

# Town of Cobourg East Pier Revitalization: Project Update

Committee of the Whole

January 25, 2021

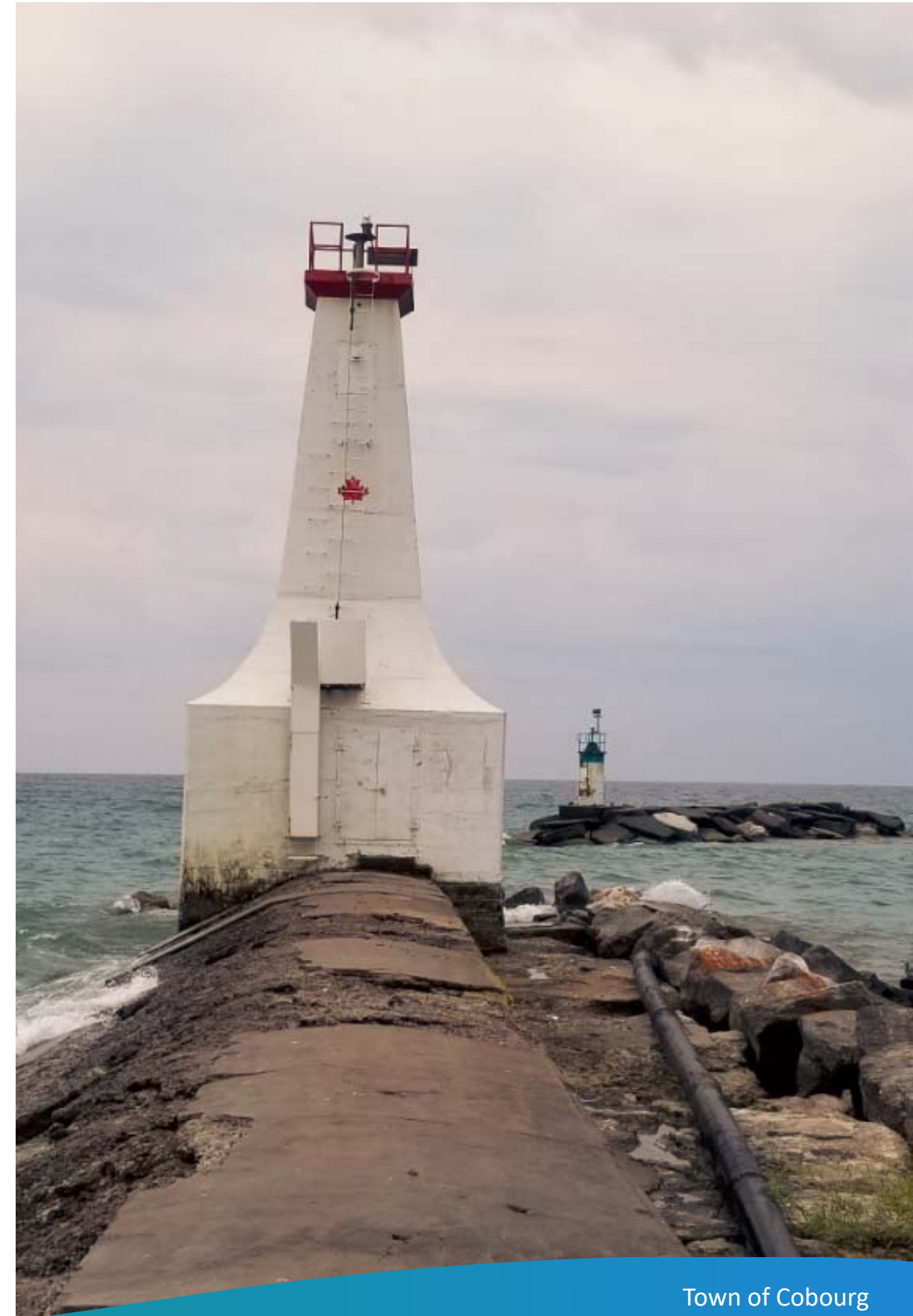




# Project Update

## What has been happening?

- Shoreplan Engineering retained in 2019 to assess the condition of the Harbour Breakwaters and Basin Walls – Final Draft Report submitted July 2020;
- Branch Architecture (Cultural Heritage Consultant) retained in July 2020 to review the East Pier context and lighthouse – work currently underway; and
- The MBTW Group team retained in June 2020 to proceed with the Detailed Design of the East Pier.



# Project Update

## What has been happening?

Town is in the process of retaining a consultant to prepare detail design drawings for the repair of the shoreline structures (As per Shoreplan's report), including:

- East and West Breakwater
- East and North Basin Walls
- Centre Pier





# Project Update

## What has been happening?

In the meantime....

- Public engagement has continued, including the immediately adjacent waterfront areas (Blue)
- MBTW Team is progressing the detailed design for East Pier area only (Red)

*Note: The Conceptual Design Stage addressed additional waterfront areas including the existing parking lots, the coast guard site and entrance to Victoria Beach. Only the area noted in red is proceeding into the Detailed Design Process at this time.*

Town of Cobourg  
Request for Proposal

Contract No. CO-20-06 CSD  
East Pier Revitalization

Figure 1: Site Location Map



# Project Update

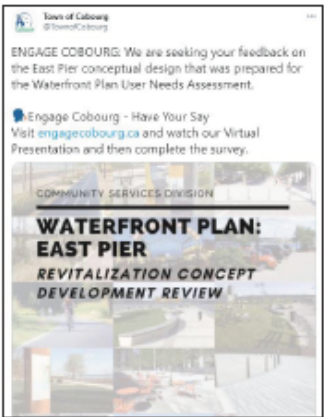
## Public Engagement

- The Town in collaboration with The MBTW Group conducted a **Virtual Public Meeting** followed by an **Online Survey** (from September 4, 2020 to October 5, 2020) and **Discussion Forum** to obtain public feedback on the developing design and programming for the East Pier (Via Bang the Table).

Newsletter



Twitter Post



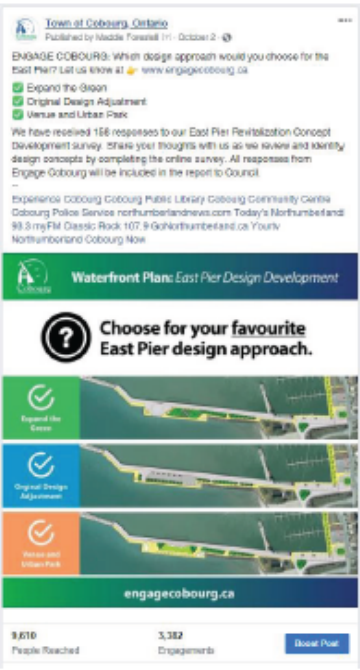
Virtual Presentation



Twitter Post



Facebook Post



Ad Block: Northumberland News





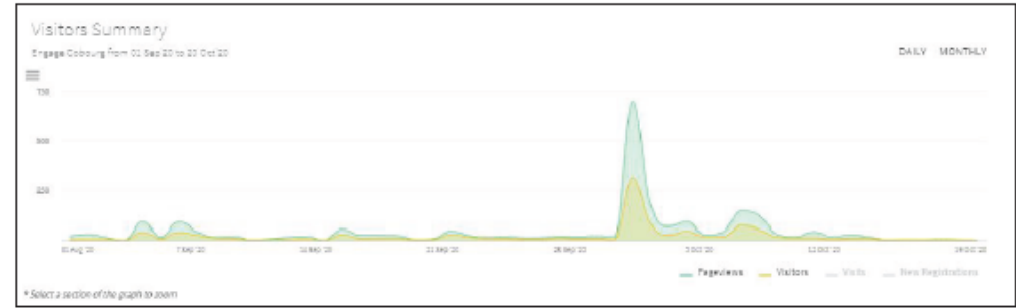
# Project Update

## Public Engagement

### Participant Summary

The engagement for the project was measured in three distinct variables:

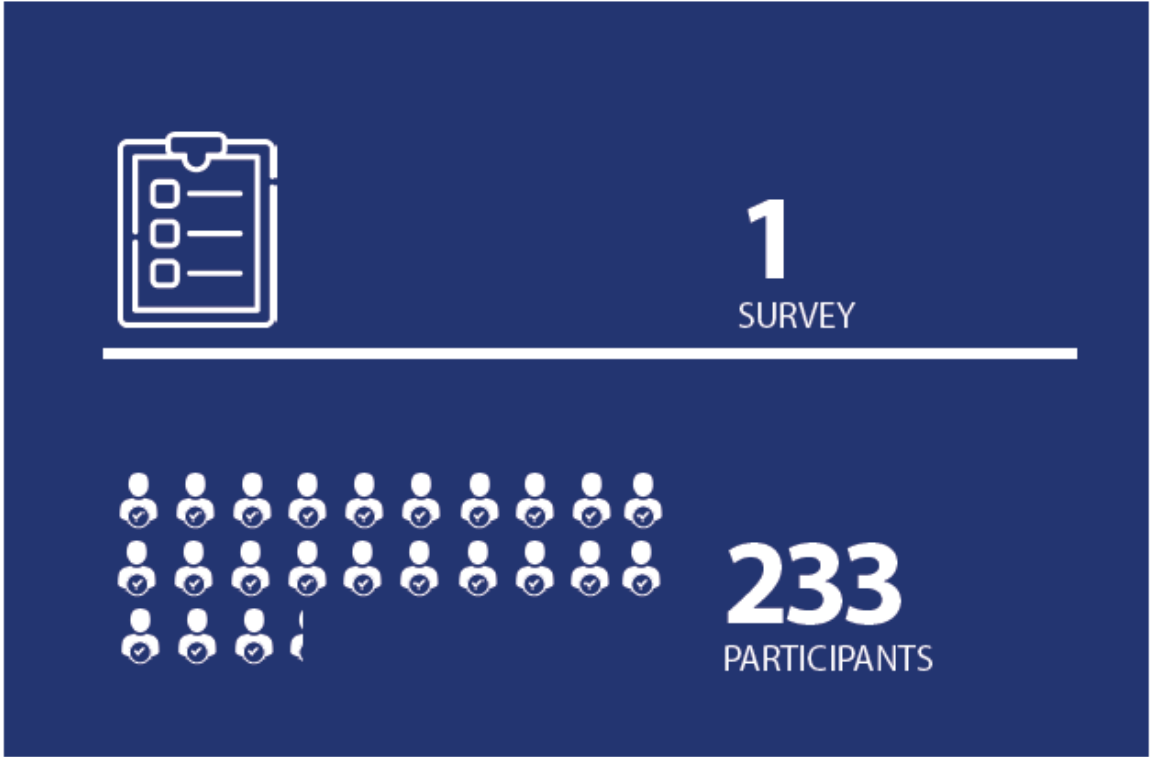
- **Aware:** Unique visitors who have visited the site page but have not opened a document or participated in an engagement tool.
- **Informed:** Unique visitors who have visited the site and opened a document, looked at an image, read the project page but have not actively participated in an engagement tool (survey, forum, etc.).
- **Engaged:** Unique visitors who have actively participated in completing a survey or providing feedback in a forum, etc.



### Summary of Survey Engagement

According to the analytical data provided by HQ Engagement the East Pier Revitalization Concept Development Review survey had 582 visitors and 233 contributors.

Take Survey



In addition to the detailed design survey questions, we also asked residents to confirm if they watched the virtual presentation with 98.3% of survey respondents answering "Yes". The virtual presentation provided additional details and information on the proceeding survey questions. The virtual presentation video was embedded in the first page of the survey and on the project page for simple, convenient viewing.

Have you watched the Virtual Presentation?



# Project Update

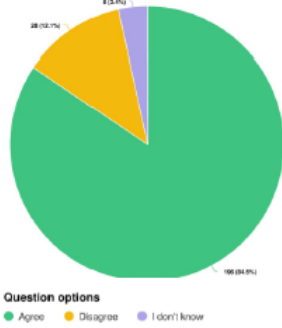
## Public Engagement

### Survey Results

#### East Pier Detailed Design: Waterfront Gateway Zone

We asked residents the following survey questions accompanied with the presentation slide on the right:

1. Do you agree or disagree with the elements proposed for this functional zone?



2. For each proposed feature that could be part of the Waterfront Gateway Zone, please indicate if you like, dislike or are neutral about the feature.

The most "liked" features include:  
Wayfinding Marker (149)  
Linear Benches (162)  
Soft Landscape with Trees (169)  
Multi-Use Trail Link (164)

**Design Development**

**1 Waterfront Gateway**

The Waterfront Gateway Zone is located at the far north of the site at Division Street and The Esplanade. This area functions as the entrance to the waterfront area and the East Pier and could incorporate some of the following key elements:

- Primary Gateway Feature
- Wayfinding Signs and Markers
- Drop-off Loop
- Public Parking
- Emergency Vehicular Access
- Controlled or Regulated Vehicular Access (During special events)
- Pedestrian Seating and Circulation
- Multi-use Path linkage from Division Street towards the Beach

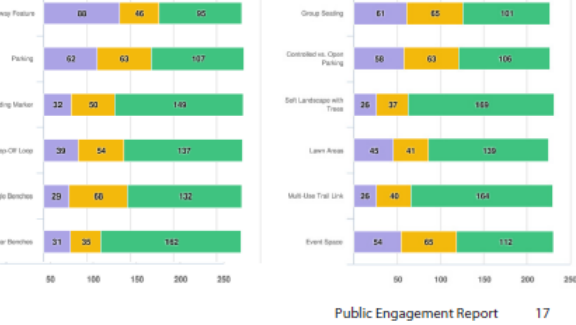
East Pier Revitalization

**Design Development**

**1 Waterfront Gateway Zone**

The images on this slide illustrate what some of the features of this Zone could look like. In the survey that follows, we will ask you what you would prefer for this Zone.

East Pier Revitalization

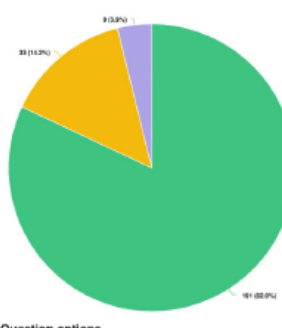


### Survey Results

#### East Pier Detailed Design: Pier Promenade Connection

We asked residents the following survey questions accompanied with the presentation slide on the right:

1. Do you agree or disagree with the elements proposed for this functional zone?



2. For each proposed feature that could be part of the Pier Promenade Connection, please indicate if you like, dislike or are neutral about the feature.

The most "liked" features include:  
Linear Benches (169)  
Lawn Area (146)  
Soft Landscape with Trees (166)  
Edge Protection - Railing (148)  
Heritage Information Panels (146)

A heavy "dislike" also appeared for: Parking (129)

**Design Development**

**2 Pier Promenade Connection**

The Pier Promenade Connection links the Gateway and Entry Zone to the remainder of the Pier. The design of this Zone must satisfy the needs of the Coast Guard and Harbour functions while being a friendly and inviting place for visitors. This Zone could incorporate some of the following key elements:

- Emergency Vehicular Access
- Controlled or Regulated Vehicular Access
- Pedestrian Only Space (no vehicles allowed)
- Pedestrian Seating / Views
- Cycling access
- Coast Guard Access
- Access to Beach
- Wayfinding Markers
- Wave Over-Topping Protection

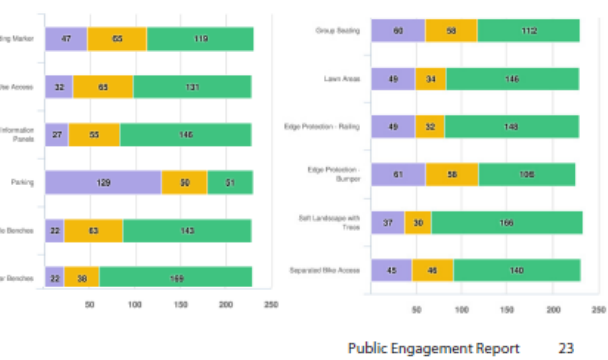
East Pier Revitalization

**Design Development**

**2 Pier Promenade Connection**

The images on this slide illustrate what some of the features of this Zone could look like. In the survey that follows, we will ask you about what you prefer for this Zone.

East Pier Revitalization

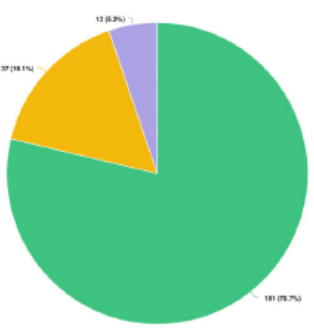


### Survey Results

#### East Pier Detailed Design: Community Space Zone

We asked residents the following survey questions accompanied with the presentation slide on the right:

1. Do you agree or disagree with the elements proposed for this functional zone?



2. For each proposed feature that could be part of the Pier Community Space, please indicate if you like, dislike or are neutral about the feature.

The most "liked" features include:  
Single Benches (149)  
Linear Benches (171)  
Edge Protection - Railing (151)  
Soft Landscape with Trees (158)

A heavy "dislike" also appeared for: Parking (144)

**Design Development**

**3 Pier Community Space**

The Pier Community Space is located where the Pier is widest, with great views in all directions. This space is intended to be a gathering destination for the Cobourg community and visitors. It is noted that pedestrian, cycling, vehicle and boating access should be accommodated. This Zone could incorporate some of the following key elements:

- Wave Over-Topping Protection
- Emergency Vehicular Access
- Controlled or Regulated Vehicular Access and Parking
- Temporary/Seasonal Washrooms
- Shared Pedestrian/Small Event Space
- Pedestrian Seating / Views
- West Side Boat Mooring
- Pedestrian Exclusive Accessible Space (no vehicles)
- Cycling access
- Wayfinding Markers

East Pier Revitalization

**Design Development**

**3 Pier Community Space**

The images on this slide illustrate what some of the features of this Zone could look like. In the survey that follows, we will ask you about what you prefer for this Zone.

East Pier Revitalization



# Project Update

## Public Engagement

### Survey Results


#### East Pier Detailed Design: Approach Options

Design Development

Evolving the Concept Design – Three Different Approaches


Original Design Adjustment

Ground truth proposed components and update areas with new information.




Expand the Green

Reduce the amount of open hardscape and introduce more trees, soft landscaping and pedestrian-only space.



Venue + Urban park

Balance hardscape and soft landscape areas to provide central gathering areas for events and celebrations.



Town of Cobourg  
East Pier Revitalization

We asked residents to rank the approach options from 1 (favourite) to 3 (least favourite) based on information provided in the virtual presentation and the slide above.

Here are the results:

- 1

Venue and Urban Park

Rank #1 votes = 91  
Rank #2 votes = 63  
Rank #3 votes = 79
- 2

Expand The Green

Rank #1 votes = 86  
Rank #2 votes = 107  
Rank #3 votes = 40
- 3

Original Design Adjustment

Rank #1 votes = 56  
Rank #2 votes = 63  
Rank #3 votes = 114

We asked residents to indicate which Design Palette option they prefer.

Here are the results:

58.3% Hybrid  
26.4% Heritage  
12.3% Contemporary

Question options  
Hybrid Heritage Contemporary





# Project Update

## Public Engagement - Items Requiring Additional Direction

Some aspects of the proposed design, as identified through community feedback, need further discussion and/or further community engagement to confirm direction. The main items are:

1. Vehicle Access and Parking on the Pier;
2. Charter and Tour Boat Docking; and
3. Wave Overtopping Protection on East Side of Pier.



# Project Update

## Public Engagement - Items Requiring Additional Direction

### 1. Vehicle Access and Parking

#### **ISSUE: Community is split on the provision of parking spaces on the pier**

- Current design shows a 6.0m wide access drive and terminus loop with no dedicated parking spaces for general use
- To ensure emergency access, parking should not be permitted within the 6.0m wide dimension or within the turn around area
- Should Council support public parking on the pier, dedicated parking spaces will need to be provided

*Note: Current design assumes a full turning radius for a fire truck at the end of the pier*

Current Design – No Parking





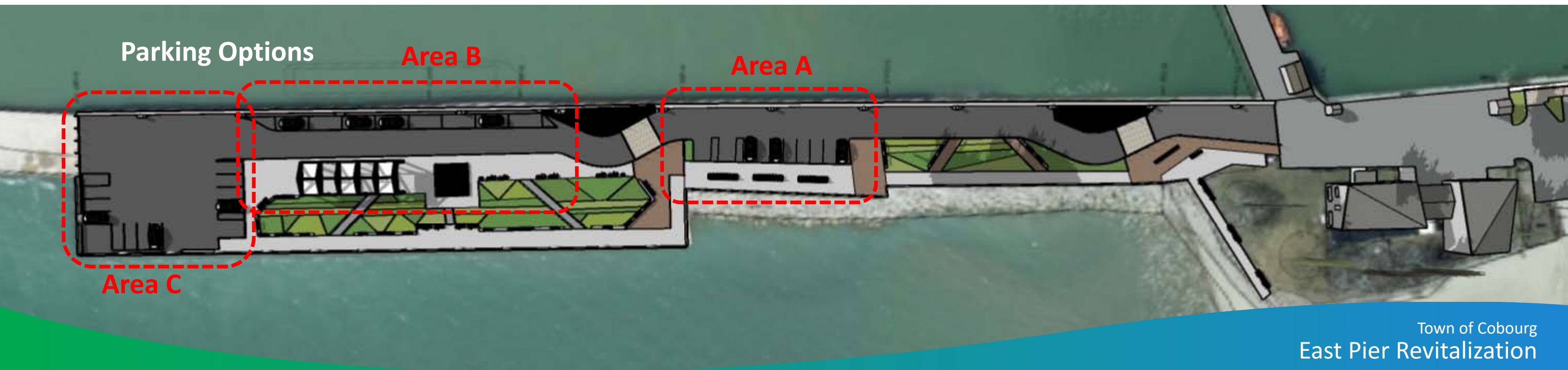
# Project Update

## Items Requiring Council Direction

Note: Any combination of parking areas could be provided; however, there are access issues with Area B, due to proximity to the pier edge.

### 1. Vehicle Access and Parking

- **Area A** (8 Spaces) Perpendicular Parking: Provides appropriate access/geometry for barrier-free spaces – charter boat connection
- **Area B** (8 Spaces) Layby Parking: Potential access issues for side of the vehicle next to the parapet, pushes access road eastwards
- **Area C** (12 Spaces) Perpendicular Parking: Loop for turn-around converts to hammer-head geometry. Parking spaces fit outside of turn-around maneuvering area. Area would need to be striped and possibly monitored to ensure turning clearances are provided
- Area's A and B impact the areas of soft landscaping and position of features (e.g. lighthouse platform)





# Project Update

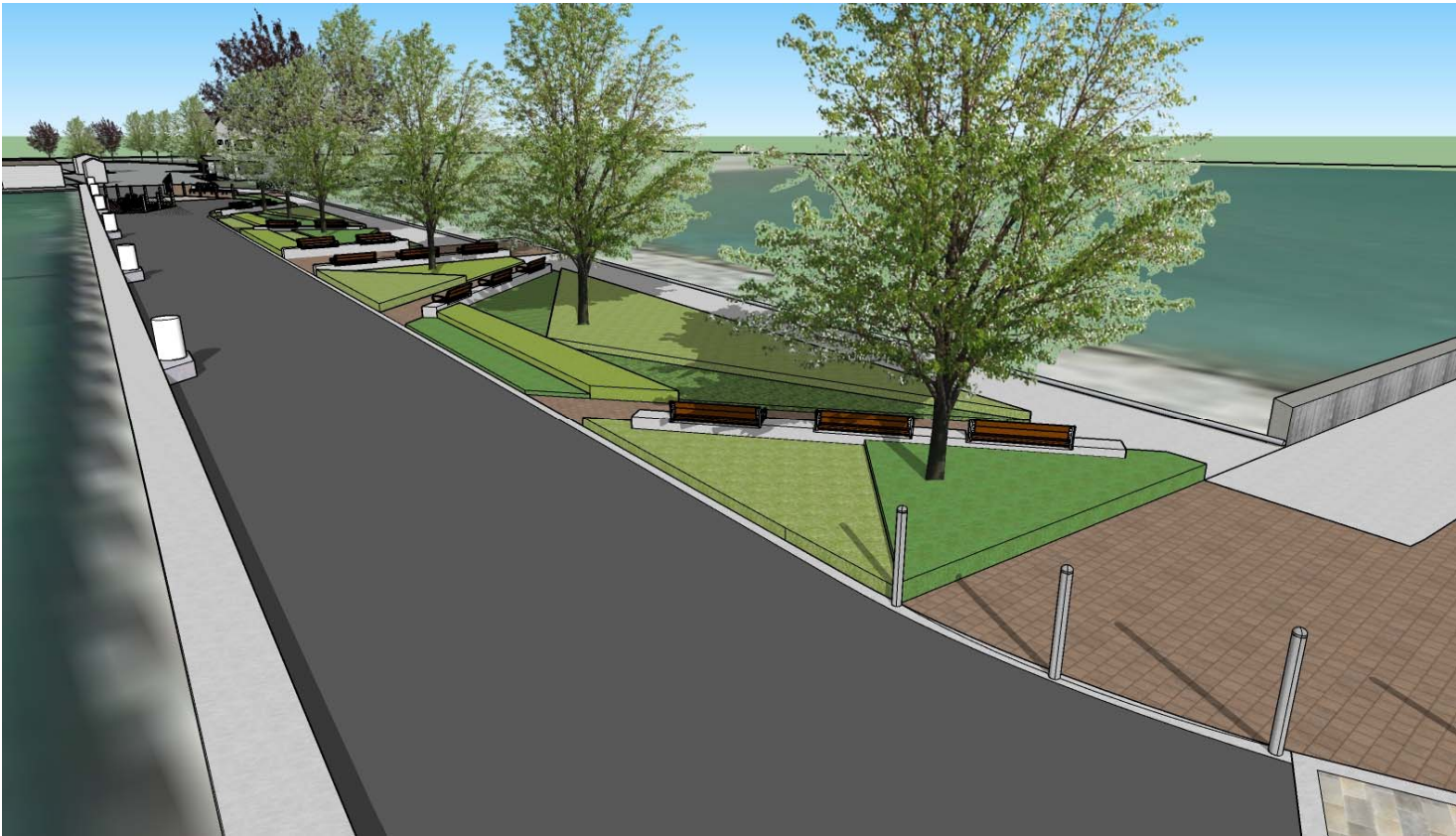
## Items Requiring Council Direction

### 1. Vehicle Access and Parking – **Area A**

- Impact on Views

Note: The provision of parking is a requirement for charter boat operations. Area A is closest to where charter boats would likely be located on the pier.

#### Current Design



#### Impact of Parking



# Project Update

## Public Engagement - Items Requiring Additional Direction

### 1. Vehicle Access and Parking – **Area B**

- Impact on Views

#### Current Design



#### Impact of Parking



Note: Proximity to pier edge may cause access issues for passengers existing/entering vehicles from the water side.



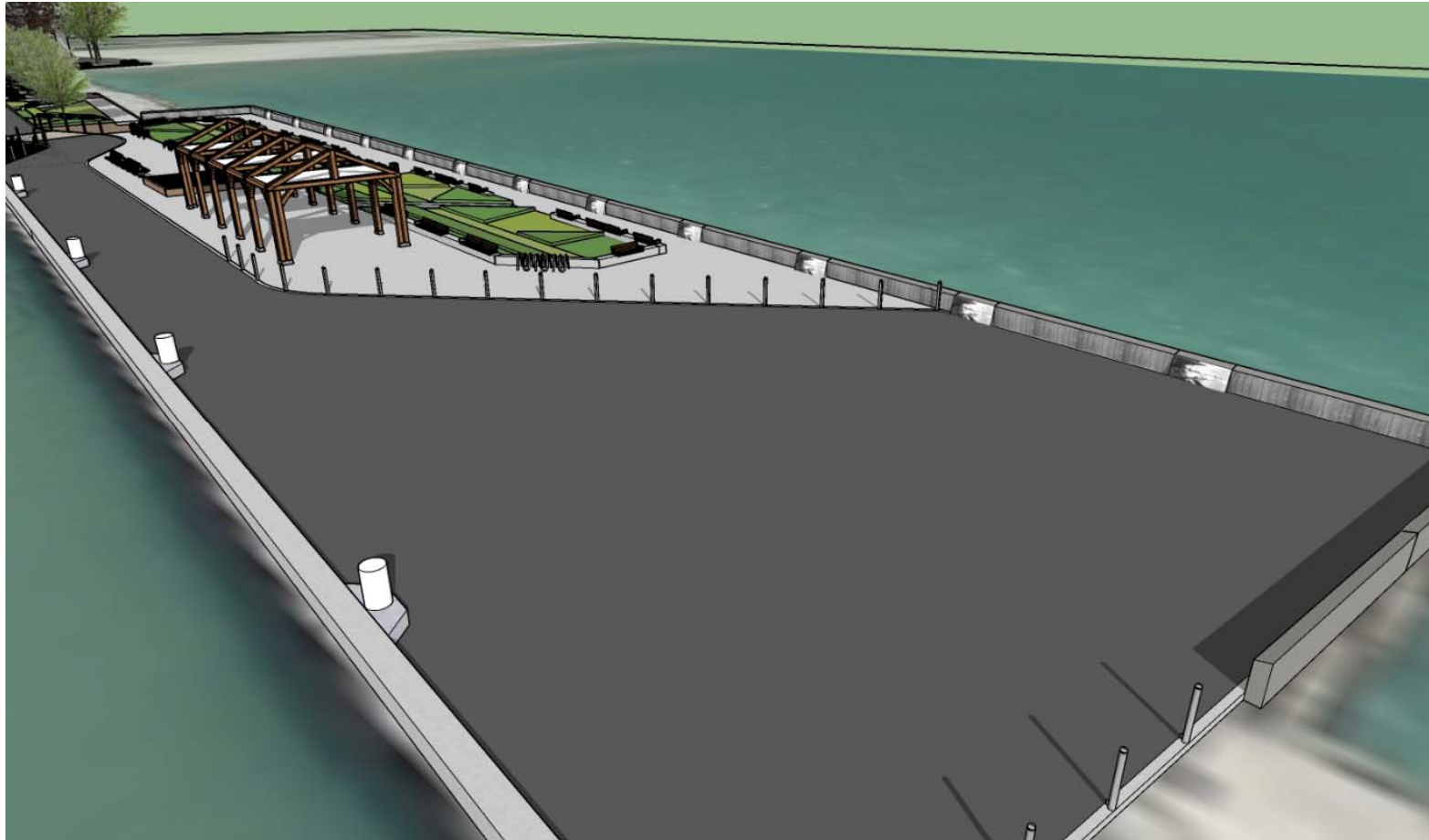
# Project Update

## Public Engagement - Items Requiring Additional Direction

### 1. Vehicle Access and Parking – **Area C**

- Impact on Views

#### Current Design



#### Impact of Parking



# Project Update

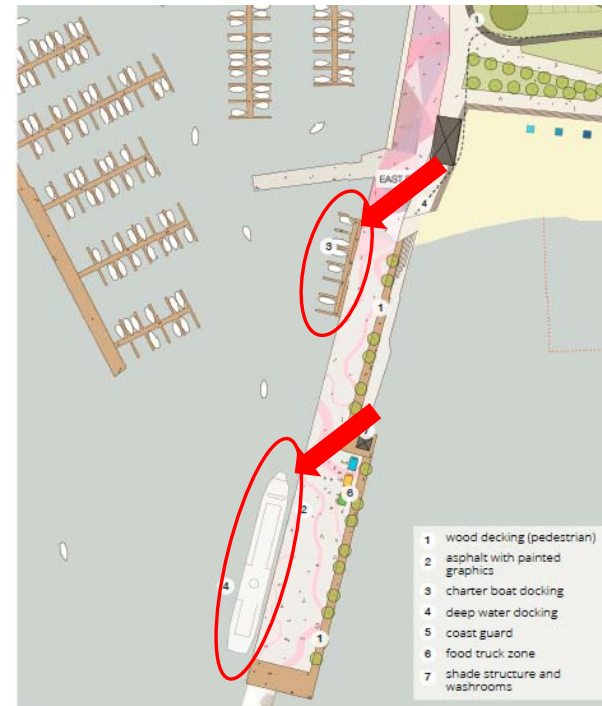
## Public Engagement - Items Requiring Additional Direction

### 2. Tour and Charter Boat Docking

#### **ISSUE: Community did not comment on the inclusion of these uses**

- The approved User Needs Assessment Report (2018) shows Deep Water Docking (12-13' draft) and Charter Boat Docking

Note: The provision of parking is a requirement for charter boat operations. Parking Area A is closest to where charter boats would likely be located on the pier.





# Project Update

## Public Engagement - Items Requiring Additional Direction

### 3. Wave Overtopping Protection on East Side of Pier

**ISSUE: As the pier is being developed as a public recreation space, consulting team highly recommends providing a splash wall along the east side of the pier to improve public safety and protect new assets from wave overtopping.**

- Protection along this edge was not identified in the approved User Needs Assessment Report (2018)



# Project Update

## Public Engagement - Items Requiring Additional Direction

3. Wave Overtopping Protection on East Side of Pier
  - Team is confirming if the wall is a code/regulatory requirement given the conditions
  - Wall is recommended to be 900mm (35.5")
  - Splash wall can be an integrated public realm component (ie. heritage interpretation)





# Project Update

## Public Engagement - Items Requiring Additional Direction - Summary

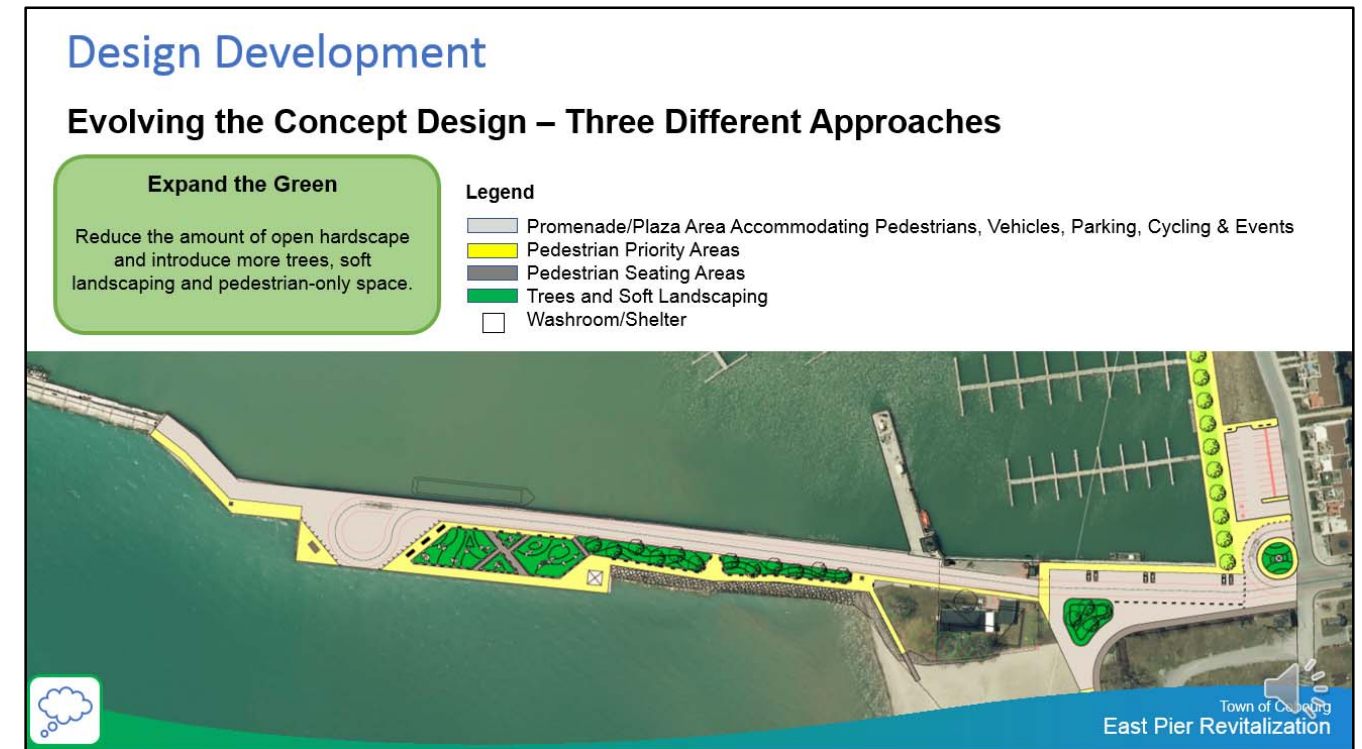
### Recommended Action:

1. **Vehicle Access and Parking on the Pier:** Committee of the Whole reviews/discusses the options and team takes options back to the community in the next 'Bang the Table' session.
2. **Charter and Tour Boat Docking:** Committee of the Whole reviews the potential uses and team asks the community for feedback in the next 'Bang the Table' session.
3. **Wave Overtopping Protection on East Side of Pier:** No action required, information only

# Project Update

## Preferred Concept Plan Development

- Using information obtained through the survey and through consultation with Town staff, The MBTW Team has begun work on refining a single Preferred Concept design for the East Pier.
- The Preferred Concept is a hybrid between two design approaches: “Expanding the Green” and “Venue + Urban Park”.





# Project Update

## Preferred Concept Plan Development

### Legend

- 1

6.0 Metre Shared Access Road
- 2

Traffic Calming Curves
- 3

Seating Nodes
- 4

Pedestrian Promenade
- 5

Turning/Event Area
- 6

'Warehouse' Shelter/Event Area
- 7

Lighthouse Platform/Event Area
- 8

Soft Landscaping
- 9

East Edge Splash Wall
- 10

Crosswalks
- 11

Secondary Paths
- 12

Beach Access
- 13

Coast Guard Building

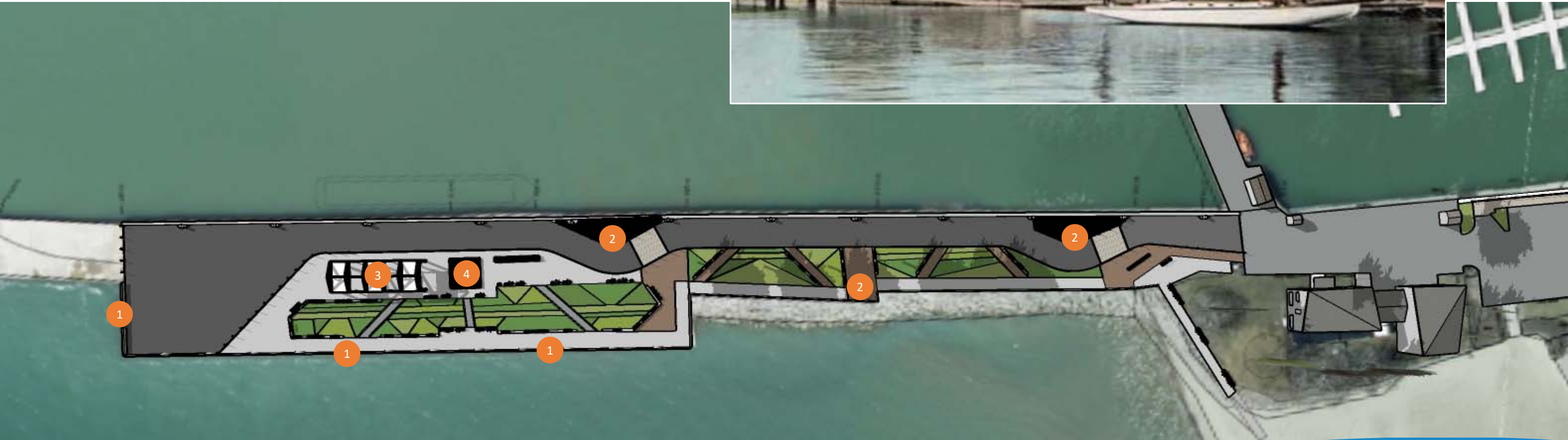


# Project Update

## Preferred Concept Plan Development

### Legend

- 1 Splash Wall: Heritage Photos and Text
- 2 Interpretive Signage Nodes
- 3 'Warehouse' Shelter/Event Area
- 4 Lighthouse Platform





# Project Update

## Preferred Concept Plan Development



4 Lighthouse Platform with Signage



Note: Furnishings shown in the model shots are placeholders to represent location and scale and may not represent the actual model proposed.



# Project Update

## Preferred Concept Plan Development



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## Preferred Concept Plan Development



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## Preferred Concept Plan Development



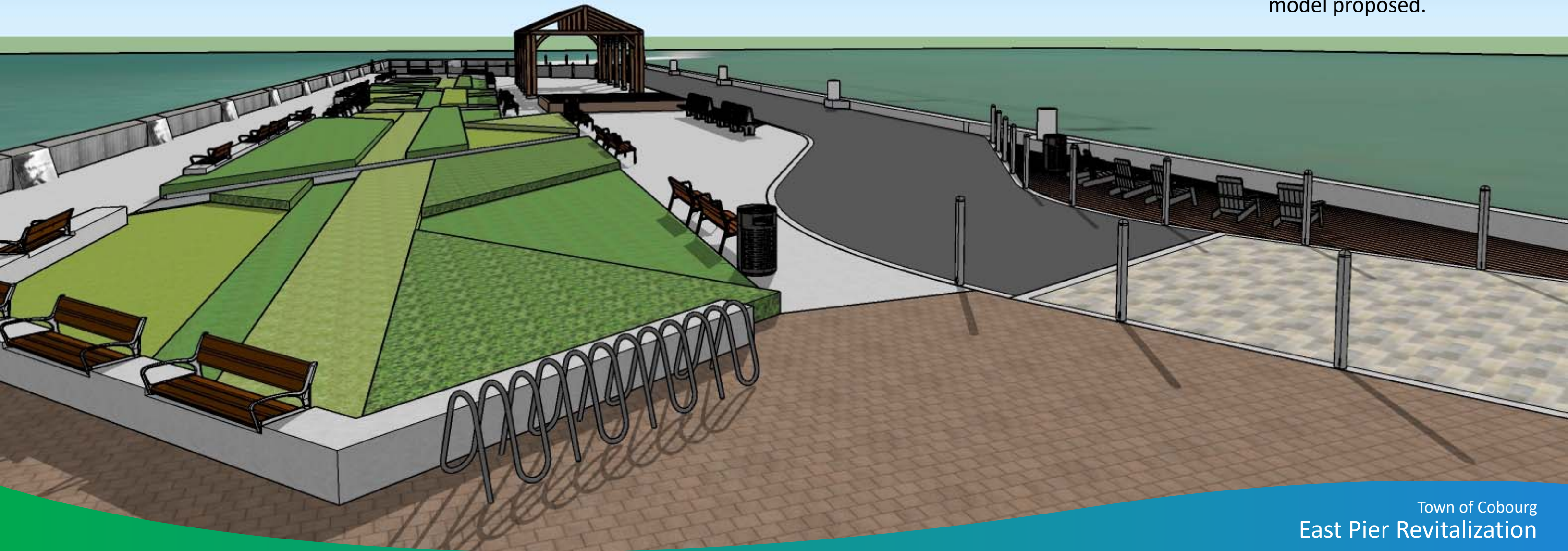
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# Project Update

## Preferred Concept Plan Development





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## Preferred Concept Plan Development



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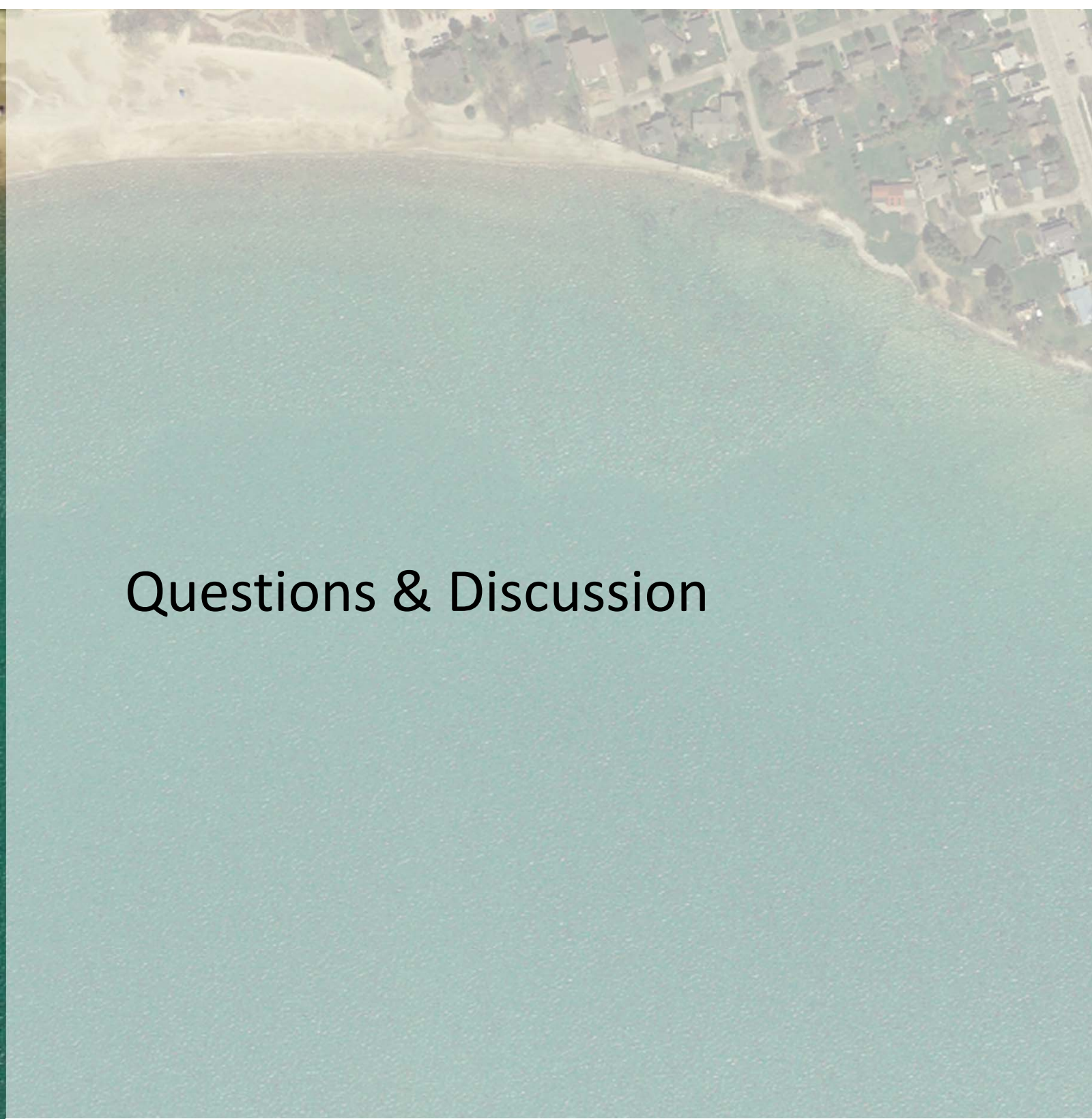
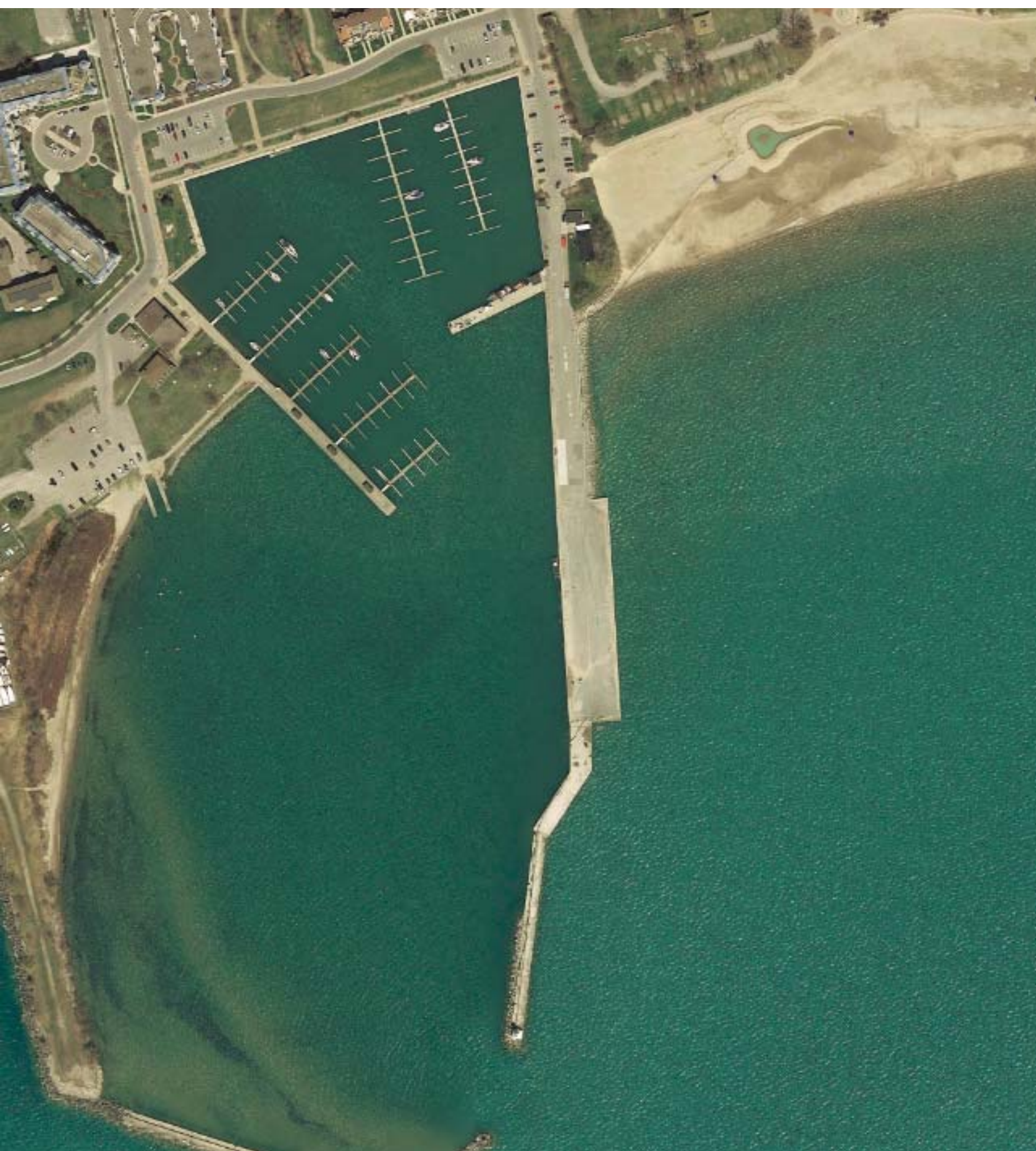


# Project Update

## Next Steps

- Refine design based on Committee of the Whole feedback
- Engage with stakeholders (TBC)
  - Ganaraska Conservation Authority
  - DFO, MOE if required
  - Building Permit
  - Servicing Permit (water, hydro)
- Prepare for next round of 'Bang the Table' presentation of Preferred Design Concept – Target February 2021
- Detailed design, tender documents and costing underway – Target Spring 2021





# Questions & Discussion

