



2014 Great Lakes Commission Annual Meeting

The Transformative Potential of Waterfront Revitalization

North Bay Waterfront Park – A Case Study

Buffalo, New York

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The City of North Bay, Ontario

- Located on the east shore of Lake Nipissing
- Population: 55,000
- Situated at the junction of Highways 11 & 17
- Known as “The Gateway to the North”
- Located 330km (210 miles) north of Toronto



North Bay's Railway Heritage

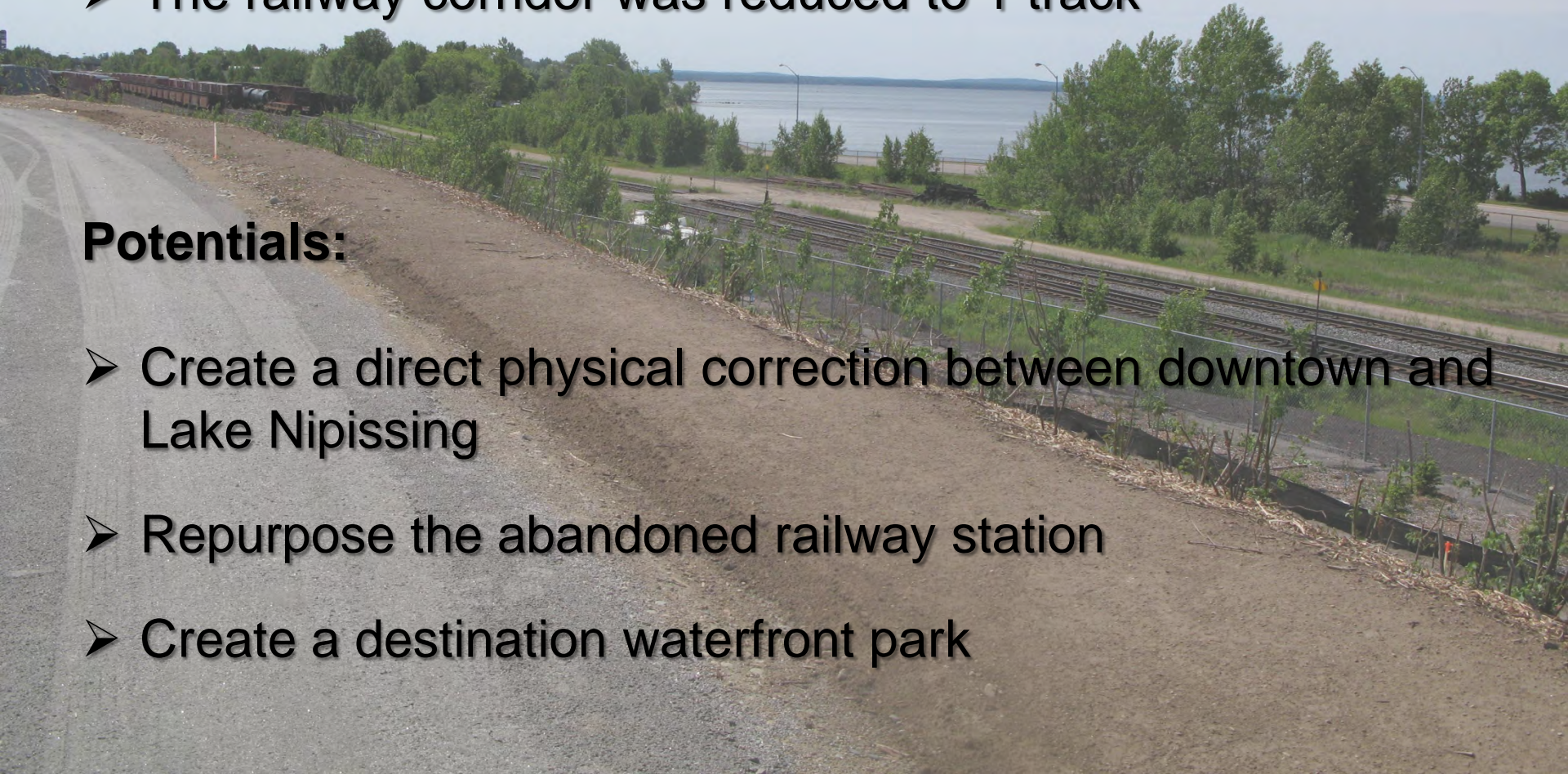
- North Bay was founded as a settlement along the Canada Central Railway in 1882.
- North Bay served as a major railway hub for over a century.
- The railway yard severed downtown from Lake Nipissing.

The Decline of the Railway – an Opportunity for Transformation

- The 29 hectare (70 acre) railway lands were left vacant
- The railway corridor was reduced to 1 track

Potentials:

- Create a direct physical connection between downtown and Lake Nipissing
- Repurpose the abandoned railway station
- Create a destination waterfront park



The Master Plan

➤ Community-driven initiative:

- **Community Waterfront Friends**

- **North Bay Heritage Gardeners**

- **North Bay Heritage Railway**

➤ Culminating in the development of a Master Plan for the overall site.



**NORTH BAY
COMMUNITY WATERFRONT
THE CORPORATION OF THE CITY OF NORTH BAY
COMMUNITY WATERFRONT FRIENDS (NORTH BAY)
MASTERPLAN**

The Master Plan



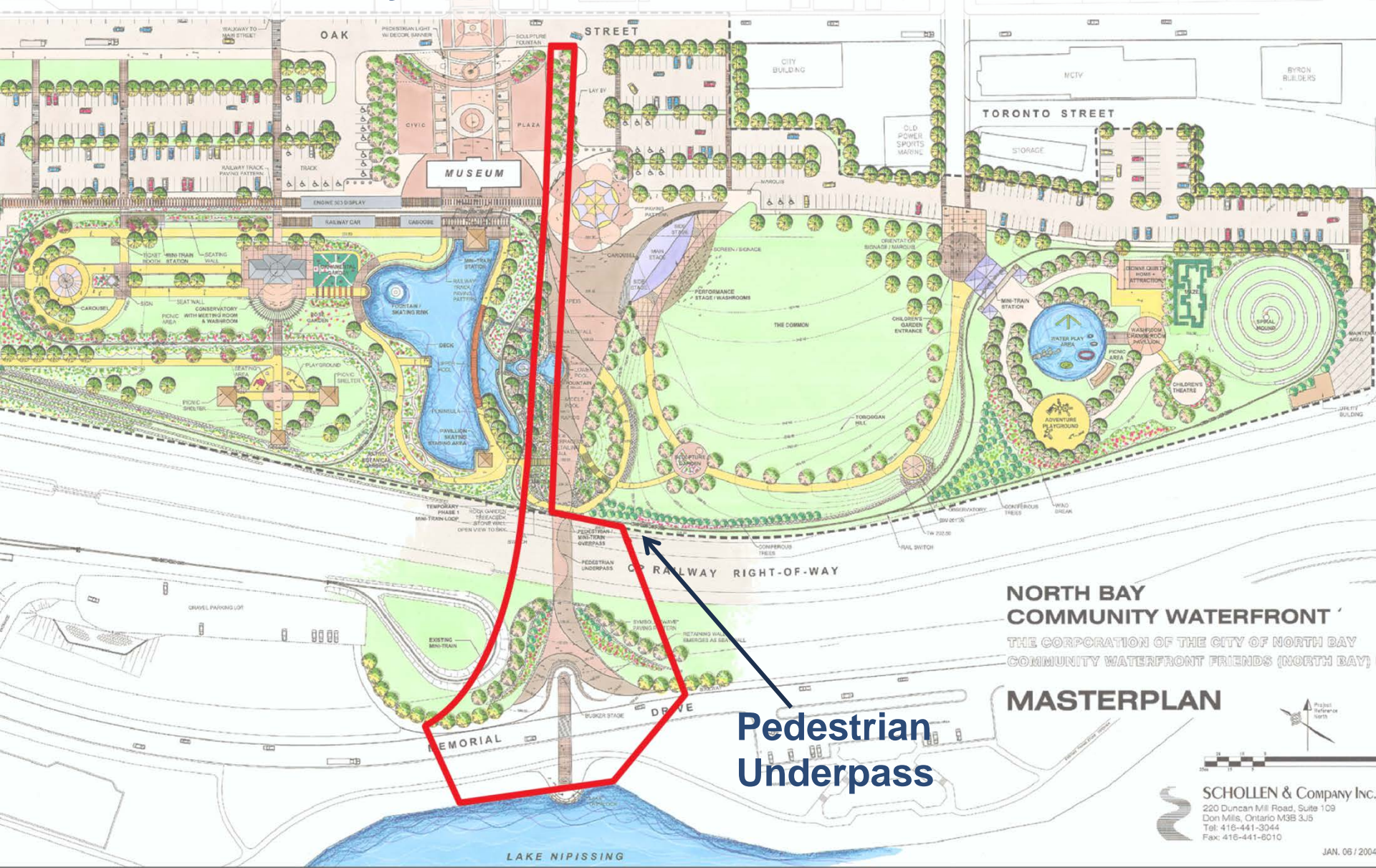
The Clean Up



- The lands were contaminated with hydrocarbons, metals and other elements from over a century of railway and industrial use
- The Master Plan provided the template for the in-situ management of contaminated soils and leachate.

Phase 1 Implementation

Connect the City to the Lake



The Connection



Before



After

Phase 2 Implementation

Embark on creating the destination



- Repurpose the railway station as a museum and meeting place
- Strengthen the connection to the lake
- Add civic amenities
- Create open space to accommodate festivals and community use
- Provide parking and infrastructure

Phase 2 – Renovate and Repurpose the Railway Station



Before



After – “Discovery North Bay”

Phase 2 – Strengthen the Connections



Phase 2 – Create the Civic Centre



Civic Plaza by Day



Civic Plaza by Night

Phase 2 – Create the Civic Centre



Before



After

Phase 2 – Add Civic Amenities



Phase 2 – Create Festival Space



Phase 2 – The “Spillover” Effect

In response to the implementation of Phases 1 & 2, downtown North Bay began to “turn around” to face the waterfront



Phase 2 – The “Spillover” Effect



Phase 2 – The “Spillover” Effect – An influx of new development



Marina Point Residence



New Transit Station

Community Mobilization

- **Political motivation**
- **Volunteer efforts**
- **Community-based fundraising**



Community-based Fundraising – The Pergola Project

- “Leaves” were purchased by donors in honour of someone special
- Stainless steel leaves are affixed to the pergola
- Leaves are cross-referenced to a “story” in the museum



A photograph of the Crystal Palace in London, showing its iconic arched metal framework. The words 'CRYSTAL PALACE' are visible on the upper part of the structure, and 'COMMONLY' is written below it. The image is taken from a low angle, looking up at the structure against a clear blue sky.



**Community vision and volunteerism
continues to propel the project forward**



The Investment



Phase 1

- Site clean-up
- Underpass and infrastructure

\$1.3 million

\$3.0 million

Phase 2

- Civic plaza, festival area,
parking lots and streetscapes

\$5.0 million

Total Investment

\$9.3 million

The Benefits

- Anticipated spin-off spending: \$4.5 - 10 million / year (CWF)
- Downtown revitalization and urban renewal
- New development on the waterfront



The Future: The Creation of a City around a Park

- Proposed Waterfront Hotel and Convention Centre
- Office buildings
- Marina Point – Phase 2 (\$16 million)



The Transformation Continues...

