



GORE BAY DOWNTOWN REVITALIZATION

PRELIMINARY CONCEPTS

JUNE 12, 2024



INTRODUCTION

Vision- Reimagining Your Proud Community For the Next 50 Years

The Gore Bay Downtown Revitalization Project is an exciting opportunity to harness Gore Bays' proud history and identity as the building block to reimagine the kind of community you want to be for the next 50 years. There is really no goal that cannot be achieved if the community puts their mind to it.

There are many towns in Nova Scotia with a population approximately the size of Gore Bay. Communities like Mahone Bay, Lunenburg, and Tatamagouche are world-famous small-town destinations that people from all over the world come to visit. While tourism is a desired benefit for this project, there are many more desirable outcomes and experiences to create. This project is about pride and "community building" .. building a place to live, work, visit, and play. It is about the next generation and providing the growth potential and economic and social framework for a happy community capable of business attraction and retention. It is about building a joyful, connected sustainable community. It is a shout-out to the world that proudly welcomes them to your town for the next 50 years. If small-town Nova Scotia can achieve this, then so can Gore Bay..all the building blocks are here!

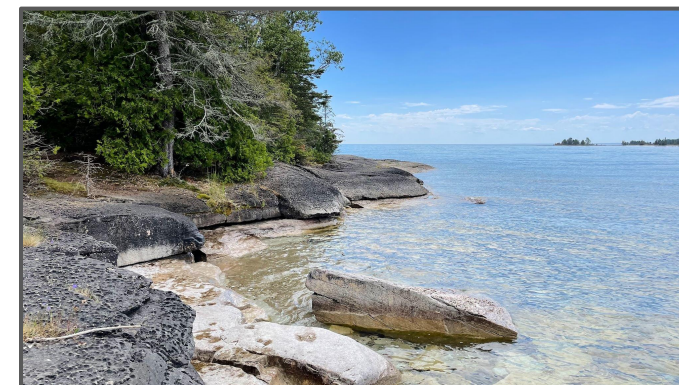
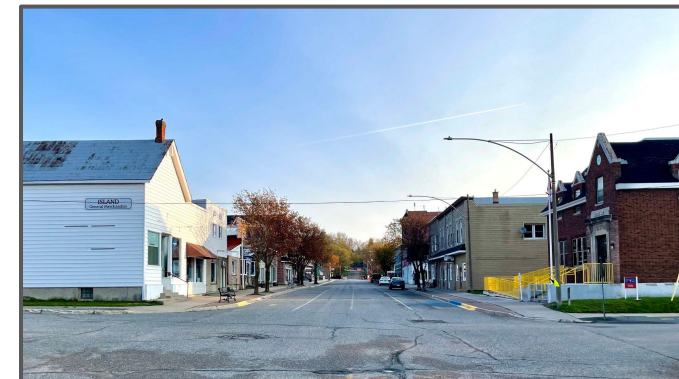
Synergy

Currently, there is synergistic momentum in Gore Bay that needs to be supported and maintained. Synergy of both small and big efforts is the key factor to create a thriving community with a vibrant revitalized downtown. In the last few years Gore Bay has made significant investments into the waterfront boardwalk, a slash pad, playgrounds, sports courts, and the marina. Split Rail Brewing and many more foodie and establishments have popped up. The arts community is strongly represented. A revitalized downtown streetscape with new connections to the marina and waterfront is being presented in this document. This revitalized downtown streetscape combined with 'little things' contributed by private businesses are what is needed now to create a magical experience and place where people want to visit, work, and play. These little things are as simple as painting colourful storefronts, planting flowers (in deer-proof ways), and placing café tables on the sidewalk. This is an exciting opportunity for Gore Bay to decide what it wants to be for the next generation. Anything can be achieved!

Themes

There are 3 main "Streetscape" themes proposed to develop a distinct sense of place that reflects Gore Bays' identity.

- 1) Nautical History. Gore Bay has a rich nautical history as a preferred harbour and destination on the Great Lakes.
- 2) Geology. Manitoulin limestone is a world-famous local landscape and building material that most reflects the identity of Gore Bay.
- 3) Town Deer. Like them or not the Town Deer needs to be embraced. They have become an iconic symbol of Gore Bay living harmoniously with nature. In Key West Florida there are similar domesticated deer called Key Deer. People come from all around the world to experience this unique phenomenon of wild animals integrating into a developed world.



Elements to Create a World Famous Small Town Destination



Boulevard Strip Planting



Bright Planting Colour



Building Murals



Christmas Lights Contour Roofline on Downtown



Encourage Classic Traditional building



Fall Street Decorations



Flowers Everywhere



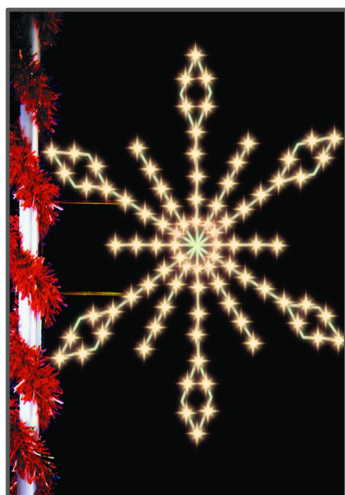
Destination Fall Colour



Gateway Features



Regional Sculpture



Pole Mounted Snowflake



Private Gardens for part of Public Space



Trendy Shops with Sculptural Displays



International Flags Welcome World Visitors



White Christmas Lights

BANNER POLES



SHIPS MAST ENTRY FEATURE WITH STRING LIGHTS



SHARE YOUR LOCATION WITH THE WORLD ON SOCIAL MEDIA



DOUBLE LIGHT STANDARD WITH SEASONAL PLANTING BASKET



TREES, BENCHES, AND MOST FEATURES OFFER POPULAR SPONSORSHIP/DONATION OPPORTUNITIES



LIMESTONE BENCHES WITH SPONSORSHIP PLAQUE



SINGLE LIGHT STANDARD WITH BANNER



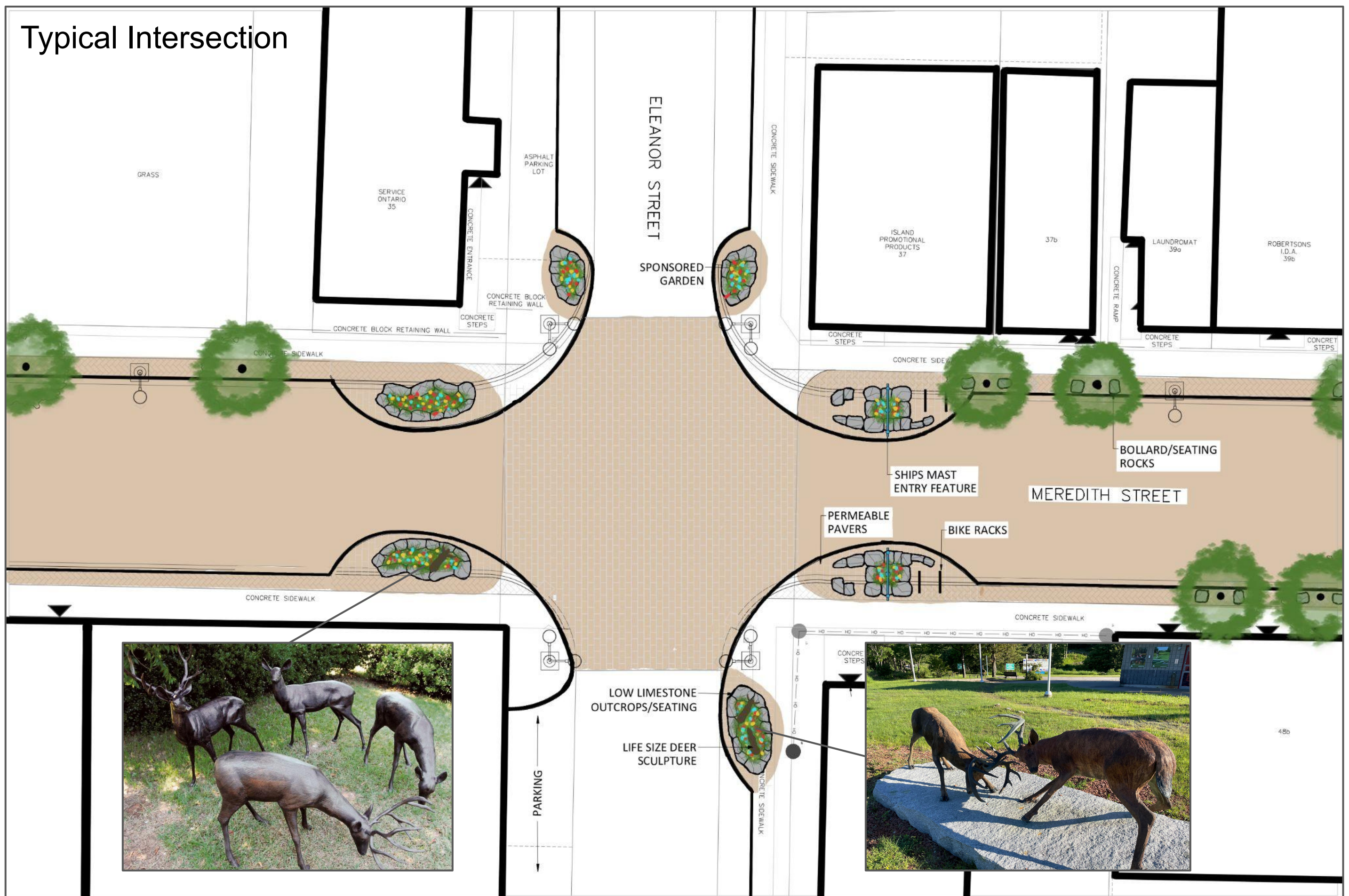
LIMESTONE BOLLARDS AND PLANTERS



PLANTERS USED FOR CHRISTMAS DISPLAYS



Typical Intersection



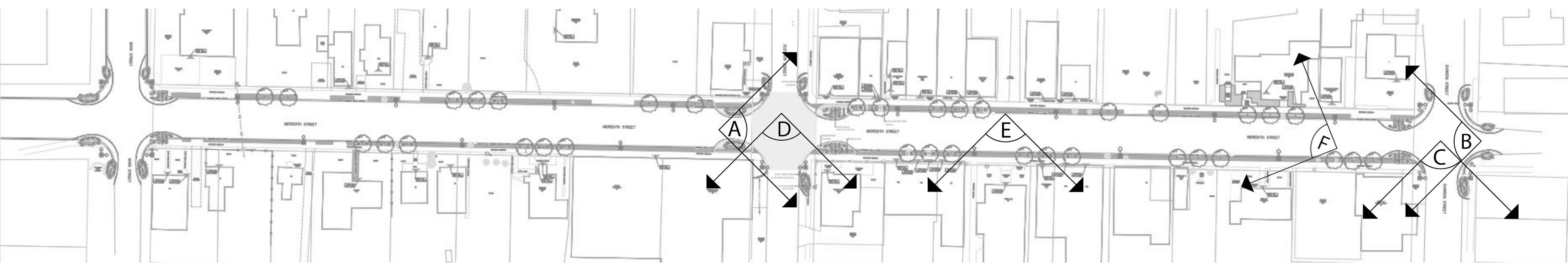


Preliminary Plan N.T.S
Interlock Paver Option



Preliminary Plan N.T.S
Asphalt Option

Preliminary Streetscape Concept Sketches



Preliminary Recommended Street - Trees



Burr Oak Fall Colour



Street Keeper
Honeylocust Fall



Autumn Blaze
Maple Fall Colour



Red Oak Fall Colour



Accolade Elm
Fall Colour

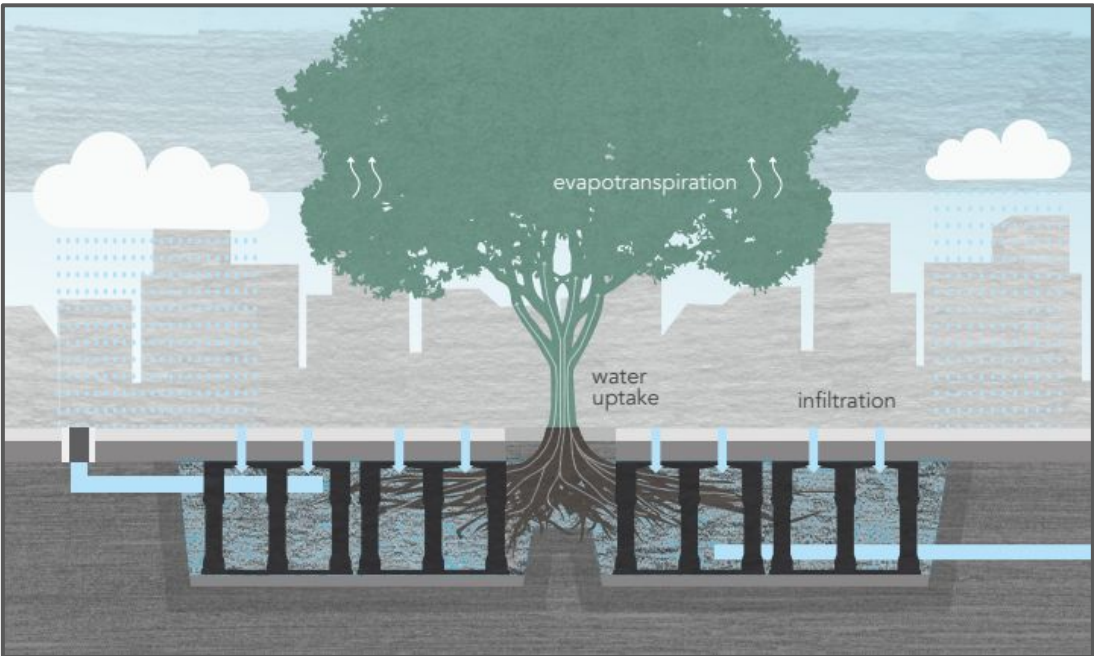
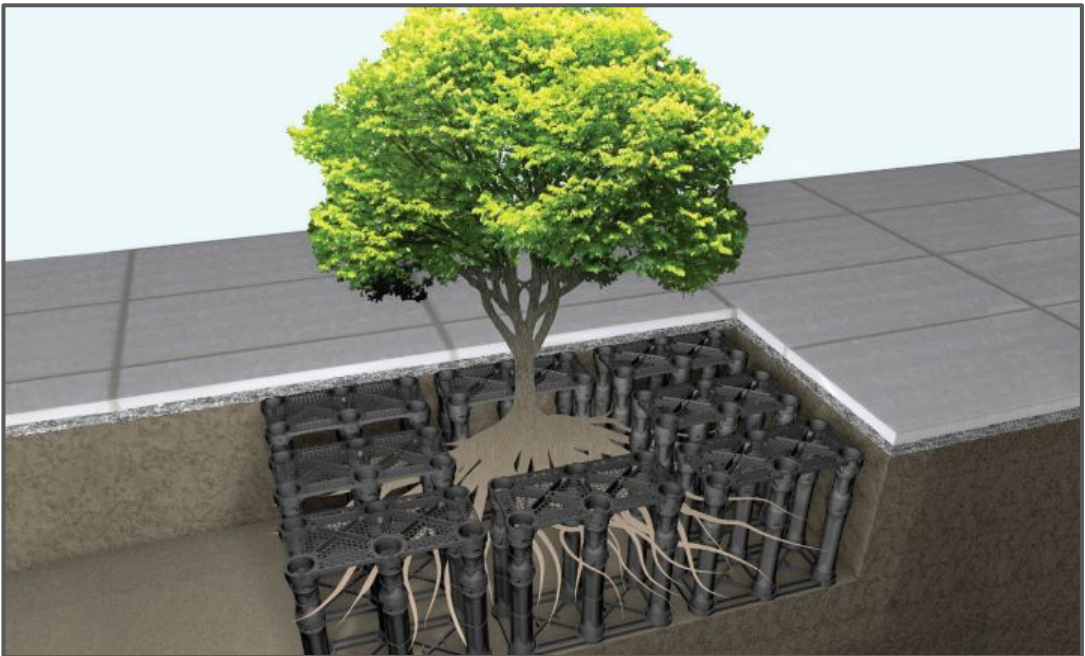


New Horizon
Elm Fall



New Horizon Elm

Silva Cells



The Silva Cell is a modular suspended pavement system that uses soil volumes to support large tree growth and provide powerful on-site stormwater management through absorption, evapotranspiration, and interception. The integration of green utilities like soil, trees, and water into urban areas can help alleviate some of our most pressing ecological challenges - including air and water quality, rising temperatures, flooding, and erosion from daily rainfall events.

- Purify water before it drains into lake
- Pedestrian safety
- Special event programming
- Unrestricted barrier free movement
- Protecting lake asset
- Sense of Place-Destination
- Ease of snow removal
- Street transformed to plaza





Rue Saint Catherine, Montreal



Shared Street, Quebec City



Market Street, Toronto



King Street, Kitchener



Carden Street, Guelph



Shared Retail Street, United Kingdom

Flexible Streets

Curbless streets seamlessly transform segregation of pedestrians and vehicles to a more integrated and flexible street

Flexible Streets slow vehicles and intentionally blur the boundary between pedestrian and vehicle space, allowing the boulevard and roadway to read as one space and adapt to a variety of conditions. In contrast to traditional streets - which utilize a conventional raised curb and gutter - flexible streets place all users and elements of the street at the same level, allowing for unrestricted movement between roadway and boulevard zones. Flexible Streets also increase safety for pedestrians and cyclists as they inherently require that vehicles move slowly through them.

As intensification occurs in Guelph, the character of downtown will change as more people choose to visit, work and live there. Flexible streets offer numerous advantages over traditional streets, as they:

- Increase pedestrian safety when all modes of transportation move at a similar speed
- Are planned with design speed equaling operating speed (30 km/h recommended)
- Are adaptable to the many functions of the street (e.g. day-to-day use vs. events)
- Provide safe travel options for all modes (modal equality) including pedestrians, transit, cyclists and automobiles
- Balance high quality public spaces (destination) with the requirements of the transportation network (function)

- Reinforce a Sense of Place and enhance the unique identity of downtown Guelph
- Create new places for play, rest and gathering within the municipal right-of-way
- The barrier-free street profile promotes active lifestyles for people of all ages and ability levels
- Seamlessly transform into a social/gathering space during events
- Promote traffic flow (e.g. less dependence on traffic lights) while slowing vehicles down through an integrated blend of traffic-calming measures, including:
 - Gateways to denote the beginning/end of shared space
 - Curbless Boulevards: so all users are at the same level
 - Side Friction – narrow the perceived width of the street through on-street parking, and pedestrian amenities (lighting, benches, bollards, planting, etc.)
- Supports the vision and guiding principles of the Downtown Secondary Plan

Key downtown streets identified to transition to a flexible street model are Macdonell Street, Wyndham Street (north of Carden), Quebec Street, Douglas Street, Baker Street, and Carden Street. These streets will create a network of unique and highly programmable public spaces for the City and local community.