRP – 2024/2025 Priorities and Accomplishments

Goal #1:









- (A & P) Ongoing funding at the 2023 level to further the implantation of the Downtown Revitalization Strategic Plan & Action Plan.
- (A) Monthly meetings of UDRAC to deliver on the Council approved workplan.
- (A) A part-time Downtown Revitalization Project Manager.
- (A) Established a website that provides updates for the “Lower Brock Street Redevelopment Project”.
- (P) Complete the expropriation of land within the downtown to allow for redevelopment of Lower Brock.
- (P) RFP for a developer for the municipal land located in “Lower Brock”.

Approved Project Recommendations



Leadership
Ec. Dev.
Marketing
Physical



	Goal #2	Lower Brock will become part of a vibrant downtown that offers both residential and commercial opportunities, preserves our heritage buildings and provides a sense of community with the inclusion of a Town Square.
Key Actions		
	1. Confirmation of the final Uxbridge Downtown Floodplain.	
	2. Review / revise the Uxbridge Downtown Community Improvement Program.	
	3. Complete an inventory of our Downtown Heritage Buildings; and review / revise the Brock Street Heritage Guidelines	
	4. Review / revise Official Plan, Zoning Bylaws etc. re: sympathetic development in the Downtown and incorporating TPP's recommendations	
	5. Work with downtown property owners to have the "H" (hold) removed from their C3 zoned properties to allow for development / redevelopment of these properties.	
	6. Create a permanent downtown Town Square, located on the Township owned property over and adjacent to the culvert. Ensure that the plan incorporates TPP's recommendations	
	7. Work with developers and property owners to explore opportunities to redevelop downtown properties, both for commercial and residential purposes.	

UDRP – 2022 & 2023 Accomplishments

Goal #2:

- Worked with LSRCAs to finalize the floodplain for the downtown area.
- Through a RED Grant, revised the Downtown Community Improvement Plan.
- Supported the proposal for a residential development that will include 30% affordable housing.
- Contributed to the Bicycle Repair Station in the Brock Street Parkette.

UDRP – 2024/2025 Priorities & Accomplishments

Goal #2:


- (A) Received a RED Grant to support the Marketing of the Downtown to business and property owners as well as developers.
- (A) Worked with Invest Durham (Region) to develop “signature sites” in the downtown to be marketed for redevelopment.
- (A) Updated Planning and Development standards – pre-zoning downtown lands, Official Plan updates for height and density
- (A) Working with Heritage Committee to undertake a heritage refresh of the Brock Street Heritage Guidelines.
- (A) Received council approval for a CIP – Redevelopment / Rehabilitation. First approval in this category.
- (P) Working with Invest Durham to promote CIP’s to property owners in the downtown.
- (P) Work with Heritage Committee to identify buildings within the downtown area that need to be protected.

Approved Project Recommendations



Leadership
Ec. Dev.
Marketing
Physical



	Goal #3	Establish a downtown that is pedestrian focused, and that actively supports inclusion and accessibility.
Key Actions		
<ul style="list-style-type: none"> ● ● 	1. Reduction of Long-haul Truck Traffic through the Downtown <ol style="list-style-type: none"> i. Traffic calming measures should be implemented throughout the downtown. 	
<ul style="list-style-type: none"> ● ● 	<ol style="list-style-type: none"> ii. The Township should continue to work with the Region and the local truck companies. 	
<ul style="list-style-type: none"> ● ● ● ● 	2. Undertake parking study(s) that plans for the future, including intensification in the downtown, emerging trends (electric cars, active transportation etc.) and incorporates TPP’s recommendations and in particular addresses the issues of accessible parking and “Angle Parking” in Upper Brock.	
<ul style="list-style-type: none"> ● ● ● ● 	3. Streetscaping <ul style="list-style-type: none"> ● Safe, walkable streets that provided public spaces, patios and areas to sit and visit were identified as a priority by the residents. ● Seek opportunities to engage residents, business owners and property owners to work with the Township to create a year-round streetscape plan that links the downtown together. 	
4. Accessibility To achieve the Downtown Vision, it is imperative that accessibility be at the centre of all planning. The Accessibility Plan will be a reference document for the Key Actions.		
5. Active Transportation Support and facilitate the implementation of the Active Transportation Plan and Regional Cycling Plan recommendations related to the downtown.		
6. Age Friendly Incorporate the Age-Friendly Community Assessment Report recommendations.		

UDRP - 2023 Accomplishments

Goal #3:

- Worked with the Region to improve pedestrian safety at the Toronto Street / Brock Street intersection.
- Lights will be installed at the Nelkydd and Brock St. intersection.
- 40 km. speed limit was implemented in the downtown.
- Awarded a Downtown Parking Study in consultation with key stakeholders, that will also support the Region's Active Transportation Plan.
- Established a Streetscaping sub-committee of the UDRAC.

UDRP – 2024/2025 Priorities

Goal #3:

- (A & P) Explore with the Region truck traffic patterns through the downtown and options to reduce Heavy Truck traffic.
- (P) Completing the parking study, including consideration of EV zoning and pay in lieu of parking standards. In 2025 commence implementation of recommendations.
- (P) Work with Township Public Works and Parks to establish standards for street furniture (Benches and Garbage Cans)
- (P) Work with Township Public Works to further the discussion related to location for the above within the downtown area as well as assisting in the development of a “dedication policy” for furniture etc. within the downtown area.
- (A & P) Seek opportunities to work in partnership with other committees, most notably, Accessibility, Age Friendly, and Active Transportation.

Approved Project Recommendations


















Leadership
Ec. Dev.
Marketing
Physical



Amphitheatre in Centennial Park



Streetscape Improvements, Pedestrian Promenade and New Development on Railway Street, Looking North

	Goal #4	Create a downtown that incorporates the Brock Street District, the Civic Cultural District and the Heritage Railway District into a cohesive downtown that is recognized as a year-round destination for residents and tourists.
Key Actions		
  	1. Marketing and Promotion (Downtown Events, Branding)	
  	2. Downtown Events / Linkage to Township Events	<ul style="list-style-type: none"> • Seek opportunities to create new events that take place in the downtown. • Create connectivity between existing Township events with the objective of providing an opportunity for individuals to shop and visit in the downtown. • Promote the Historical Walking Tour and include downtown heritage buildings that are identified as part of the Lower Brock action plan
   	3. Civic Cultural District - Centennial Park	<ul style="list-style-type: none"> • Develop a Master Plan for the redevelopment of Centennial Park into a “Destination Park” as identified in the Parks Master Plan, that celebrates Inclusion, the Environment and Reconciliation. • Install signage and improve the Pond Street entranceway into Centennial Park. • Seek opportunities that will advance the redevelopment of Centennial Park in alignment with the downtown vision and TPP recommendations.
   	4. Heritage Railway District	<ul style="list-style-type: none"> • Explore with Metrolinx, in advance of the 2026 lease agreement, the recommendations identified by TPP and the Active Transportation Committee. • Review / revise the YDHR lease that currently expires in December 2022. • Farmers Market <ul style="list-style-type: none"> • Seek ways to connect the Farmer’s Market with the Downtown Business Owners (e.g. promote expanded hours of operation on Sunday mornings) • Continue to look for ways to support and enhance farmers market, build on success, expand operations, streetscaping/landscaping, parking improvements, accessibility improvements.

UDRP - 2023 Accomplishments

Goal #4:

- Awarded an Environmental Study for Centennial Park.
- Township website updated to provide Centennial Park information.
- A new sidewalk was installed on Pond Street to improve access to Centennial Park.
- Received a RED Grant in partnership with key stakeholders with the objective of establishing Downtown as a Destination, as per the Strategic Plan.
- The downtown levy funded additional hours for the library to allow Sunday access to the Tourism Information and Public Washrooms on a year-round basis.
- Discussions have commenced with Metrolinx regarding a new lease post 2026.

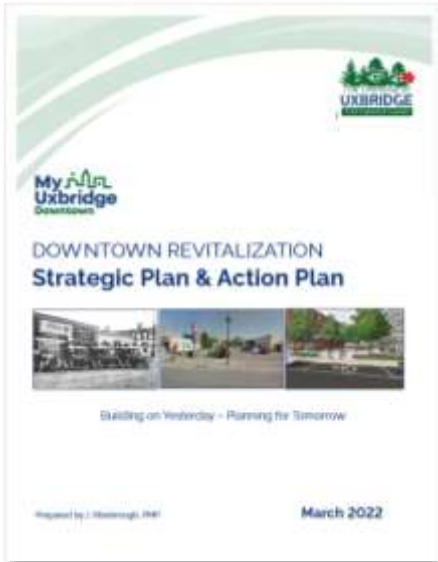
UDRP – 2024/2025 Priorities

Goal #4:

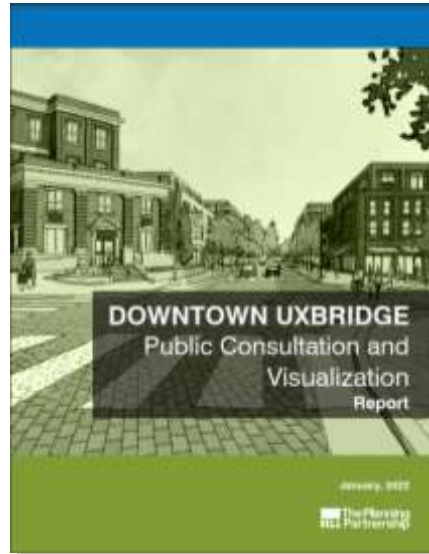
- (A) Completion of the RED Grant “Downtown as a Destination” deliverables. (December 2024)
- (A & P) Complete the requirements gathering for stakeholders that use municipal property within the downtown (e.g. Farmer’s Market)
- (P) Completion of the Environmental Study (March 2025)
- (P) Completion of a Centennial Park Plan (2025)
- (P) Commence work on a plan for the Railway District in anticipation of the lease renewal in 2026.
- Commence implementation activities based on the completed Park Plan and Railway District Plan.

Downtown Revitalization – Summary of Reports

Reports available at: [My Uxbridge Downtown](#)



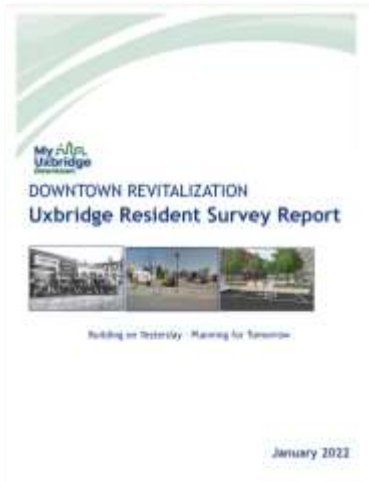
UDRP - Strategic Plan & Action Plan



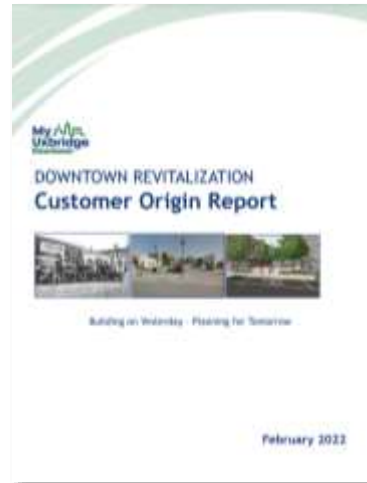
Visualization Study



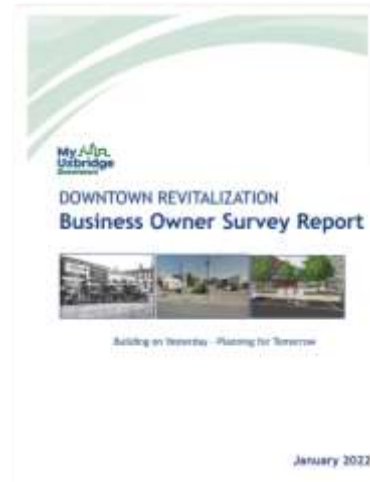
Summary of Public Consultation



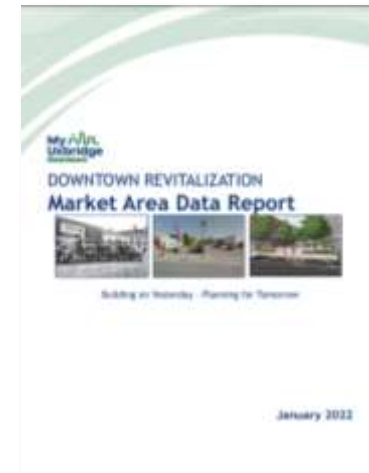
Resident Survey Report



Customer Origin Report



Business Owner Survey Report



Market Area Data Report

This project made possible with funding from



Ripley Downtown Development Envisioning

January, 2025 - Final Draft



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Ripley Downtown Development Envisioning

The Project

The Township of Huron-Kinloss is pursuing a great initiative in its goal to develop and implement Downtown Development Envisioning that highlights the essence of Ripley, and attracts new business opportunities. There have been accomplishments with municipal, focus and service group initiatives in the past and their subsequent community improvements. This is an obvious testimony to the leadership, organization and drive of the township, its businesses, and residents. The purpose of this report is not to revise what has already been planned, but to add detail and recommendations so that the vision for Ripley's downtown is documented and incorporated into the public realm – a communal, physical streetscape as well as their constituent building façades.

The Process

Plans, reports and background materials relevant to the project scope were supplied by the Township of Huron -Kinloss to plural for review. These were summarized and any relevant information is being considered as the project moves forward. To initiate the Downtown Development Envisioning project, a site visit was held downtown Ripley with the project team (April, 2024) to gather input from community members and business owners, and to document the streetscape, building fabric, and overall character.

Visual Preference Survey

A visual preference survey was conducted on July 17th, 2024, to eight Huron-Kinloss staff. The survey involved ranking a series of images depicting streetscapes, elements and façades from most to least favourable. The summarized results provide valuable insight into the preferences of the township staff regarding Ripley's 'downtown' streetscapes and façades, which assisted the development of the visualization renderings.

Envisioning Renderings

The information gathered during the process and the Visual Preference Survey were combined to create visual representations showing how the results and recommendations would enhance the physical environment and how they can be implemented for future development planning.

Project Goals



Fill up vacant tenant-ready spaces downtown



Envision the potential of derelict buildings



Rethink the purposes of vacant lots



Increase promotions and events downtown



Ripley Streetscape Elements

About Streetscapes

Places for People

Many believe there is currently a lack of ‘identity’ within Ripley; attempts to improve the streetscape have been mildly successful. The concept of incorporating the reality of community history, and subsequent theme into its main street presents a challenge. Opportunities must be sought to create a unique image for Ripley, ensuring it is a memorable and desirable space and enticing visitors to return. The street itself can become a destination, not only linking the services and potential for retail opportunities along the main street but also becoming an attraction and a relevant interpretive piece for the community. The street will become a quality public “story.” While “passing through” the community will most likely remain a prime use for a main street, the gateways, key intersections, and the interpretive elements of the streetscape, will announce the beginning of the intriguing story of Ripley. A cohesive streetscape experience will convey the history and offer its hospitality of unique shops, services, and spaces.



Purposeful Streets

Streets are the most vital part of a community’s open public space system and have a distinct position, identity and role within the fabric of any community. They form the majority of a community’s public spaces, and much of the quality of the physical public realm comes from their character. Any assessment of the quality of a community does emanate from the impression the public streets offer. There must be an understanding of the important role that streets have within the community pattern to direct the development of public spaces and attract business investment.

When a streetscape is a dynamic, exciting place to be, it is not only an experience and an image, but it also becomes, in part, a destination. The street is the conduit by which residents and visitors experience the place – whether on foot or from within the vehicle. It is a fixed feature, and the ‘ebb and flow’ of pedestrian movement becomes



the dynamic element that makes the street come alive. The volume of pedestrians will change from moment to moment and the streetscape must accommodate the varying flows. Areas of the streetscape that are expected to receive a larger volume of people should be designed with more generous yet pedestrian-friendly detail. In addition to the streets, urban design improvements will occur in special areas such as significant intersections, gateway entrances, and accessibility challenges. Urban design improvements are elements that will occur within the streetscape or public realm and form the language that tells the story of the place. The exciting story of this place will be told and interpreted in the streetscape. This “sense of place” will unfold to residents and visitors alike.



North Side of Huron Street, between Jessie Street and Queen Street

Definition of Streetscape Elements

Outlined below is a typical streetscape vocabulary which comprises the recommendations in this report.

Gateway Markers

Located at strategic street corners or transitional spaces along a main streets. The markers are normally vehicle-oriented landmarks that form the basis of a district entry system. Each marker has a subtle meaning that is interpreted from its location or a story as it relates to the interpretive elements of the street; the story told by the street. Their design symbolizes a ceremonial doorway that announces the downtown area has been entered.

Main Street

The proposal for a 'main street' is characterized by its pedestrian-oriented sidewalks, tree planting, lighting detailing, site furnishings, and animating gateway markers. It will have a "comfortable" atmosphere that is supported by quality materials and detail design.

Focus Places

Located at certain points throughout the main streets, Focus Places are people-oriented and celebrate the identity of the community. Their spaces can be programmable for events and they function as destination points throughout the downtown area.

Side Access Streets

Streets leading to the "Main Streets" (Huron Street, and Queen Street) fall into this category. They are recognized by pedestrian sidewalks, mature trees where evident, associated parking, and landscape beds adjacent to parking areas.

Lane Ways

Lane ways provide a secondary movement system that connects a corridor with the community. Lane ways along the street are intimate passageways that are used for occasional service access and parking. Some lanes represent an opportunity to develop pedestrian-priority access between trails, residential buildings and the downtown connections.

Buffer Zones

Common with modern 'strip' development (set back buildings with store front parking lots) fragmented 'street walls' or breaks along the fabric of buildings that contain and spatially support the street. These 'visual voids' become deterrents to continuous, walkable downtown districts. The pedestrian realm is compromised with this pattern of development, compromising pedestrians between dominant vehicular zones- the street and strip development parking lots. Buffer zones heighten safety, close the voids; take back public space; and enhance spatial quality to the streetscape and its focused view along the street.



Queen Street, Across from Lewis Park

About Façades

Support the Street

Façade demonstrations are proposed for renovations to existing buildings and for infill development. The renderings consider both the interface between the private and public realm as well as the overall look or character of the façade and built form to ensure that a cohesive building framework is maintained. These visualizations will be reviewed and considered for promotional materials to entice business owners to invest in Ripley. The demonstrations will recommend acceptable renovations in terms of façade detailing that would qualify a property or business owner for a future financial incentive if, and when, the Township creates an assisted Façade Improvement Program (requires a Community Improvement Plan).

A façade program encourages business owners to adhere to the guidelines in efforts to maintain and strengthen the identity of a downtown area and to benefit from financial incentives. As such, façade guidelines will typically focus on 'exterior improvements' that are applicable to a general Façade Improvement Program.

Façade Categorization

Generally, in most communities, development can be traced over “periods.” Many structures and buildings will have retained their original detailing, some may have been altered for various reasons, and infill may have added newer styles to the building fabric of the community. In many cases, “styles” work at cross-purposes to the feel of the streets in which they are situated and may influence an ill-character for the main streets. More often than not, this is a result of a lack of clear identity and information regarding the direction the community would like to go concerning its “look”. After all, most building owners’ skills lie in operating a business and not necessarily how to create, improve, or maintain the façade of a building – this is the greatest challenge.

Historic



Historic - Modified



Non - Historic



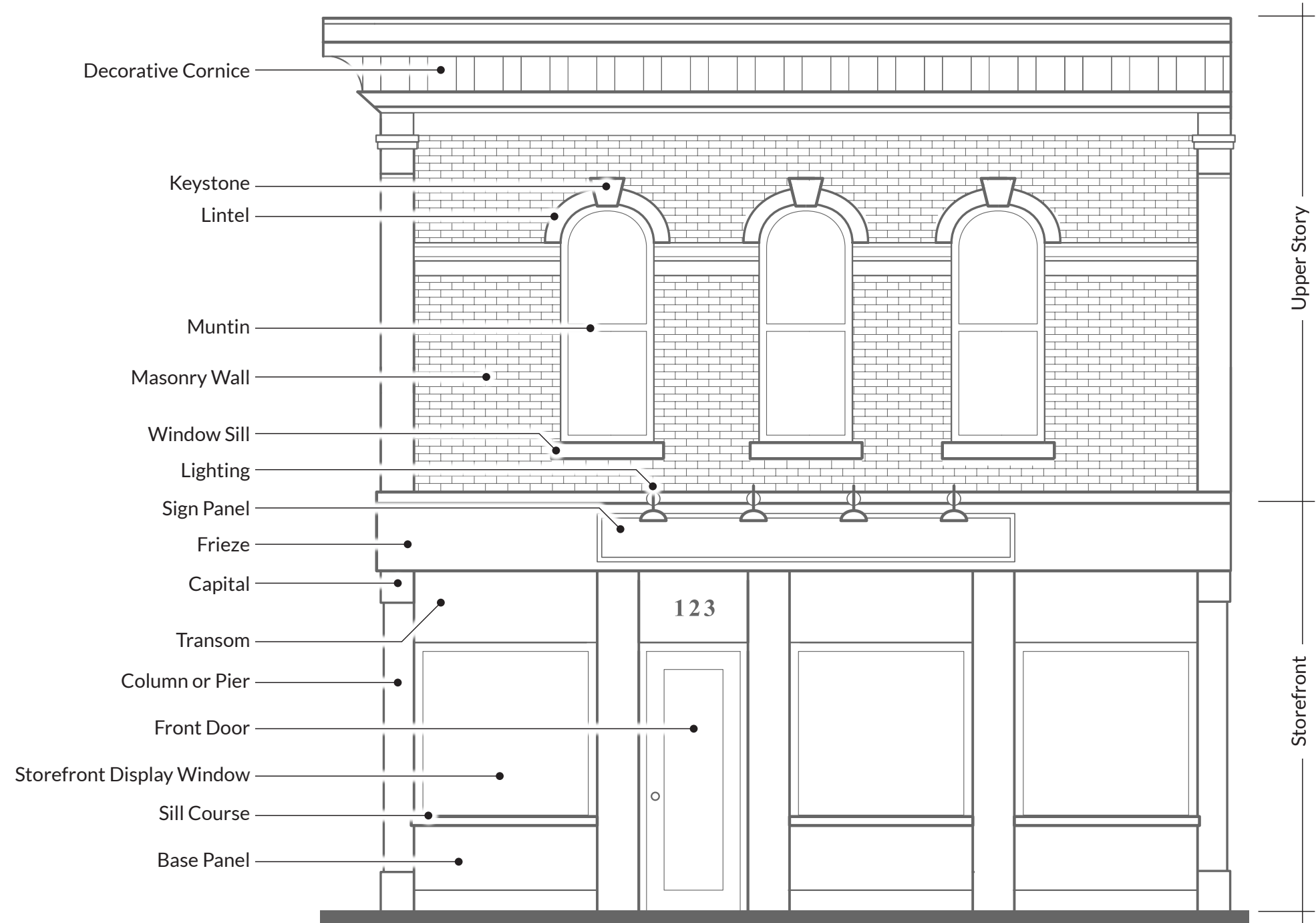
The above images are examples of Façade categories within the downtown focus area of Ripley.

Elements of a Façade

Façade Diagram

The elements of a façade are illustrated to assist with a common terminology. Historical references of Ripley are provided for general interest. An inventory map of the existing downtown façades is also included to outline the limits of the focus area in which building owners and businesses are recommended to take part in the Downtown Development Envisioning.

The following diagram identifies the name and location of several common building elements.

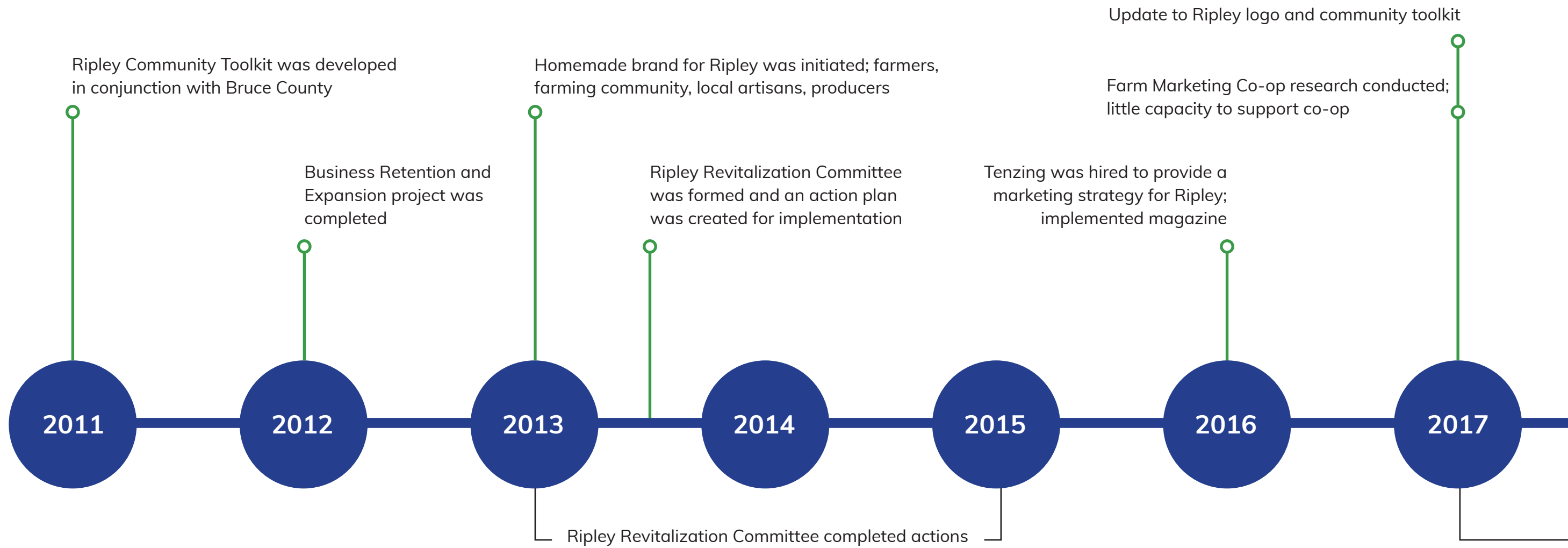


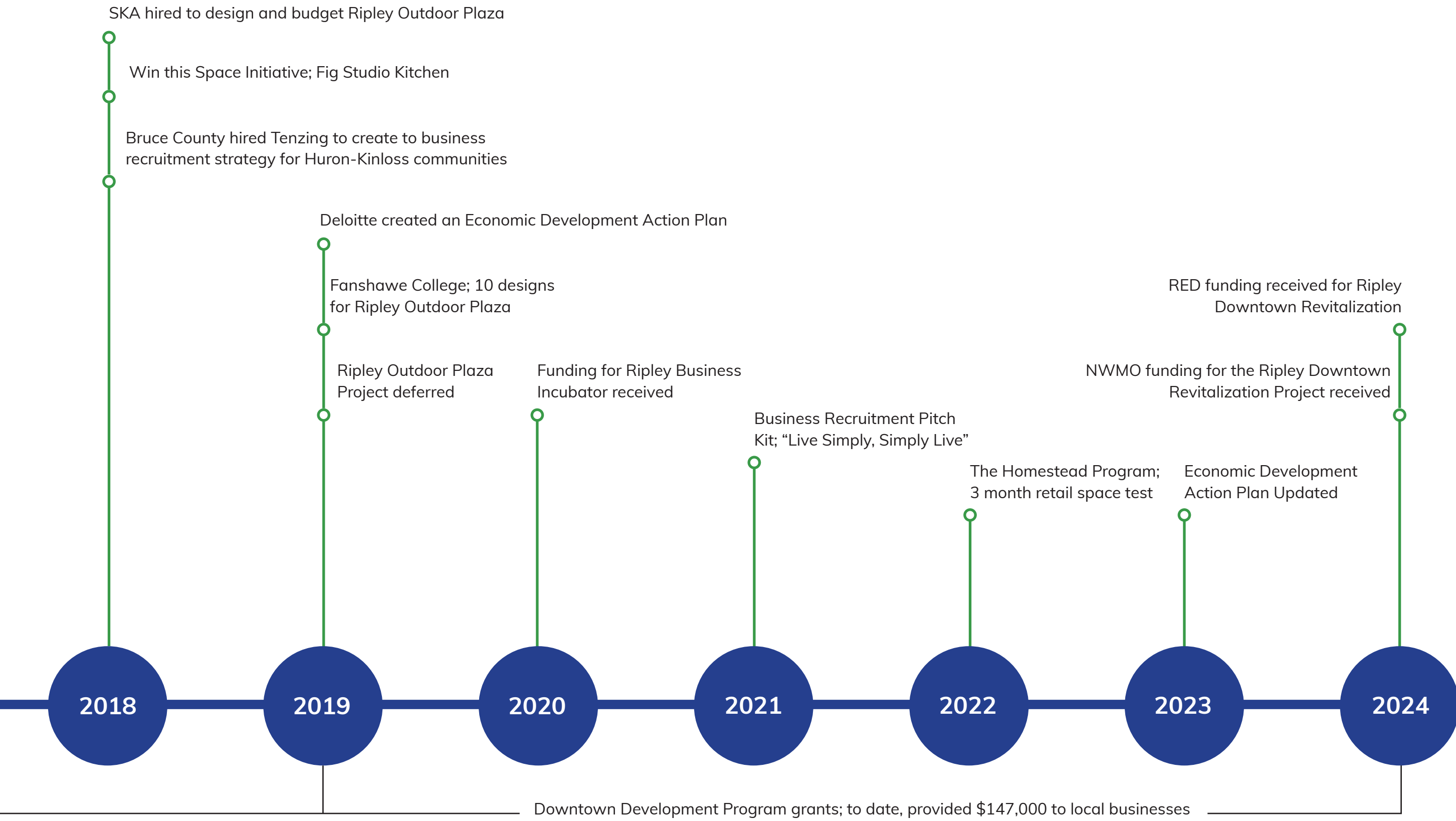
Background Review

Overview

The Township of Huron-Kinloss supplied pl.ural with plans, reports, and background materials related to the project scope dating back to 2011. Relevant materials have been organized into a timeline to outline and track all the initiatives, ensuring that the Downtown Development Envisioning aligns with and does not overlap with the work completed to date.

A Timeline of Township Initiatives





Project Initiation

Site Visit

In February 2024 the Township of Huron-Kinloss retained pl.ural to begin the process of creating a Downtown Development Envisioning for the Ripley community with the purpose of improving the downtown core including business, streetscape and façade envisioning. During this process, pl.ural was taken on a tour of Ripley’s downtown area in April 2024, followed by facilitated a few informal interviews with business owners. What we heard – a desire for residents to have more input into the development of their downtown.

Township Staff Conversation Themes

- Ripley’s two biggest draws for visitors are Fig Studio Kitchen and Shoreline Chic (now in the process of closing the storefront).
- The lot behind the Queen Street properties was sold to a prominent property owner in Ripley.
- All the buildings across from Lewis Park are for lease, with vacancy extending along the south side of Huron Street.
- The vacant lot on the corner of Queen Street and Huron Street is for sale, and the building rendering on the billboard in the lot has not been approved.

Businesses We Talked To

- Collective Co
- Mini Mart
- The Wood Shop Gifts
- Shoreline Chic

Business Liason Conversation Themes

- An absent landlord owns most of the downtown storefronts.
- The downtown needs people in storefronts – fill the vacancies.
- Many storefronts have upper story residential units, and the lack of tenant parking spaces is an issue.
- Business is quiet during the week but picks up on weekends.
- The street lacks character and “presence”.
- All storefronts have an entrance step, posing an issue for accessibility.
- Street planter trees die too quickly.
- The streetscape night lighting needs to be upgraded; lamps are too dim to feel safe.
- The street needs more benches/places to rest and observe.
- Little spots with shade along the street in the summer.



Fig Studio Kitchen Façade



Vacant Lot Downtown

Overarching Recommendations

Ripley Specific Recommendations

Based on the conversations conducted with Township staff, business owners and community members from the initial site visit, pl.ural was able to consolidate the information collected, and create the following list of recommendations moving forward.

- Upgrades to street lamps, and strategic placement of potential new light standard locations.
- Storefront accessibility improvements, either temporary or permanent ramps.
- Strategic placement of benches or seating areas along the street to rest and observe.
- Additional elements to aid in streetscape presence i.e. twinkle lights, pavement design, sidewalk decals, etc.
- Create patio spaces and place storefront awnings for shade in the summer months.

Inventory and Analysis

Downtown Inventory

An extensive on-site inventory and photo documentation of downtown was conducted in April 2024. Information pertaining, but not limited to existing streetscape elements, façades, vacancies and existing businesses, parking and circulation patterns, and surrounding context were recorded.

Findings were documented, and detailed inventory diagrams of Ripley’s downtown can be found on the following pages.

Opportunities & Constraints

The next step is understanding the focus area and its potential, as well as its possible limitations. A thorough analysis of downtown was conducted, and ‘inventory and analysis’ diagrams were created.

The opportunity and constraints diagram on the following pages illustrate key areas within the downtown focus area that will support, or in some cases limit, areas for the revitalization of Ripley’s downtown uses and services.



Zone Categorization


LEGEND

- Focus Area
- Built Form
- Zone 1 - Downtown Core**
Numerous downtown storefronts with continuous façades, many parking spaces.
- Zone 2 - Mixed Transitional**
A mixture of business and residential, with a variety of historical and infill storefronts.
- Zone 3 - Transitional Space**
Multiple visual voids and fragmented building fabric, scattered amenity, services, open space and parking (public, business, and residential).















Building and Space Inventory

LEGEND

-  Locations
- 1. Township of Huron-Kinloss Municipal Office
- 2. Current Electric
- 3. Ripley Pharmacy
- 4. Hensall Co-op
- 5. Lewis Park (with seasonal washroom)
- 6. Fig Studio Kitchen
- 7. The Woodshop Gifts
- 8. Mini Mart Convenience/ LCBO
- 9. Collective Clothing
- 10. Bruce County Wine Seller
- 11. Royal Canadian Legion Branch 440
- 12. Pine river Watershed Initiative Network
- 13. Ripley Post Office
- 14. Ripley Public Library
- 15. Heinisch Corner
- 16. Ripley Fire Department
- 17. Pollock Electric

Inventory Within The Focus Area

-  17 Vacant Storefronts
-  2 Lot Development Opportunities (LDO)
-  8 Occupied Storefronts
-  2 Other Occupied Buildings
-  4 Municipally Owned Buildings
-  6 Occupied Dwellings
-  64 Public Parking Spaces
-  12 Residential Parking Spaces
-  1 Primary Node
-  1 Secondary Node
-  2 Green-spaces
-  1 Recreational Trail



Façade Characterization

LEGEND

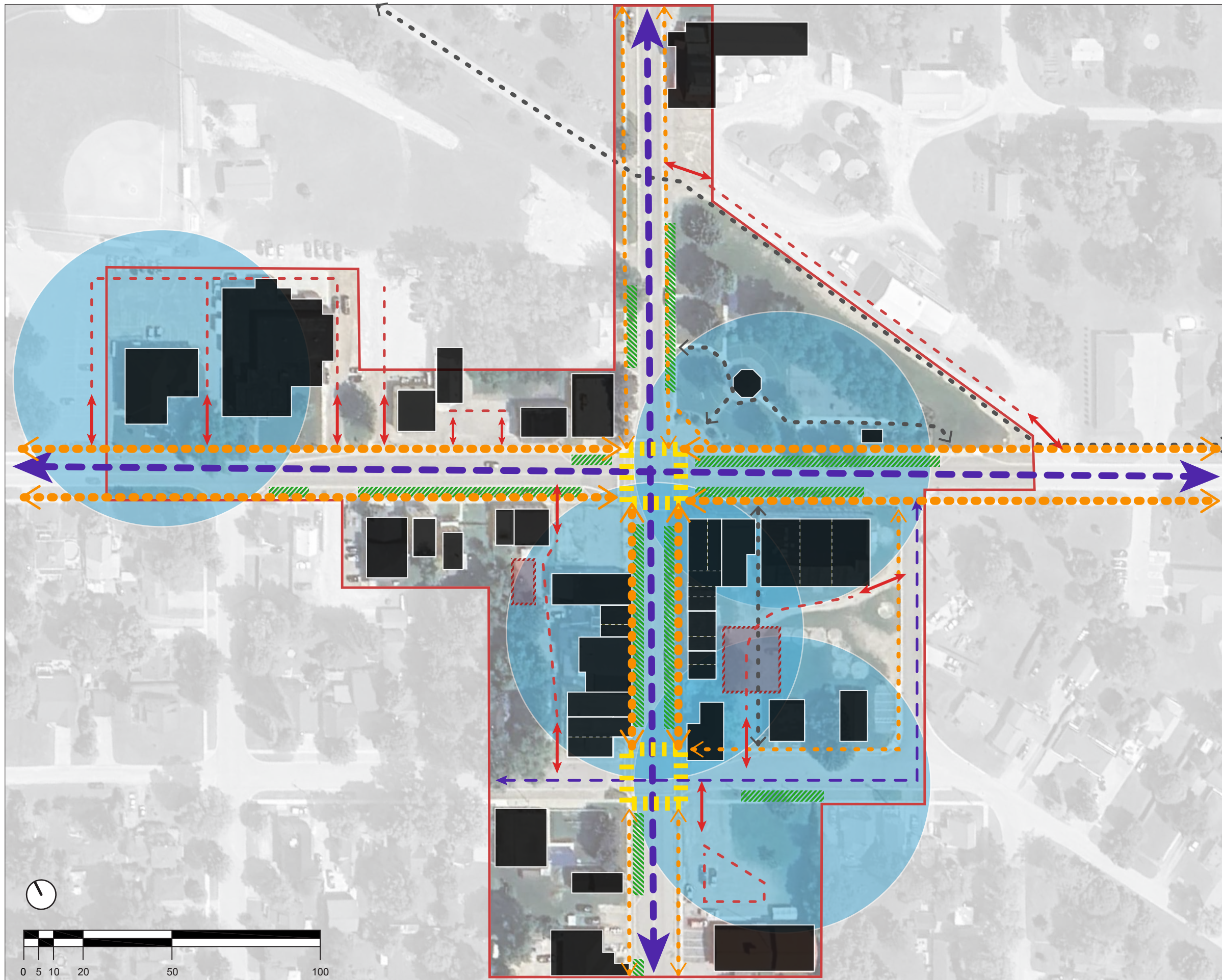
- Focus Area
- 00 Building Address
- Green-space
- Empty Lot

Façades

- Historic
- Historic - Modified
- Non - Historic

Disclaimer: For the purpose of this plan, a historic building is defined as a building with no visible signs of alterations to the façade since it was originally constructed.

Historic building façades have been identified, however demonstrations show aesthetic appeal to a façade through modification and added elements. To maintain historical character, a building façade would require only a restoration of original features or left unmodified altogether.



Circulation











LEGEND

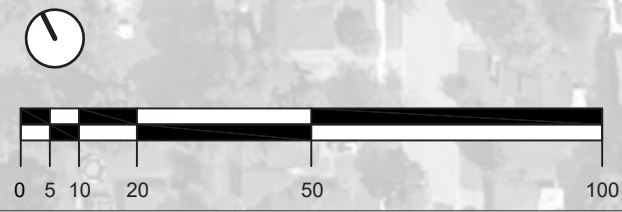
- Focus Area
- Built Form
- - - Vehicular Primary
- - - Vehicular Secondary
- - - Vehicular Tertiary
- ↔ Vehicular Entrance/Exit
- / / / Public Parking
- / / / Private Parking
- . . . Pedestrian Primary
- . . . Pedestrian Secondary
- - - Pedestrian Tertiary
- - - Crosswalks
- Comfortable Walking Distance (100m)



Streetscape Elements

LEGEND

-  Focus Area
-  Built Form
-  Stop Signs
-  Street Lamps
(hanging planter basket and flag capability)
-  Information Kiosk
-  Development Billboard
-  Fire Hydrant
-  Planter Boxes *(movable)*
-  Small Planters *(movable)*
-  Patio / Decking *(permit)*



Opportunities and Constraints

LEGEND

— Focus Area

■ Built Form

Opportunities

✿ Downtown Gateway/ Transition Feature

▭ Enhanced Park/ Greenspace

⋯ Enhanced Pedestrian Connection

▭ Envisioning Billboard

▭ Greening: Wide Sidewalk (3m)

⊙ Heightened Pedestrian Connections

▭ Organized Residential Parking

▨ Patio / Decking Locations

Ⓟ Public Parking

⊙ Street Lamp (new)

⊙ Street Lamp (upgrade)

▭ Temporary Pedestrian Space

● Trailhead

▭ Wall Murals

Constraints

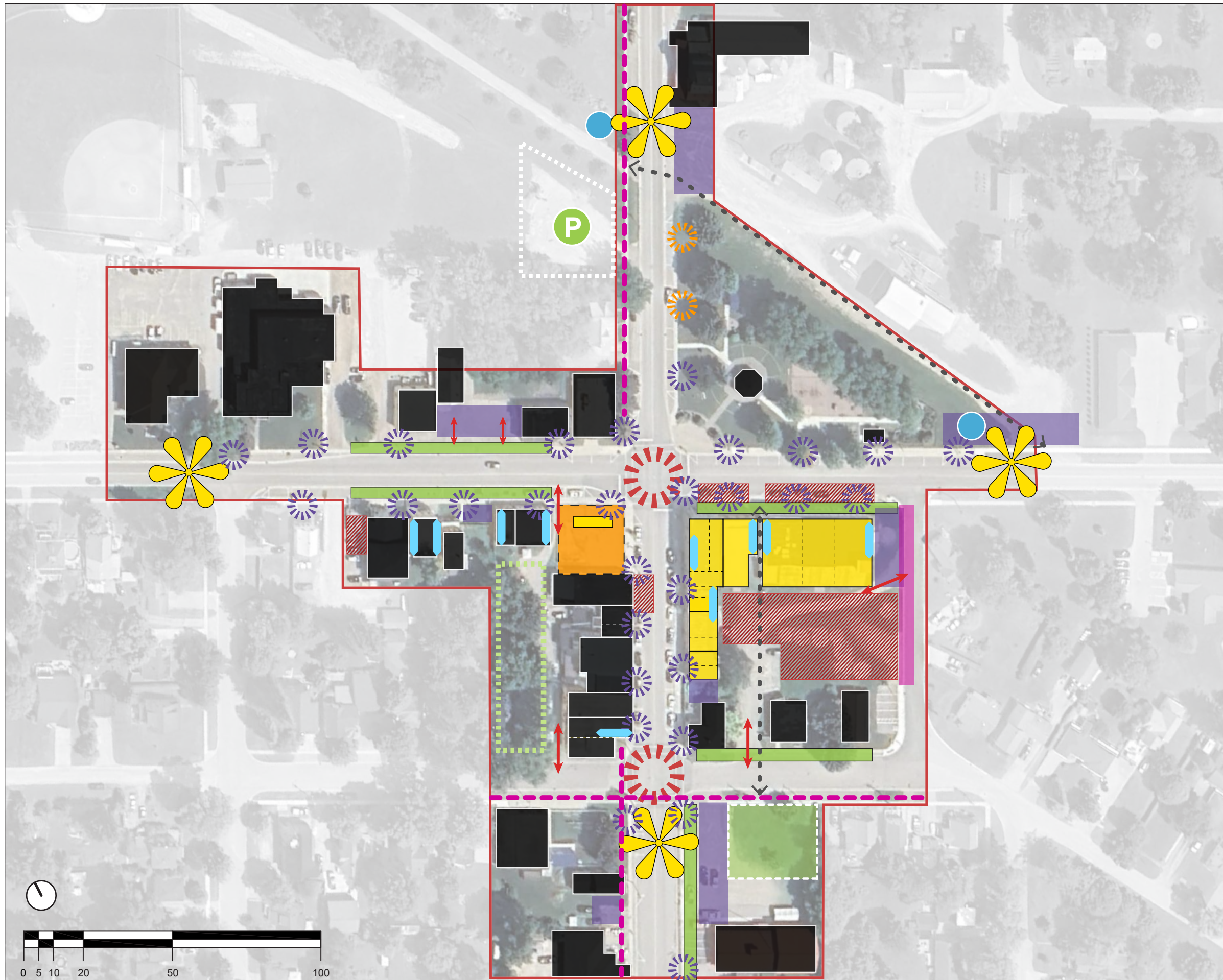
▭ No sidewalk

⋯ Overhead Utility

↔ Pedestrian-Vehicular Conflict

▭ Single Property Owner

▭ Visual Voids



Visual Preference Survey

Overview

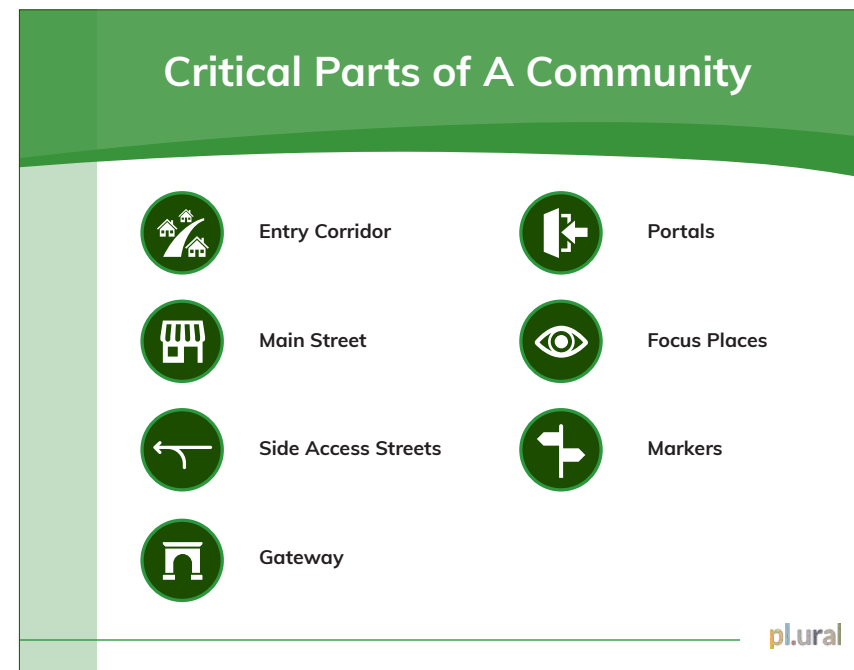
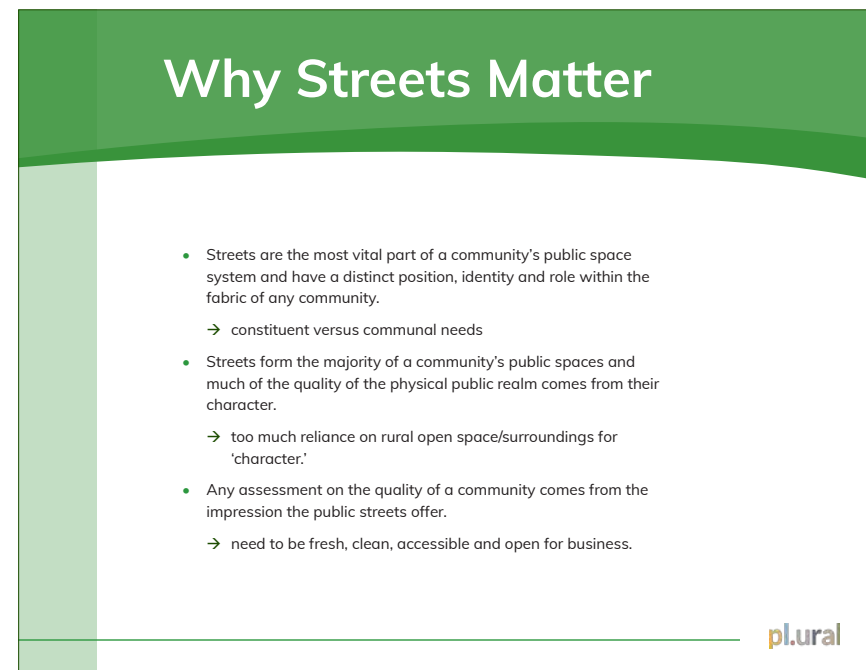
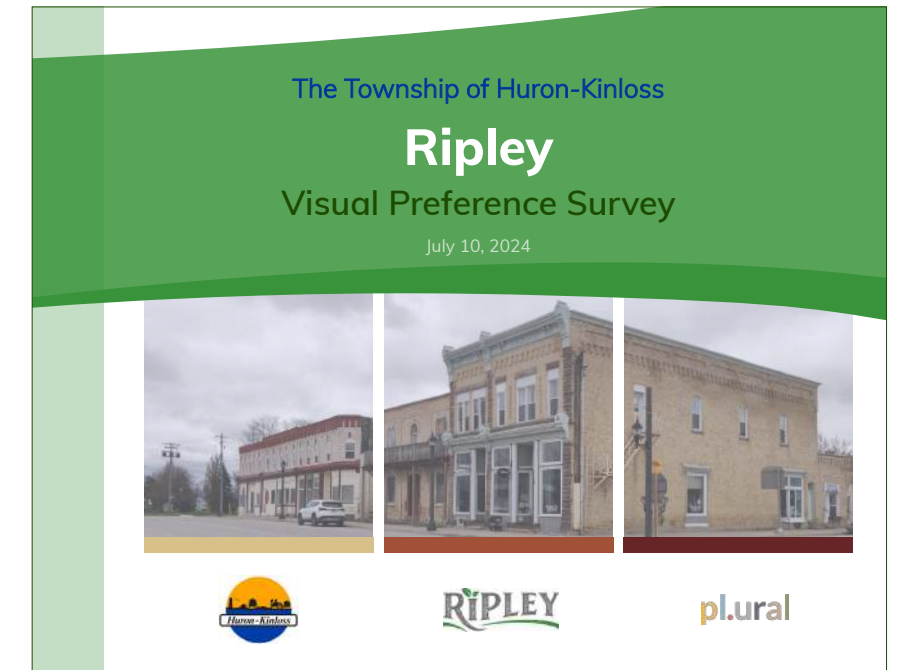
Eight members of Township Staff were asked to complete a visual preference survey outlining streetscape elements, street character, and building façades.

Within each survey category, the participants ranked images on a scale of 1 to 4, with 1 being unfavourable and 4 being very favourable. Each participant's response was averaged, concluding the most favourable and least favourable images.

The survey included 194 slides/images in 10 different streetscape sections. The purpose of the visual preference survey is to give staff a voice in terms of what they'd like to see in Ripley's streetscape. It also indicates to the consultants, pl.ural, what the survey participants expect in Ripley.

Survey Sections:

1. Pavements
2. Street Greening
3. Street Lighting
4. Site Furniture
5. Circulation, control & Safety
6. Streetscape Character
7. Public Art
8. 'Spill-Outs'
9. Gateways & District Identification
10. Façades
 - Colour
 - Signage
 - Awnings
 - Adornment
 - Lighting
 - Characterization



Slides from the Visual Preference Survey

Survey Results

Section 1: Pavements



Section 2: Street Greening



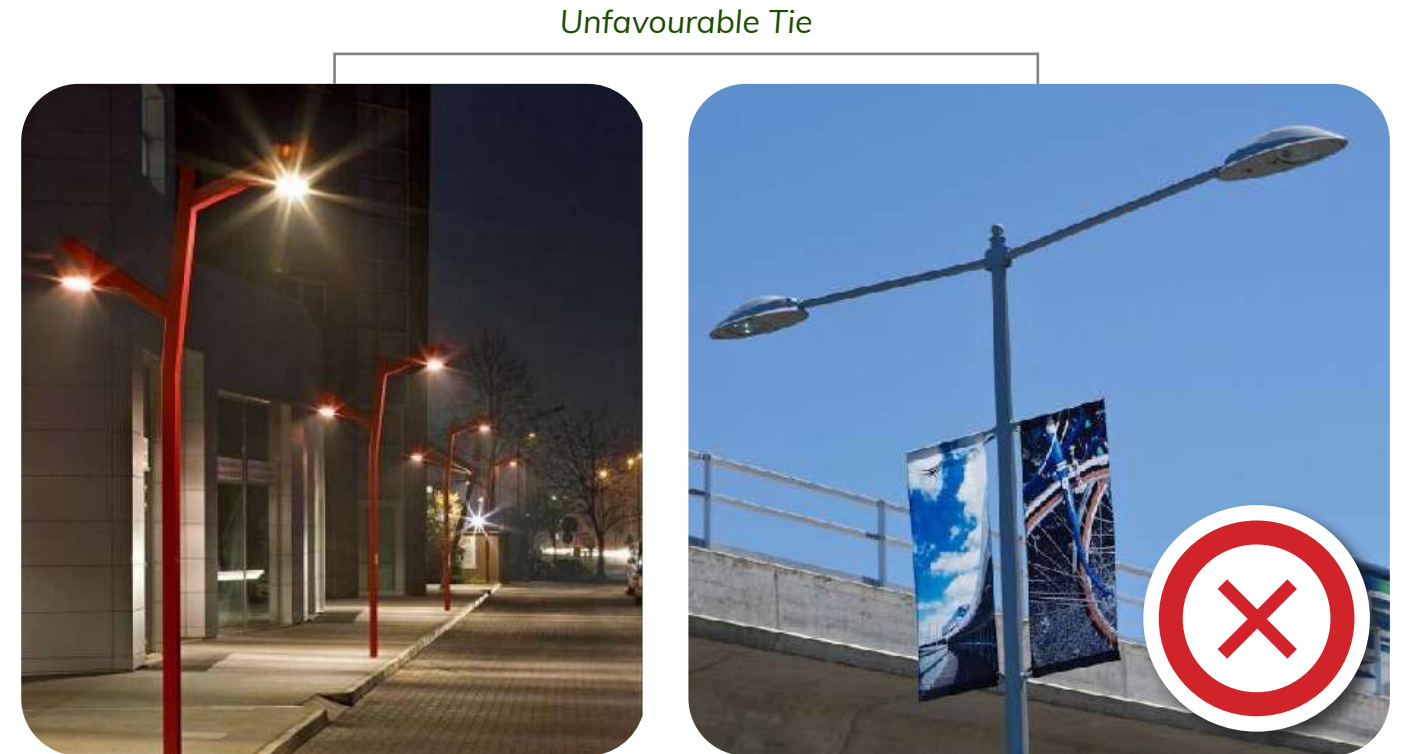
Favourable



Unfavourable

Survey Results

Section 3: Street Lighting



Section 4: Site Furnishings



Favourable



Unfavourable

Survey Results

Section 5: Circulation, Control & Safety



Section 6: Streetscape Character



Favourable



Unfavourable

Survey Results

Section 7: Public Art



Unfavourable Tie

Section 8: 'Spill-Outs'



Favourable



Unfavourable

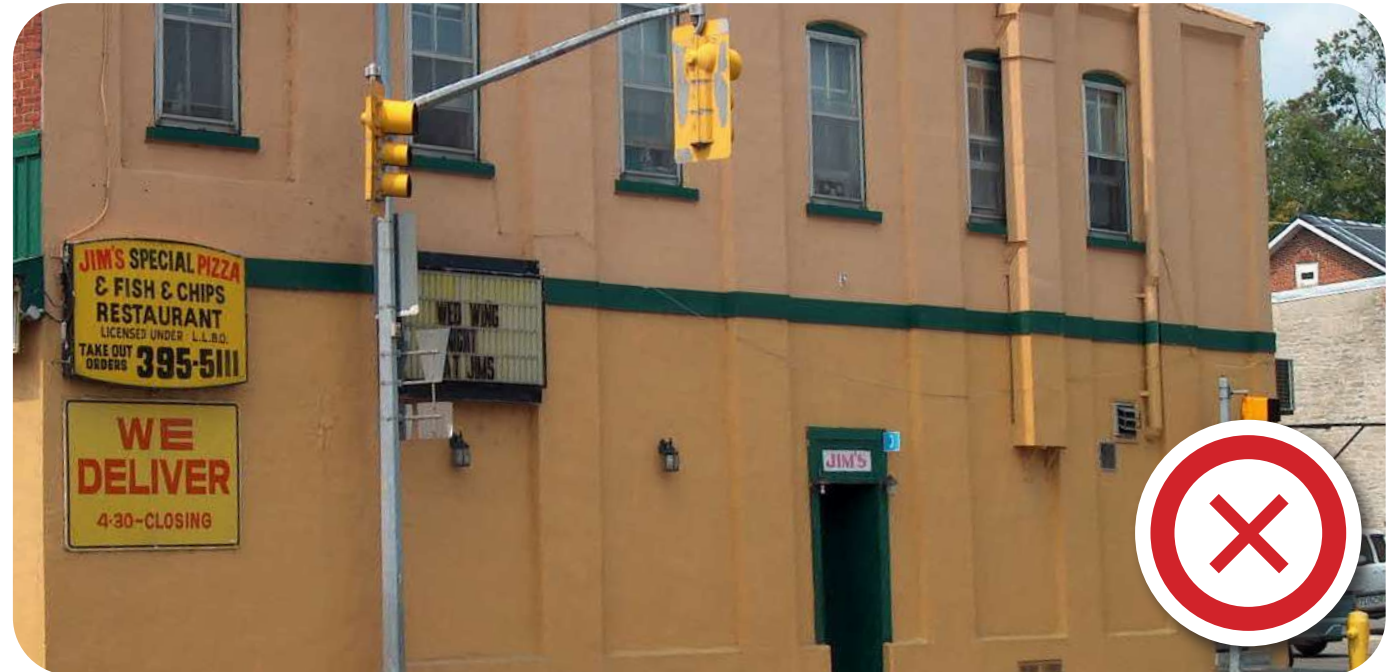
Survey Results

Section 9: Gateways & District Identification



Favourable Tie

Section 10: Façades - Colour



Favourable



Unfavourable

Survey Results

Section 10: Façades - Awnings



Section 10: Façades - Lighting



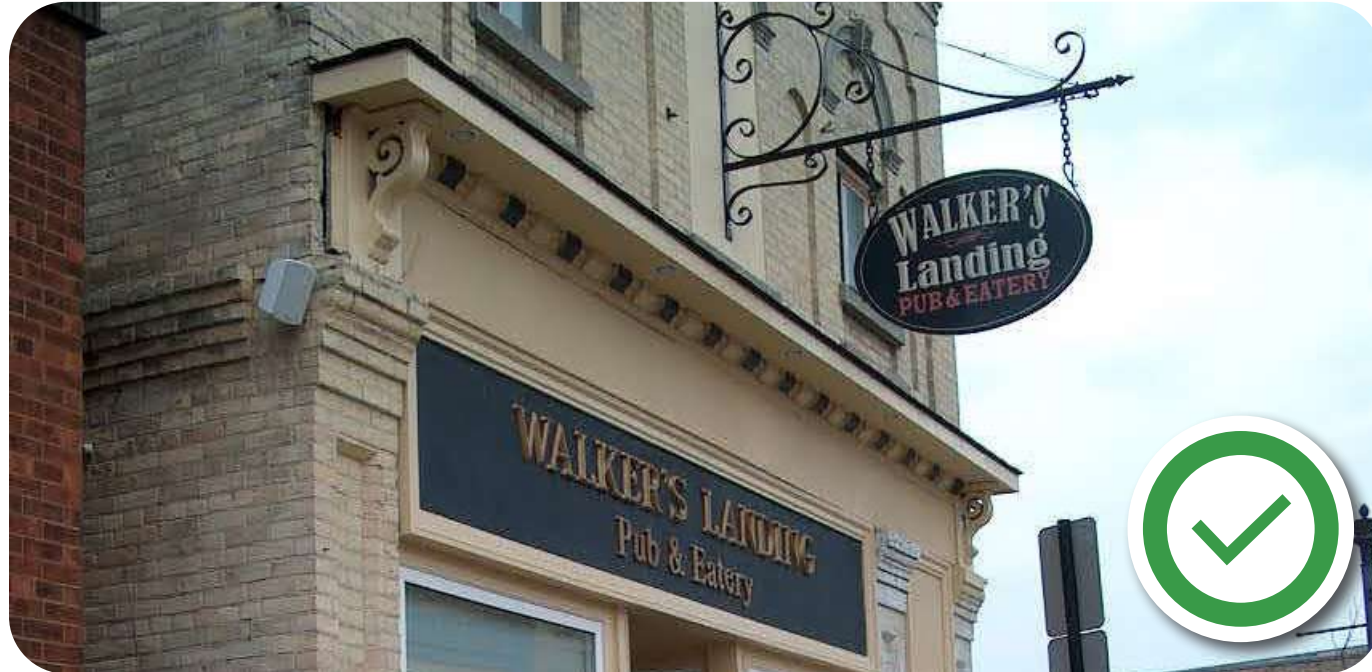
Favourable



Unfavourable

Survey Results

Section 10: Façades - Signage



Section 10: Façades - Adornment



Favourable



Unfavourable

Survey Results

Section 10: Façades - Characterization



Historic Modified



Historic Modified



Favourable



Unfavourable



A view of Queen Street from Lewis Park

Envisioning Renderings: Lot Development Opportunity, Queen and Huron Street

Overview

Façade envisioning designs for buildings located within Ripley’s main Streets illustrate how building and business owners can transform their building’s façades and, ultimately, the desirability of the focus area. Typically, under the topics of awnings, signage, planters, shutters, colour, and lighting, the renderings suggest ways in which a building façade and streetscape can be improved to suit a desired theme or heritage.

The renderings do not attempt to “redesign” the façade of every existing building along the main streets; rather, they attempt to define a unified style and character for Ripley; providing an understanding, appreciation and ultimately, a marketing and investment tool for what these buildings could be like, if investment in the downtown is undertaken.

The vacant lot at the intersection of Queen Street and Huron Street has been envisioned as a three-story building, featuring mixed-use commercial space on the ground floor and residential units on the upper floors. The building’s visual design, informed by Ripley Community Toolkits 1 and 2, reflect a vibrant and lively, activated streetscape, seamlessly integrating with its surroundings. It not only honours the community’s existing character but also establishes an achievable vision and sets a new aesthetic standard for neighbouring buildings.

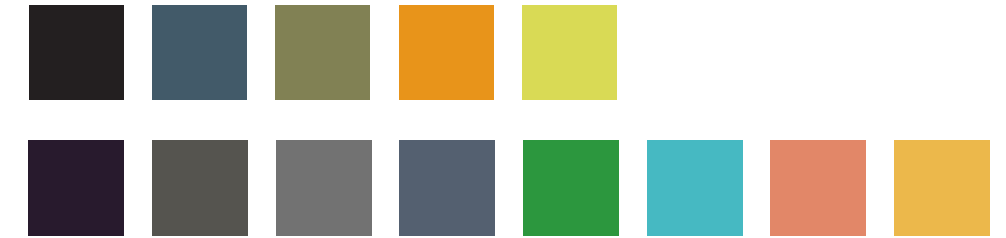
Generally, it is a visual education – an education that may entice building owners, developers, and small businesses to invest in Downtown Ripley. By incorporating the rendering into marketing materials such as brochures, websites, social media, and presentations, the Township can effectively communicate the vision and potential of Ripley, ultimately contributing to the successful promotion of the Downtown Development Envisioning.

Ripley Family of Furnishings

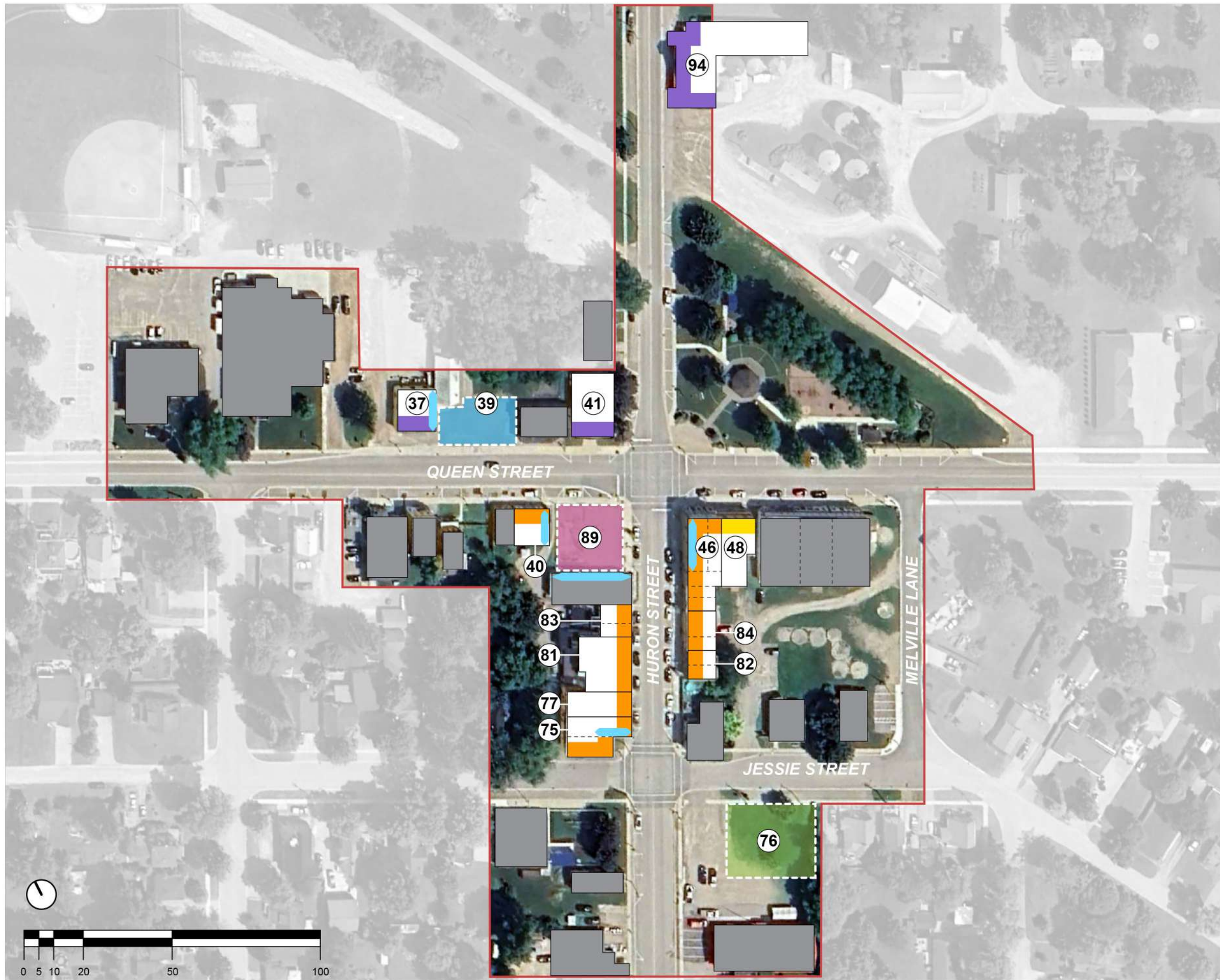
Furnishing Elements

The collection of furnishings combines elements from the community toolkits, existing (Ex.) site furniture, and the proposed (Prop.) element that draws inspiration from the results of the visual preference survey.

Community Toolkits Colour Pallet



- Ex. street lamp with banner and seasonal hanging basket
- Ex. Bruce County wayfinding
- Ex. visitor information kiosk
- Ex. seasonal street tree planter (themed, composite and metal)
- Ex. seasonal accent planter
- Ex. metal themed bench
- Ex. plastic waste receptacle
- Prop. metal waste receptacle
- Ex. metal bike rack



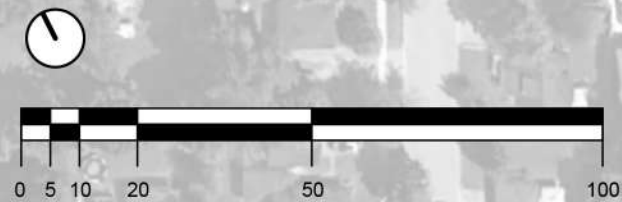
Key Map of Façades

LEGEND

- Focus Area
- 00 Building Address
- Improved Green-space
- Re-imagined Visual Void
- Envisioned Empty Lot
- Wall Mural

Proposed Façades

- Historic
- Historic - Modified
- Non - Historic





Utilizing the Vacant Lot at 89 Queen St. as a Neighbourhood Hub



Utilizing the Vacant Lot at 89 Queen St. as a Neighbourhood Hub





Envisioning Renderings

89 Queen St. Development in Winter with Seasonal Streetscape Presence









Envisioning Renderings

View of 41 Queen St. (the old bank), from Lewis Park



Restored Henshall Co-Op Building







The Restored Historic building at 46 Queen St. with Wall Murals



Façade Enhancements at 82 Huron Street



Streetscape View from 82 Huron Street towards the New Development



Façade enhancements at 83 Huron Street



Façade enhancements at 81 Huron Street with Public Art



Façade enhancements at 77 & 75 Huron Street with Public Art Wall Mural



Downtown Connection to Heinish Parkette beside the Fire Hall





The Old Bank on Queen Street

List of Sub-Projects

Given proposed streetscape upgrades to Queen Street, Huron Street and sidewalks, recommendations for additional improvements are largely ‘project’ based and focus on either specific product modifications or specific ‘projects’ in certain locations that could benefit from additional streetscape improvements. Most of these projects will require additional design detailing to ensure that the intent of the modifications or improvements is not lost.

P1. Vacant Lot, 89 Queen Street Development

A. Vacant Lot Repurpose:

Transforming a vacant lot into a lively neighbourhood nook involves thoughtful planning and community involvement – even if for the short term. Some considerations may include:

- **Established Entrances:** Create established entrances to welcome visitors, encourage use and control circulation throughout the space.
- **Purposeful Elements:** Include public art installations that reflect the community’s identity and values. Use diverse ground materials and site furniture, like benches and picnic tables, to encourage gatherings. Implement strategically placed lighting to enhance safety and ambiance, especially in the evening.
- **Create Semi-Physical Barriers:** Use features like bollards and planters to define areas within the lot without completely closing off space. Ensure good visibility throughout the space to create a feeling of safety, while the physical barriers create an outdoor “room” which feels secure from vehicular traffic.
- **Encourage Multi-functional Use:** Design a flexible space with modular elements that can accommodate

various events, such as farmers’ markets, art shows, performances, or outdoor movies.

- **Utilize Sustainable Practices:** Design the space with sustainability in mind, incorporating rain gardens, permeable paving, and eco-friendly lighting.
- **Supportive Activities:** Gather community input on what residents would like to see in the space. Involve local artists, musicians, food vendors, and organizations to infuse the space with local culture and talent.

B. New Building Development:

New buildings can greatly add to and enhance a community; the following recommendations should be taken into consideration when building a new building within the downtown area of Ripley. Buildings should consider:

- **Supportive Scale:** Scaled in a way that supports and maintains the historical pattern of building development in the Downtown area;
 - New buildings should be of a similar width to that of existing buildings in the area; where significantly greater width is proposed, the building should use materials and slight variations along the building face to reflect the proportions of existing Downtown buildings.
 - Where a building houses multiple uses or units, the outside of the building should reflect the division of the spaces.

- Buildings should be spaced in relation to surrounding buildings to contribute to rhythm of the Downtown.
 - Larger buildings and buildings with significantly different height than those around them require larger spacing. Smaller, more detailed, and more consistently sized buildings should be located closer together.
- Interaction with the Street: Situated the building to create a sense of enclosure, safety, and comfort by ensuring the interaction with the street is appropriate.
 - Developments should strive to create an inviting entrance. Main entrances should be located on the public street side of the building, though a secondary entrance may be necessary where parking is provided.
 - Development on corner lots should use buildings to define the corner and realize the landmark potential of these highly-visible locations. Buildings at corner locations should address both street frontages;
 - Buildings adjacent to public spaces should be sited and designed to define and enhance the public space.
 - Buildings in the Downtown should be at least two stories in height.
- A one-storey height difference is appropriate between adjacent buildings or additions. Changes greater than one storey may be accommodated by using a porch or colonnade, belt course of bricks, “stepped” increase, and/or roof details.
- Context Consistency: Set back from the street similar to neighbouring structures to create a consistent streetscape.

- Generally buildings should be located at the minimum front setback line or the established building line, whichever is less, in order to reinforce the street edge. Small variations in setbacks may be permitted to enable dooryard/courtyard seating and patio areas.
- Side and rear setbacks should be established which will not negatively impact neighbouring buildings and open spaces with respect to sun/shadow and sight lines.
- Aiding Aesthetic: Architectural features should contribute to the local landscape.
 - Building materials and design should blend with the historical aesthetic of the town.
 - Each building should have a distinctive design. The detailed design of predominant architectural elements of adjacent buildings should differ.

P2. Refurbished Furniture

Revitalizing outdoor furniture through repainting and refurbishment can significantly enhance downtown aesthetics, creating a fresh and inviting atmosphere that reflects community pride and attention to detail.

This includes:

- Creating a listing of existing inventory, and associated pricing. Refurbishment will be 60% of the “new” price.
- Create a listing of new items needed to complete the street.
- Repairing damaged furniture.
- Repainting street lamps to cover wear and weathering, and replacing older lightbulbs.
- Make sure the family of site furniture is cohesive and replace miss-matched site furnishings.



Subject of P1. Vacant Lot, 89 Queen Street Development

P3. Enhance Downtown Nodes

Applying asphalt decals to the primary and secondary nodes to enhance downtown arrival and emphasize pedestrian zones and use. Enhancing downtown nodes involves implementing various design and infrastructure strategies aimed at improving the attractiveness and functionality of these areas. Here are some common methods and their benefits:

- Decals and Markings: Applying thoughtful asphalt decals and markings can highlight pedestrian zones, making them visually distinct and encouraging people to use these spaces more actively.
- Transitional Elements: Well-designed and visually appealing signage and structural features can assist pedestrians in navigating the area effortlessly and identifying their entry into the downtown zone. This enhances accessibility and awareness within the town, encourages more foot traffic, and ultimately supports local businesses.



Intersection of Queen Street and Huron Street

P4. Revamp Voids

These spaces should be complementary to the existing streetscape and should adopt the same level of quality and care to ensure that a continuous streetscape environment is maintained. Voids also offer opportunities for temporary landscape efforts. These spaces should be treated and maintained with some measure of ‘permanence’ so that in the intent, however temporary, strengthens the appearance of the streetscape environment.

Revitalized voids can improve the overall look of the downtown area. Adding greenery, decorative pavements, and attractive signage can create a more inviting atmosphere. This subproject implementation will increase foot traffic and encourage people to stay downtown, which boosts foot traffic to nearby businesses and may increase sales for local shops and restaurants. As more people are drawn to the area, the demand for retail and service-oriented spaces may rise.

Voids to focus on:

- Heinish Parkette, 76 Huron Street
- 39 Queen Street (the vacant parking lot)



39 Queen Street

P5. More Public Art

There are many opportunities in Ripley’s downtown to incorporate public art, especially in the form of wall murals.

- Celebrate culture: Public art often reflects the community’s history, culture, and identity, fostering a sense of pride among residents. It tells stories and celebrates local heritage, making the area more relatable and engaging.
- Visual Appeal: Artistic installations can transform bland urban spaces into vibrant, visually stimulating environments. They can draw attention and make the area more attractive to both locals and visitors.
- Encouraging Gatherings: Well-placed art can serve as focal points for community gatherings or events. They can create inviting spaces that encourage people to spend time in the area, thus boosting foot traffic and local business.



Public Art Downtown Ripley

P6. Accessibility Audits

With a high population of community members over the age of 60, accessibility and the enjoyment of Downtown for all should be a priority. With the goal of making the communities barrier-free, the Province of Ontario has developed guidelines to prevent and remove all barriers to provide equal opportunity for residents and visitors. Efforts should be made to ensure that all aspects of buildings are fully accessible; however, facade improvements may only accommodate in a limited manner.

Design Considerations:

- The primary goal is to provide equal means of access to all users regardless of abilities.
- Make all entrances and exists barrier-free;
- Inside the building, consider how the layouts of aisles, seating areas, counters, washrooms, and fixtures are welcome to disabled people.
- Provide barrier-free access to all levels/floors.
- Storefronts should have access at grade with the sidewalk. Should exterior space permit, a ramp (with guardrails), parallel with the building might be considered with proper site plan/town approval.
- Ramp design should adhere to appropriate standards as set by the Ontario Building Code in regard to slope allowances, widths, railing heights, etc. Materials and colour choices should blend in with the overall design of the storefront.
- If possible, a recessed door might be considered to accommodate a grade change;
- Handrails should be provided for entrances with stairs.
- Entrances should be well-defined with the use of signs, doorways or awnings and should be well-lit.

P7. Tend to Alleys and Laneways

Alleys and laneways are important connectors for pedestrian thoroughfares and offer shortcuts and easy access to parking lots or other areas of the downtown. Alleys are also important vehicular access points to the back of building spaces - serving emergency vehicles, utility trucks and service delivery vehicles, as well as customer and tenant parking. As such, they are shared laneways that need to service the vehicle but remain comfortable and safe for pedestrians.

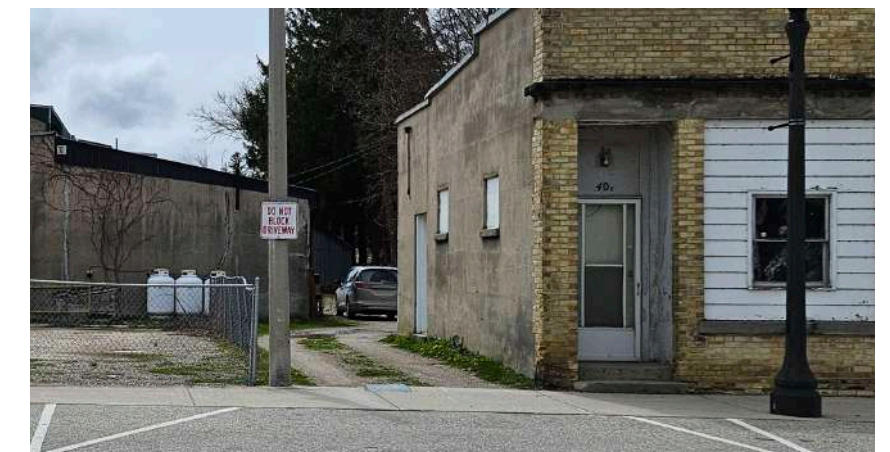
Most laneways are privately owned and most likely are part of a right of way with limited 'development' potential and must remain open and free of obstruction for multiple uses. As supportive pedestrian walkways, these private laneways become an important part of the public realm in terms of maintaining a walkable environment.

Design considerations are:

- If the laneway offers access to a public space, or parking lot or is a connecting link for an alternative thoroughfare to another part of the community, the laneway should be functional and visually appealing for both pedestrian and vehicular use;
- If space allows, a designated pedestrian zone could be identified through the change of pavement material or colour;
- Entrance and exit areas should be clear of obstructions and should offer the driver a clear view of the upcoming roadway;
- Building walls facing the laneway should be free of disrepair and/or should be restored or repaired to support a unified look with the associated building façade;
- Should the space allow single-lane traffic only, consideration should be given to making it a one-way

lane pending an alternative exit point from the back of the building space;

- Road surfacing should be accessible, should drain properly, and should be free of damage and potholes;
- Signage from both the main street and the back of the building side should clearly indicate that the lane is shared by vehicles and pedestrians;
- Signage should conform to the standards in the Façade Guidelines, and also meet municipal zoning by-laws if applicable;
- Lighting should be considered for the entire length of the lane to ensure safe pedestrian passage;
- Overhead arbors or entrance features could be considered in order to highlight access from the street. Special consideration must be made to accommodate emergency vehicular access in regard to the height and width of such entrance features. Lighting may be integrated within these structures.
- With support from the neighbouring property owner, wall dressings such as vertical planting, artwork, murals, banners, hanging baskets, etc., could be considered (space allowing) to enliven the pedestrian experience.



Laneway beside 40 Queen Street

P8. Revitalize Back of Building Spaces

Back-of-building spaces are often overlooked in planning and development discussions, but they hold significant potential for enhancing the vibrancy and utility of downtown areas. These spaces, typically relegated to storage, service activities, or even neglect, can transform into valuable assets if properly attended to. When these areas are maintained and integrated into the downtown landscape, they can serve multiple purposes.

For instance:

- Back-of-building spaces can be redesigned to include green spaces, public art installations, or community gathering spots that foster social interactions. Such enhancements not only beautify the area but also encourage foot traffic, which is vital for nearby businesses and the overall economic health of the downtown.
- Engaging these spaces can improve the functionality of the downtown area. They can provide additional outdoor seating for cafes and restaurants, host pop-up markets, or serve as venues for events.
- Investing in the upkeep and enhancement of back-of-building spaces signals a commitment to holistic Downtown development. It underscores the idea that every part of Ripley matters.



Back of Building Space off Queen Street

P9. Reimagine Vacant Buildings

Transforming vacant buildings like the Henshall Co-op presents an exciting opportunity to enhance the community’s vibrancy and meet local needs. Here are some expanded ideas for potential uses:

- **Bicycle Rental, Repair Shop, and Café:** This multifunctional space could serve as a hub for cycling enthusiasts and casual riders alike. The bicycle rental and repair shop would offer affordable access to bikes, encouraging eco-friendly transportation. The café could provide a welcoming atmosphere and bike-friendly amenities like repair stations. Hosting bike workshops and community rides could further foster connections.
- **Recreational Gym:** Transforming the building into a recreational gym could provide the community with a health and fitness resource. This gym could offer a range of fitness classes, personal training, and open workout spaces. Additionally, the facility could serve as a venue for sports leagues and community wellness events.
- **Brewery, Restaurant, and Venue Space:** A brewery with an attached restaurant could breathe new life into the Co-op building. Focused on local ingredients and unique brews, the establishment could feature a rotating menu that highlights seasonal produce. Additionally, the venue space could host live music, events, and community gatherings, making it a lively social hotspot.

- **Community Farmers Market:** Envisioning the space as a community farmers market could connect local farmers and artisans directly to consumers. This vibrant market could operate weekly, showcasing fresh produce, handmade crafts, and local goods, thus supporting local businesses while promoting healthy eating. Workshops on gardening and sustainability could complement the market and nearby Bruce Botanical Food Gardens, creating an educational aspect and enhancing community engagement.
- **Artisan Studio:** This space could be diversified into a community artisan studio where local artists and makers collaborate and create. Equipped with tools for various crafts—painting, pottery, woodworking, and textiles—it would be an accessible space for residents to explore their creativity. Workshops and classes could be scheduled to attract hobbyists and foster a sense of community through shared artistic pursuits, while also providing a platform for artists to showcase and sell their work.



Reimagine vacant buildings - Henshall Co-op

Phasing and Implementation							
Sub-Project Information		Phasing Plan			Implementation Plan		
Project ID No.	Project Name	Year(s)	Priority	Rationale	Quantified Elements		Actions
					Quantity	Item Description	
P2	Refurbish Site Furniture	Immediate	1	This project is the most economical, with an immediate impact on downtown streetscape aesthetics and functionality, safety and accessibility. A noticeable upgrade of site furniture can be used as a marketing tool to promote the downtown area, and can draw attention to the ongoing enhancements.	TBD	Planters Benches Waste receptacles Bike racks Lighting standards Municipal Signage	1. Conduct a furniture inventory and conditions assessment 2. Prepare a list of refurbishments, repairs and replacements 3. Prepare bid/contract documents for supply and installation
P5	More Public Art		2	Provide opportunities for local artists and residents to collaborate, but takes some time to organize. Murals will have the potential to dramatically transform the visual appeal of the downtown area. It is relatively inexpensive and quick to install so the positive effects can be felt sooner. Murals will form a foundation to complement other projects and guide thematic direction.	10	Identified opportunities for permanent wall murals	1. Finalize a listing of locations and seek permissions 2. Prepare design competition with design themes and parameters 3. Engage the community to choose their favourite designs 4. Seek funding through sponsorship or grants to fund supplies and installations
P6	Accessibility Audits		3	The audits will help pinpoint specific downtown areas that require modifications, from building entrances to amenities like restrooms. Knowing specific needs can inform future renovation projects and funding priorities. Sets an example for future developments and renovations in the downtown area.	4 major considerations	Storefront sidewalk connection Well-defined main entrances Barrier free sidewalks Ontario Building Code Standards - Slopes	1. Seek funding or grants to conduct audits 2. Seek a qualified consultant to conduct audits 3. Create a listing of priority items based on findings 4. Seek a qualified contractor to implement improvements
P3	Enhance Downtown Nodes	1 - 5 years	4	Serve to complement previous projects, such as site furniture or accessible sidewalk improvements, and it will help inform the appropriate location for implementation. This project will require detailed design and engineering.	4 2	Gateways or transitional features Heightened pedestrian connections	1. Hire a licenced Landscape Architect for conceptual design, detailed design, construction documents and contract administration 2. Prepare bid/contract documents for supply and installation
P1A	Vacant Lot Repurpose		5	The first phase of the vacant lot redevelopment project should focus on enhancements that yield immediate visual and functional benefits to the downtown area. Repurposing the vacant lot, while beneficial, may require more planning and collaboration with multiple interest holders. This phase of the lot redevelopment will require fewer resources and complexity, as a temporary space.	(all is approx.) 460 sq.m. 180 lin.ft.	Surfacing (artificial turf, or painted asphalt) Temporary string lighting Container planting Outdoor screen/projection	1. Collaborate with property owner 2. Hire a licenced Landscape Architect for conceptual design 3. Prepare bid/construction documents 4. Procure for implementation 5. Seek a qualified contractor to conduct work
P4	Revamp Voids	5 - 10 years	6	Revamping voids may require comprehensive planning, funding, and community input, which could take longer to coordinate. Repurposing a void space may require improvements to surrounding infrastructure (e.g., parking, pedestrian pathways, utilities) that are best addressed after more immediate streetscape components are enhanced.	2 total	Heinish Parkette, 76 Huron Street 39 Queen Street (the vacant parking lot)	1. Collaborate with property owners 2. Seek a qualified consultant for design 3. Seek a qualified contractor to conduct work
P7	Tend to Alleys and Laneways		7	The enhancement of these spaces should happen after establishing the more prominent downtown areas. Upgrades will enhance the connection between streets and the rear sections of businesses. Additionally, investing in alleys and laneways tend to be a more affordable option than extensive streetscape projects, allowing for quicker implementation with fewer resources required.	13 total	Refer to circulation diagram (pg. 13)	1. Prepare final design(s) 2. Prepare bid/construction documents 3. Procure for implementation
P8	Revitalize Back of Building Spaces		8	Identified back-of-building spaces in the downtown area have the potential to serve as additional access points, amenity spaces, or outdoor areas for businesses, and they can also be linked to other enhanced spaces. This will require urban planning, detailed design, funding, and community input, taking time to coordinate. This project must have a phased approach and implementation plan.	2 major spaces	Empty lot off Melville Lane behind buildings. Space behind buildings on the North side of Huron Street.	1. Prepare final design(s) 2. Prepare bid/construction documents 3. Procure for implementation
P1B	New Building Development	10 - 15+ years	9	This is a multi-year complex project that first relies on the growth of Ripley and will involve many parties, such as the municipality, investors, developers, planners, architects and more.	1	89 Huron Street lot	1. Property changes hands 2. Seek community input and assess needs 3. Prepare a final building design
P9	Reimagine Vacant Buildings		10	Reimagining vacant buildings allows for further assessment of community needs and desires as the other enhancements take priority. This timing ensures that when the other projects are addressed, it can be aligned more closely with the evolving vision and needs of the downtown area based on public feedback and observed usage patterns of new streetscape improvements.	17	Vacant storefronts (as of 2024)	1. Property changes hands 2. Seek community input and assess needs

Ripley Downtown

Preliminary Budget Estimate

	*Sub-project	P1A Vacant Lot Repurpose		P2 Refurbished Furniture		P3 Enhance DT Nodes		P4 Revamp Voids	
	Unit Cost Estimate	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total
Removals									
Site Prep; existing surfaces, fixtures, signage, vegetation, etc. (lump sum)	\$ 5,000.00	1	\$ 5,000.00		\$ -	6	\$ 30,000.00	2	\$ 10,000.00
Signage									
Interpretive Panels/ Info Kiosk (unit)	\$ 1,500.00	1	\$ 1,500.00		\$ -		\$ -	4	\$ 6,000.00
Place Identification Signage (unit)	\$ 1,500.00	2	\$ 3,000.00		\$ -		\$ -	2	\$ 3,000.00
Regulatory Signage (unit)	\$ 500.00	3	\$ 1,500.00		\$ -		\$ -	6	\$ 3,000.00
Public Art									
Site Preparation (lump sum)	\$ 500.00	1	\$ 500.00		\$ -		\$ -	1	\$ 500.00
Materials and Supplies (lump sum)	\$ 400.00	1	\$ 400.00		\$ -		\$ -	1	\$ 400.00
Artist Fee (baseline)	\$ 1,500.00	1	\$ 1,500.00		\$ -		\$ -	1	\$ 1,500.00
Vegetation									
Individual Trees (unit)	\$ 200.00		\$ -		\$ -		\$ -	14	\$ 2,800.00
Naturalized Planting (sq.m.)									
<i>Native Seed Mix, etc</i>	\$ 5.00		\$ -		\$ -		\$ -	230	\$ 1,150.00
<i>Planter Planting, etc</i>	\$ 10.00		\$ -		\$ -		\$ -	11	\$ 110.00
Seed/sod (sq.m.)	\$ 3.00		\$ -		\$ -		\$ -	600	\$ 1,800.00
Woodchip (cu m.)	\$ 110.00		\$ -		\$ -		\$ -	20	\$ 2,200.00
Surface Treatments									
Asphalt (sq.ft.)	\$ 15.00		\$ -		\$ -		\$ -	5800	\$ 87,000.00
Unit Paving (sq.ft.)	\$ 110.00		\$ -		\$ -	3200	\$ 352,000.00	3800	\$ 418,000.00
Artificial Turf / Painted Asphalt (sq.ft.)	\$ 10.00	4500	\$ 45,000.00		\$ -		\$ -		\$ -
Site Furnishings & Fixtures									
Gateway Structure (unit)	\$ 2,500.00	2	\$ 5,000.00			4	\$ 10,000.00	1	\$ 2,500.00
Benches (unit)	\$ 1,700.00		\$ -				\$ -	6	\$ 10,200.00
Pinic Tables (unit)	\$ 1,500.00		\$ -				\$ -		\$ -
Bike Racks (unit)	\$ 1,200.00		\$ -				\$ -	4	\$ 4,800.00
Waste Receptacles (unit)	\$ 1,000.00	2	\$ 2,000.00				\$ -	2	\$ 2,000.00
Light Standards (unit) includes servicing	\$ 15,000.00	6	\$ 90,000.00				\$ -	2	\$ 30,000.00
String Lighting (lin.ft)	\$ 3.00	180	\$ 540.00				\$ -	200	\$ 600.00
Wall Mounted Solar Lights (unit)	\$ 400.00	3	\$ 1,200.00				\$ -		\$ -
Outdoor Screen/ Projector (lump sum)	\$ 500.00	1	\$ 500.00				\$ -		\$ -
Café Set (lump sum)	\$ 2,000.00	6	\$ 12,000.00				\$ -		\$ -
Patio Set (lump sum)	\$ 5,000.00	4	\$ 20,000.00				\$ -	10	\$ 50,000.00
	Estimated Sub-total		\$ 189,640.00		\$ -		\$ 392,000.00		\$ 637,560.00
	** Contingency (10%)		\$ 18,964.00		\$ -		\$ 39,200.00		\$ 63,756.00
	Sub-total		\$ 208,604.00		\$ -		\$ 431,200.00		\$ 701,316.00
	***Consulting Fees: Landscape Architecture (12.5%)		\$ 26,075.50		\$ -		\$ 53,900.00		\$ 87,664.50
	****Consulting Fees: Engineering/ Installation (8%)		\$ 16,688.32		\$ -		\$ 34,496.00		\$ 56,105.28
	Conservative Estimated Total		\$ 251,367.82		TBD		\$ 519,596.00		\$ 845,085.78

Notes: Budget estimate does not account for site works (mobilization/ demobilization, stormwater engineering, erosion/sediment control, tree hoarding fencing, perimeter fencing). Each project phase will be subject to site works costs.

*Sub-projects: Budget estimates reflect high-level conceptual design. Further design, specifications and construction detailing will inform more accurate budget figures.

** Contingency (10%) re. unforeseen costs associated with inflation, material availability, un-known site specific conditions, permits, site dewatering if required, etc.

*** Consulting fees based on industry standards (OALA Fee Guide for Landscape Architectural Services, April 2023) using a percentage fee calculation method.

****Consulting fees based on industry standards (ACEC Ontario CEO 2020 Fee Guideline) using a percentage fee calculation method.

Ripley Downtown

Preliminary Budget Estimate

	*Sub-project	P5 More Public Art		P6 Accessibility Audits		P7 Alleys/Laneways		P8 Back of Building Space	
	Unit Cost Estimate	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total
Removals									
Site Prep; existing surfaces, fixtures, signage, vegetation, etc. (lump sum)	\$ 5,000.00		\$ -		\$ -	1	\$ 5,000.00	2	\$ 10,000.00
Signage									
Interpretive Panels/ Info Kiosk (unit)	\$ 1,500.00		\$ -		\$ -		\$ -	4	\$ 6,000.00
Place Identification Signage (unit)	\$ 1,500.00		\$ -		\$ -		\$ -	2	\$ 3,000.00
Regulatory Signage (unit)	\$ 500.00		\$ -		\$ -	13	\$ 6,500.00	6	\$ 3,000.00
Public Art									
Site Preparation (lump sum)	\$ 500.00	9	\$ 4,500.00		\$ -		\$ -	3	\$ 1,500.00
Materials and Supplies (lump sum)	\$ 400.00	9	\$ 3,600.00		\$ -		\$ -	4	\$ 1,600.00
Artist Fee (baseline)	\$ 1,500.00	9	\$ 13,500.00		\$ -		\$ -	4	\$ 6,000.00
Vegetation									
Individual Trees (unit)	\$ 200.00		\$ -		\$ -		\$ -	3	\$ 600.00
Naturalized Planting (sq.m.)									
<i>Native Seed Mix, etc</i>	\$ 5.00		\$ -		\$ -		\$ -		\$ -
<i>Planter Planting, etc</i>	\$ 10.00		\$ -		\$ -		\$ -		\$ -
Seed/sod (sq.m.)	\$ 3.00		\$ -		\$ -		\$ -	140	\$ 420.00
Woodchip (cu m.)	\$ 110.00		\$ -		\$ -		\$ -		\$ -
Surface Treatments									
Asphalt (sq.ft.)	\$ 15.00		\$ -		\$ -	6850	\$ 102,750.00	1000	\$ 15,000.00
Unit Paving (sq.ft.)	\$ 110.00		\$ -		\$ -		\$ -	3800	\$ 418,000.00
Artificial Turf / Painted Asphalt (sq.ft.)	\$ 10.00		\$ -		\$ -		\$ -	300	\$ 3,000.00
Site Furnishings & Fixtures									
Gateway Structure (unit)	\$ 2,500.00		\$ -		\$ -		\$ -	2	\$ 5,000.00
Benches (unit)	\$ 1,700.00		\$ -		\$ -		\$ -	6	\$ 10,200.00
Picnic Tables (unit)	\$ 1,500.00		\$ -		\$ -		\$ -	6	\$ 9,000.00
Bike Racks (unit)	\$ 1,200.00		\$ -		\$ -		\$ -	8	\$ 9,600.00
Waste Receptacles (unit)	\$ 1,000.00		\$ -		\$ -		\$ -	4	\$ 4,000.00
Light Standards (unit) includes servicing	\$ 15,000.00		\$ -		\$ -		\$ -	6	\$ 90,000.00
String Lighting (lin.ft)	\$ 3.00		\$ -		\$ -		\$ -	200	\$ 600.00
Wall Mounted Solar Lights (unit)	\$ 400.00		\$ -		\$ -	8	\$ 3,200.00	12	\$ 4,800.00
Outdoor Screen/ Projector (lump sum)	\$ 500.00		\$ -		\$ -		\$ -		\$ -
Café Set (lump sum)	\$ 2,000.00		\$ -		\$ -		\$ -	4	\$ 8,000.00
Patio Set (lump sum)	\$ 5,000.00		\$ -		\$ -		\$ -	8	\$ 40,000.00
	Estimated Sub-total		\$ 21,600.00		\$ -		\$ 117,450.00		\$ 649,320.00
	** Contingency (10%)		\$ 2,160.00		\$ -		\$ 11,745.00		\$ 64,932.00
	Sub-total		\$ 23,760.00		\$ -		\$ 129,195.00		\$ 714,252.00
	***Consulting Fees: Landscape Architecture (12.5%)		\$ 2,970.00		\$ -		\$ 16,149.38		\$ 89,281.50
	****Consulting Fees: Engineering/ Installation (8%)		\$ -		\$ -		\$ -		\$ 57,140.16
	Conservative Estimated Total		\$ 26,730.00		\$ 20,000.00		\$ 145,344.38		\$ 860,673.66

Notes: Budget estimate does not account for site works (mobilization/ demobilization, stormwater engineering, erosion/sediment control, tree hoarding fencing, perimeter fencing). Each project phase will be subject to site works costs.

*Sub-projects: Budget estimates reflect high-level conceptual design. Further design, specifications and construction detailing will inform more accurate budget figures.

** Contingency (10%) re. unforeseen costs associated with inflation, material availability, un-known site specific conditions, permits, site dewatering if required, etc.

*** Consulting fees based on industry standards (OALA Fee Guide for Landscape Architectural Services, April 2023) using a percentage fee calculation method.

****Consulting fees based on industry standards (ACEC Ontario CEO 2020 Fee Guideline) using a percentage fee calculation method.

Participants in the Township of Huron-Kinloss Ripley Downtown Development Envisioning

Huron-Kinloss Project Team:



Michelle Goetz - Manager of Strategic Initiatives
Amy Irwin - Business & Economic Officer

Design and Facilitation Team:



Design, Landscape Architecture, and Planning
for Rural, Destination and Amenity Landscapes

Sean Kelly, Stasia Stempski, Alex Feenstra

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Acknowledgments

Visioning Exercise: Postcard from the Future

For this visioning exercise, the Coordinator will need to prepare mock postcards. After giving participants a postcard, pen and highlighter, ask participants to close their eyes and imagine that they had been living overseas – e.g., Australia, France, Thailand, for ten years and are coming back to visit the community for the first time since leaving.

Explain that they are driving into town on a particular highway or road and as they enter the downtown, they notice that things look and feel different. As they get out of the car and walk around, they realize that their downtown has transformed over the ten years into the place they always dreamed it could be. Ask participants to notice what has changed, how the downtown looks and feels, and what they now love about it.

After a couple of minutes of talking them through their mental tour of the downtown, ask them to open their eyes, remain quiet and begin to write a postcard to a friend from their overseas country. In the postcard they should describe how wonderful their community has become, how it feels to be there, why they love it, and what is special. Once they finish writing, the process for creating a vision statement begins by asking them to highlight their top three concepts.

Participants transfer up to three concepts to individual sticky notes — only one idea per sticky note. A volunteer is asked to share one of the top ideas — to say it aloud and then post it at the front of the room. Additional volunteers are asked to post a different idea. Once five to six separate ideas have been posted, ask the group if anyone has a completely different idea. These are also posted. Then the group is collectively asked to post any remaining similar ideas under the sticky note that reflects their ideas. Similar ideas are thus grouped together. The ideas supported by the majority of sticky notes are moved to the centre, and each grouping is given a positive title or description.

The Coordinator will use the concepts from this exercise and the wording of the participants to draft a vision statement.

Brainstorming a “Quick Wins” – Downtown Revitalization Kick-Off

1. Take time individually to come up with 1-2 quick win project ideas.
2. Share your quick win ideas on a sticky note for the group.
3. As a group, we will categorize the ideas into the four quadrants.
4. As a group, we will choose a project to complete as a kick-off for the Dundalk Downtown Revitalization program.

