

Ipperwash Community Design Plan

Municipality of Lambton Shores

Draft Final: December 4th, 2015



The Municipality of Lambton Shores

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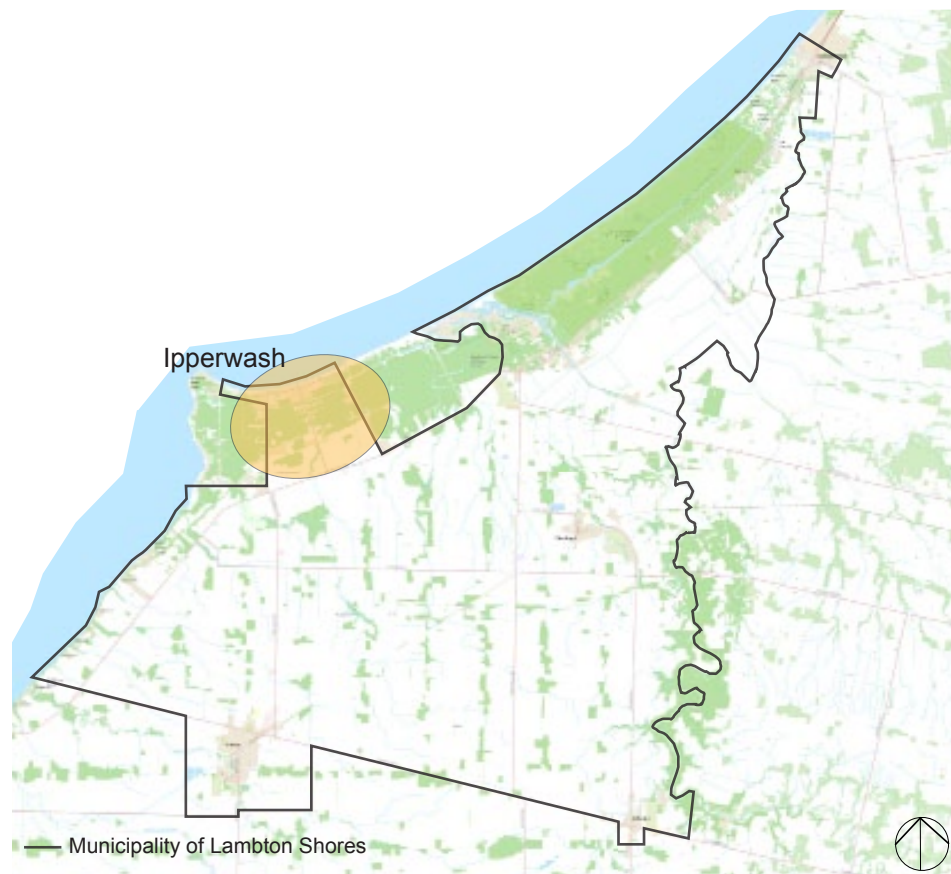
SECTION ONE: Ipperwash Community Context and Existing Conditions



Community Context

Ipperwash is a small community within the Municipality of Lambton Shores directly located on the shore of Lake Huron and adjacent to the Kettle and Stony Point First Nations. Composed of full time residents and cottages, the community experiences an influx of seasonal residents as well as beach enthusiasts during the summer months. The community is primarily residential, with a small commercial plaza on West Ipperwash Rd (Arbor Acres) and another on Ipperwash Rd at the Parkways (Wally Gators). There is also another shopping plaza located nearby at the intersection of Lakeshore Rd and West Ipperwash Rd (Kettle Point Plaza) which is widely used by residents.

The largest attraction the community has is the beach and water access. There are several boat launches and the beach has a shallow water edge, considered suitable for families with younger children.



Wally Gators



Ipperwash Beach



Arbor Acres

Site Inventory

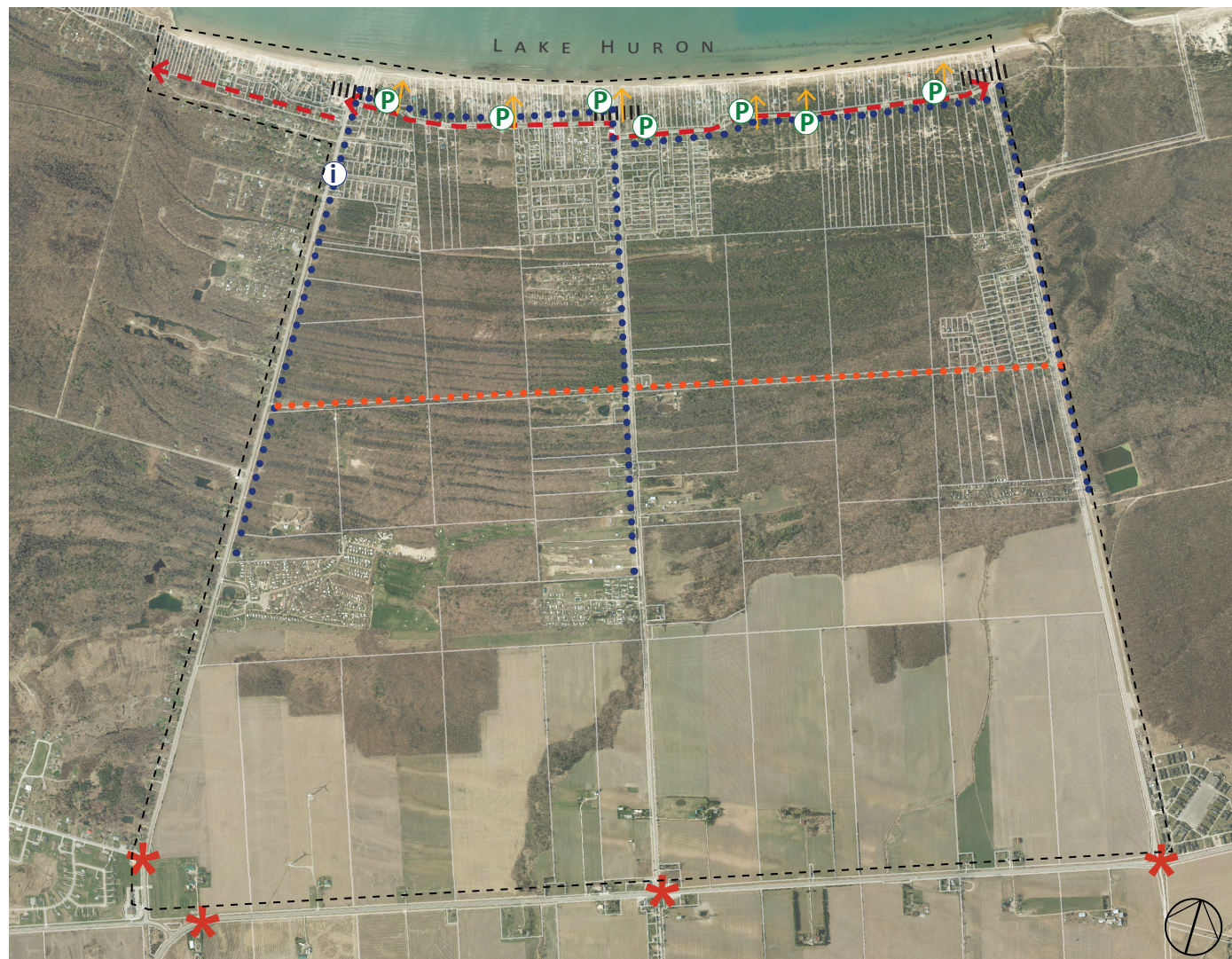


Legend

- Project Extents
- Primary Road
- Secondary Road
- Tertiary Road
- Bike Lane (4' - 5')
- Dunes and Swales Trail: with board walk [bw](5.5km)
- Cedar Trail (2.5km)
- Road Allowance
- TH Trail Head
- P Trail Parking
- BL Boat Launch
- i Information
- I Information Sign (directional)
- m Ipperwash Community Map
- S Ipperwash Sign
- P Parking Sign (directional)
- C Commercial/Business
- P Business Parking
- P Public Parking



Site Analysis



--- Project Scope Boundary

Analysis

From Road & Inland Approach:

- * 1. Critical entry points at far perimeter of community but 'Ipperwash' signs further down roadways, not visible from Hwy 21 (Lakeshore Rd)
- ↔ 2. Limited east west movement (one road access within the central community).
- P 3. Ample parking, but not clearly identified. Signs that do exist are obscured by roadsides or in poor condition.
- ← 4. Beach access points challenging:
 - Not well marked from the road approach
 - Poor physical accessibility
 - Poor signage at entry points
- 5. Bike lanes present but not consistently marked and on different sides of roadway.
- 6. Road Allowance offers opportunities for future pedestrian and bicycle trails.
- ||||| 7. 'Blind' approach from three main roads- beach is not visible when in a vehicle.
- i 8. No critical 'centre' of community.
- i 9. Information at edge of community.

From the Beach Approach:

- 1. Amenity and parking not marked well from the beach- hard to orient to access points.



Existing Conditions- Few Select Images





SECTION TWO: Embracing a Style for the Ipperwash Community





What We Learned from the Community — Towards a Design Direction

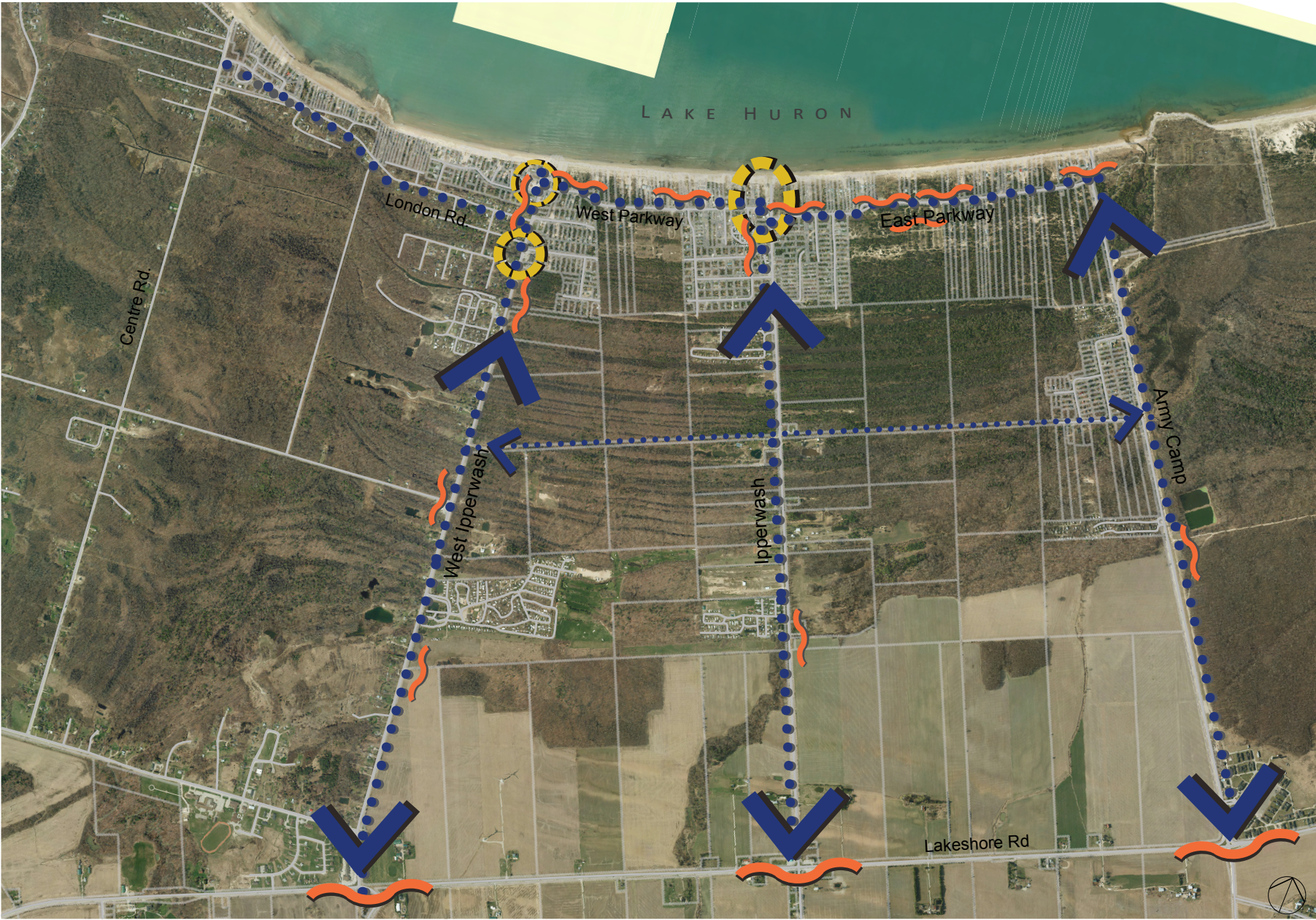
In order to gain direction for the design development of the Ipperwash Community Design Plan, the community was engaged in a variety of well attended “hands-on” public workshops, presentations, interviews and surveys, and were asked about what they wanted to see included in the Ipperwash Community design Plan.

These are some of the discoveries identified by the community:

- Consistent opinions about opportunities, challenges and priorities were expressed amongst the participants from all sources of public engagement: stakeholder interviews, public workshops, presentations, and on-line surveys.
- The Beach itself generated the most concern for the community. When asked about community identity, most respondents cited the beach as something that defined the community as a whole. Whether it was how the beach is accessed, used, interpreted, or maintained, the beach remained a key focus of all discussions regarding the future of the Ipperwash Community.
- The theme of ‘Beach Culture’ was unanimously identified by the community as a preferred theme for the community. This theme, (one which evolved from initial stakeholder interviews) as presented to the workshop participants, was characterized by popular beach related activities with associated props, equipment and furnishings. Activities included playing on the beach, swimming, walking the dog, sun bathing and so forth. Props included sand castles, ice cream, sun umbrellas, beach related sports gear, etc.
- When the ‘Beach Culture’ theme was translated to specific design characteristics (such as bright colours, shiny materials and recognizable beach shapes) that could be adopted into a recognizable style for streetscape elements, the response was not as favourable. The participants chose a more ‘traditional’ design palette and further development of a ‘beach style’, evolved into a style drawing its inspiration from beachfront ‘cottage’ rather than ‘culture’. The resulting style guide for streetscape elements offers two associated directions following these preferences: one with a more traditional approach, the other with subtle adaptations from beachfront or lakeside cottage living.
- Other popular concerns included the need for local facilities required for local, community leisure services, (community meeting or event space, playground space etc), wayfinding needs and site amenity improvements (eg: waste bins, benches etc.). These collective concerns form a general direction for overall Community Design Plan.



Opportunities



Opportunities

The initial community meeting results indicated specific opportunity areas throughout Ipperwash. The opportunity map illustrates three considerations for categories, and improvement possibilities for each opportunity.

-  **Three Priority Areas**
 - » Key priority areas as identified by the community
 - » Opportunity for streetscape improvement, creation of pedestrian space, heightened treatments.
-  **Connections**
 - » Opportunity for enhanced connections
 - » Consolidation of bike lane delineation (symbols, added lines, etc.)
 - » Extension of bike lanes (total distance 3- 3.5km from Lakeshore Rd to the beach)
 - » Opportunity for a secondary walking and bike trail on road allowance
-  **Reinforcement of Community Identity:** (wayfinding, signage, products & treatments)
 - » Increased signs and 'gateways' along Lakeshore to increase 'curb appeal'.



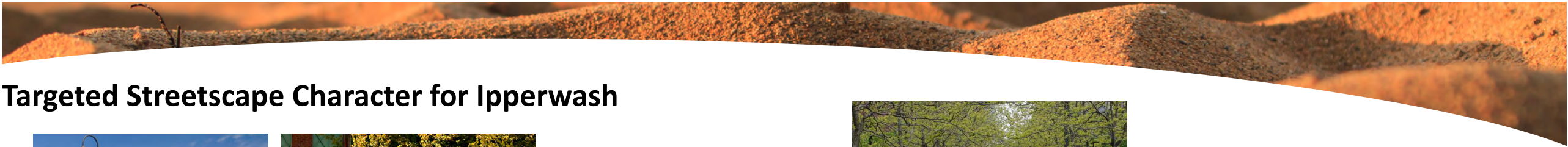
Theme Development

Developing a theme creates a basis for the style guide and community design plan, building on imagery suitable and representative of Ipperwash. These images are then translated into streetscape elements (benches, light standards, paving, etc.). Through the community meetings facilitated by SKA, “Cottage/Natural Beach” and “Beach Culture” were identified as key themes to be incorporated into Ipperwash’s community design plan. However, it was requested that the products, treatments & furnishings be reasonably conservative and traditional. Words, images and patterns were collected and translated into elements, allowing Ipperwash’s community to be unique and memorable.

Cottage Beach

water - waves - shore line
 beach - sand - flowing
 curves - landform - planks
 drifting - windy - sunset
 grasses - drift wood - wispy
 rustic - knarley - rocks
 wildlife - seagulls - fish
 fresh - rope





Targeted Streetscape Character for Ipperwash



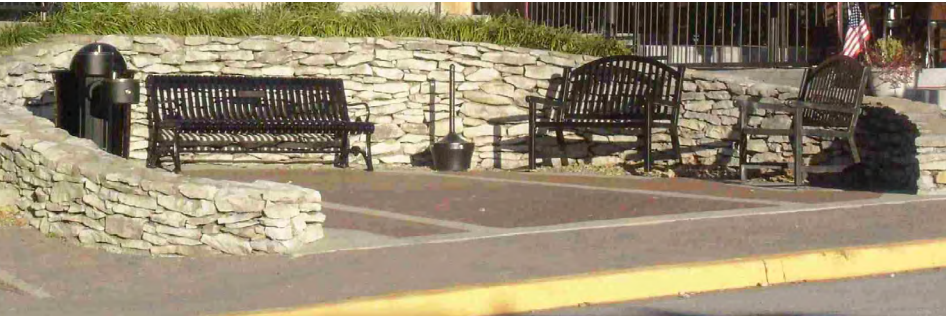
Information Kiosk



Street Corner



Beach Access



Central Plaza



Crosswalks and Corners



Parking Promenade



Enhanced Streetscape



Natural Landscape Appeal



Ceremonial Gateways





“Traditional” Family of Elements for Ipperwash

Surface Treatments

‘Accessibility’ accommodating stamped asphalt with smooth transition joints; complement theme; plank style pattern (reminiscent of a boardwalk) support the theme. Specialty or custom detailing is used to highlight special or transition zones. Colour to reflect natural materials: dark brown, brown and/or sandy-brown.



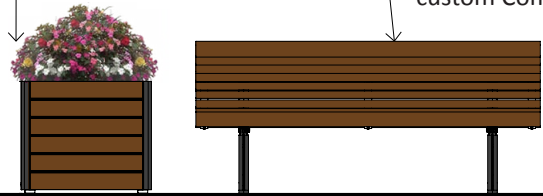
Stamped asphalt paving highlighting crosswalks; planking pattern (only at key intersections).



Painted lines and consistent lane markers highlighting bike lanes.

Furnishings

Seasonal Planter: Appropriate plant selection; seasonal flexibility; moveable; strategic locations.
Benches: New benches; opportunity for custom detailing to reflect Ipperwash’s beach theme.



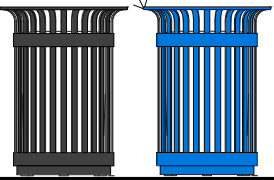
Planters: Wood or composite material; small seasonal planting. Optional custom details with logo or community name to enhance identity.



Bench: Metal bench with wood (IPE) body or brown composite.

Bike Racks: New racks to complement other street furnishings; opportunity for custom community branding. Powder coated black; direct burial.

Trash & Recycling Receptacles: New receptacles to complement other street furnishings; opportunity for custom Community branding.



Waste Receptacles: New receptacles; both garbage and recycling.



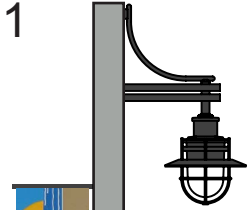
Bike Racks: metal body.



Bollards: Solar lit barriers to enhance pedestrian areas.

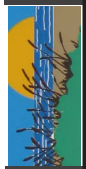
Street Lights and Markers

Colour Options



1

2



3



Embracing a Style 2

1. Street Lighting: New pole & luminaire; custom armature detailing; seasonal banners. Full ‘cut off’ (no light pollution), LED.

2. Existing Street Lighting Enhanced: Existing Pole with new luminaire; custom armature detailing; seasonal banners.

3. Gateway Marker: Vertical pole and decorative banner arm. Modified light pole or contemporary standard in black. To flank street at opposite ends of Community. District specific banner graphic to be determined.



“Enhanced” Family of Elements — Beach Cottage

Furnishings



Seasonal Planter:

Appropriate plant selection; seasonal flexibility; moveable; strategic locations. Metal frame with wood (IPE) body; wood to have worn/faded finish.



Slot Bollards:

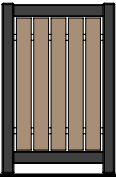
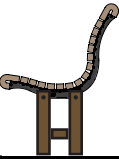
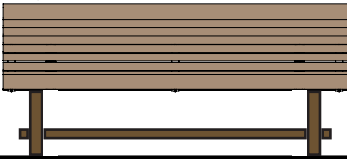
Subtle bollard to complement natural beach theme. Steel: rusty finish. Surrounded by rockery and grass plantings.

Optional: Can be placed alone or amongst wooden posts.



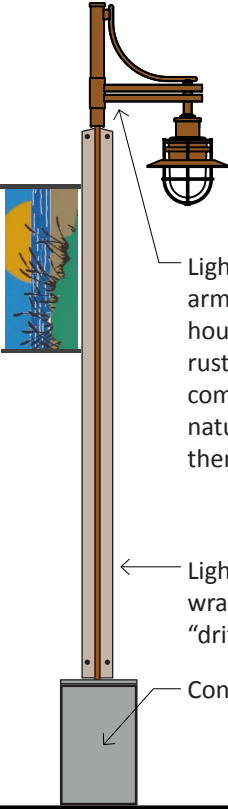
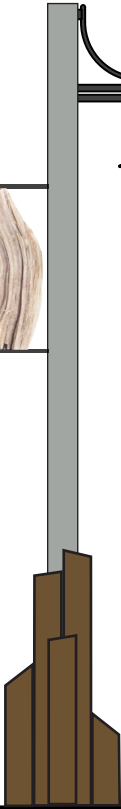
Benches:

New benches; metal frame with wood (IPE) body and wood post footings; wood to have weathered finish.



Nautical Bollards:

Steel: Light brown finish - to resemble wooden pole. Surrounded by rockery and grass plantings. Can be placed amongst wooden posts to complement natural beach theme. (Rope wrap optional)



Light pole, arm and light housing to have rusty finish; complement natural beach theme.

Light post to be wrapped in wood; “driftwood” look.

Concrete Base



Bike Racks:

New custom racks to resemble driftwood form; steel: rusty finish; direct burial.



Trash & Recycling Receptacles:

New receptacles to complement other street furnishings; metal frame with wood (IPE) sides; wood to have weathered finish; opportunity for custom Community branding.



Staggered wooden posts; chamfered tops. (Rope wrap optional)



Street Lights and Markers

Driftwood to be used as banner or art piece.





SECTION THREE: Ipperwash Community Recommendations, Concepts and Priorities





Recommendations

To encourage community pride and satisfaction through enhanced community identity, the following recommendations will address short (1-2yrs), mid (3-5yrs) and long range (5-10yrs) priorities for consideration. The recommendations are a direct result of extensive community consultation, and reflect the common concerns by the attending respondents. Although some of the prime concerns expressed so strongly by many residents are beyond of the scope of this plan, it was generally felt that these concerns should be acknowledged for future consideration as a means for further community enhancement.

Beach Access Park Upgrades — High Priority

The beach access parks were identified by most survey and workshop participants as a key priority for current community upgrades. Poorly maintained washrooms, or the lack there of, and visually unappealing parking and streetscape interface were continually noted within most discussions. However, as these parks are not under the jurisdiction of Lambton Shores, and are owned and managed by the Ministry of Natural Resources, little can be done without further discussions with the MNR.

Fundamental amenities such as washrooms, parking and accessible walkways to the beach are basic facilities that should be maintained for continued beach and community enjoyment. As older parks, many of these amenities have declined over the years and are in need of replacement, repair or upgrading. As key focal points along the main thoroughfares of the community, these beach access points also provide first impressions for visitors. As such, simple improvements to enhance the curb appeal of these parks would go a long way in terms of streetscape beautification and overall community pride. For complete success, partnership with the MNR will be required to secure the interests of the community. Possible arrangements might include:

- Lease or lease to own opportunities;
- Possible trade of maintenance operations with facility upgrades;
- Possible provincial grant opportunities for youth employment to help foster local youth interests;
- Involvement of senior or seasonal volunteer groups to assist with beautification projects with tax cut incentives; etc.

Specifically, upgrades that were noted and should be seriously considered as priority are:

- Inclusive accessible washrooms at each beach access park;
- Improved street front appeal with signage and parking definition;
- Pedestrian and cyclist amenities.

Wayfinding — High Priority

A comprehensive Wayfinding Plan with Sign Design will provide direction and detailed design solutions at all levels of circulation within Ipperwash Community (vehicular, cyclist and pedestrian). Consideration to existing sign by-laws will be required. The following signs have been identified as a priority for implementation:

- Community Gateway Identification signage (x3) on Lakeshore Road;
- Directional signage (x8) at main intersections within Ipperwash Community;
- Beachfront Signs (x9) at the entrance of all beach access points;
- New community information kiosks (x2) at Arbour Acres and at the Wally Gators intersection.





Community Centre and or Gathering Space — Medium Priority

Ipperwash is largely a residential community with arguably no available lands for communal gathering, either indoors or out. Currently, community events, volunteer group meetings or special seminars etc. are held in Thedford. This was recognized as a key concern by many community members, and the need for a local facility was seen as another key priority. As such, it is a recommendation that the Community of Ipperwash further define their needs for a Community Centre, and that either land and or a building be acquired to service the needs of the community. Ideally, a location near other community amenities (such as near the Ipperwash Rd and Parkway intersection) would be preferable. The following recommendations have evolved from what we heard:

- A playground is needed;
- A central meeting room for various local community group meetings;
- A youth centre for optional activity space.

Bike Lanes — Medium Priority

The new bike lanes in Ipperwash Community have been well received by the local community and visitors alike. Additional bike lanes to connect the community further, and improved delineation of the existing lanes were noted as a priority within the community. Additional bike related amenities should also be considered to enhance the cycling experience within Ipperwash.

- Existing bike lanes should be visually highlighted (to make safer) with the addition of an extra line and bike lane identification logos;
- Additional bike lanes connecting West and East Parkway to Lakeshore Rd, and extending along London Road would encourage a stronger connection for the whole Ipperwash Community.
- Additional bike racks, trail and directional signs, benches and information kiosks along the bicycle routes will improve cyclist satisfaction and encourage a more active community. Amenities will also appeal to the large segment of the local population that use other 'non-motorized' vehicles such as golf carts.

Highlighted Intersections — Low Priority

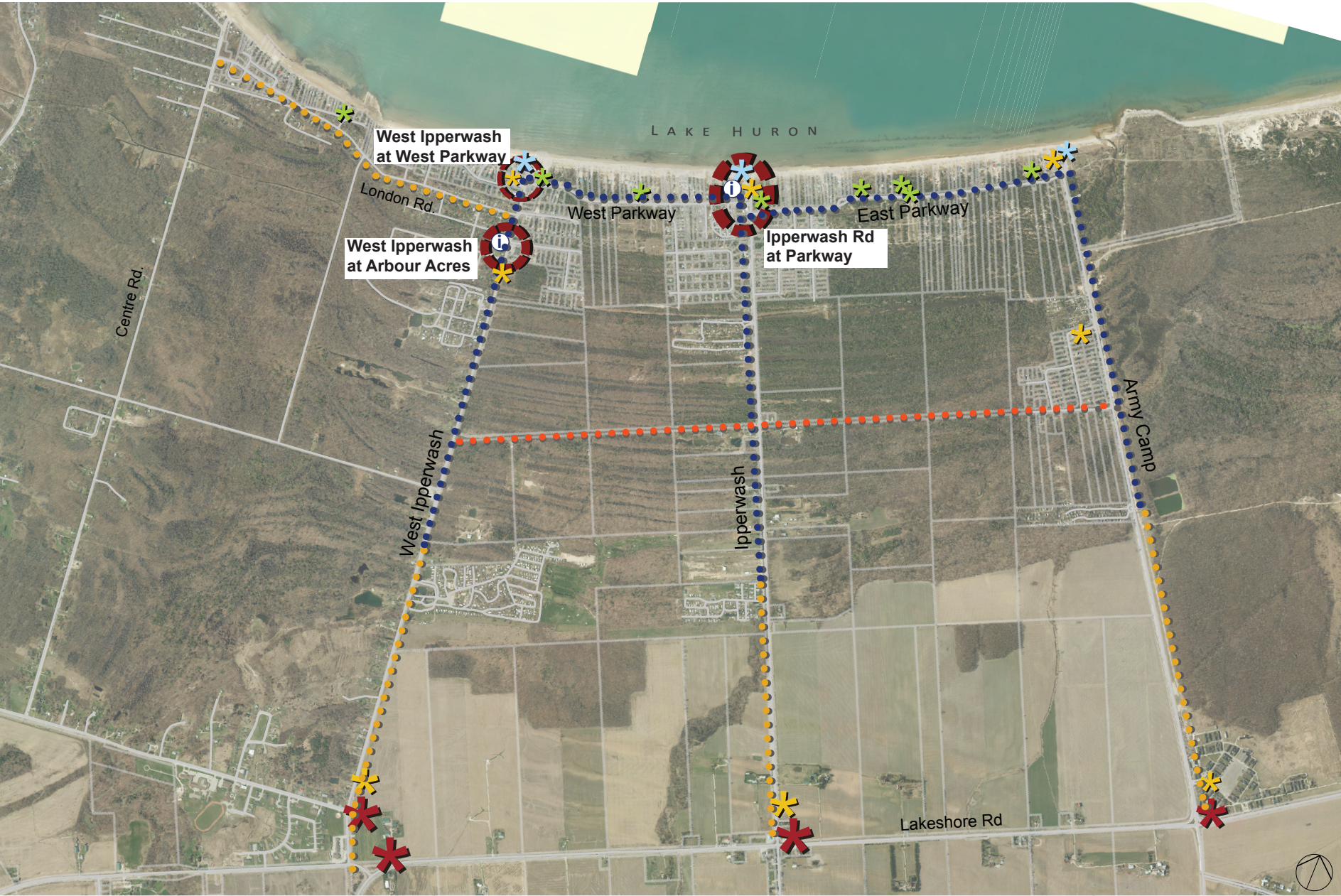
Three main intersections were identified as key community focal points. These intersections are primary decision nodes for vehicular and pedestrian circulation. With decreased traffic speeds, additional retail services, parking and beach access, these intersections provide opportunities for improved community identity through more tangible details such as signage, pedestrian friendly circulation and amenities, and lighting. Streetscape improvements in these intersections will be a catalyst for future community use. The concepts provided in this report provide direction for further detailed design.

However, the intent of the concepts was to include the following:

- Improved pedestrian amenities (benches, waste receptacles, bike racks, information kiosks, etc)
- Improved safety via enhanced pedestrian sidewalks, crosswalks, bike lane demarcation, safety bollards and attractive dark sky street lighting;
- Community identity via gateway markers, and signage;
- Seasonal colour via hanging baskets and celebratory banners.



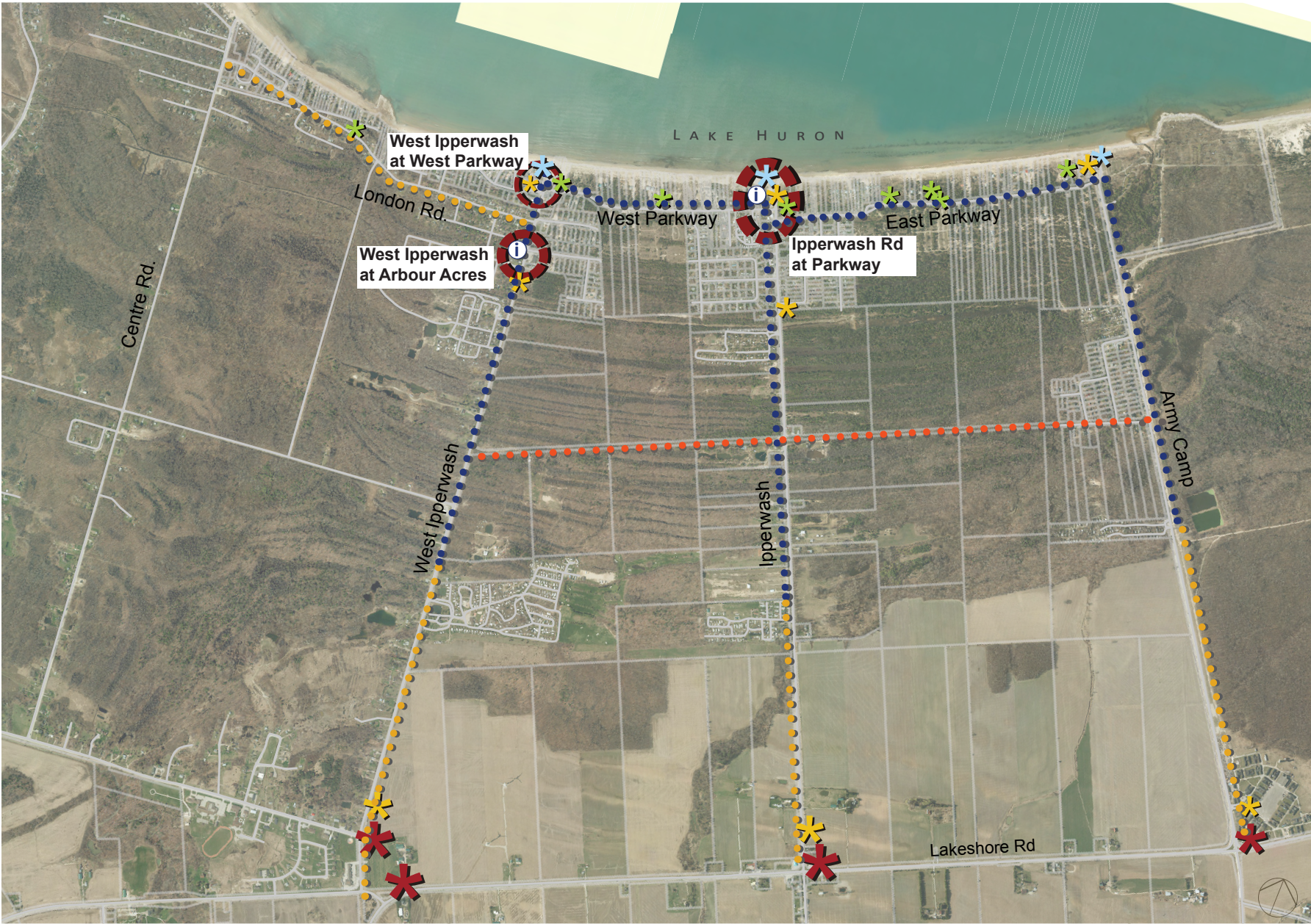
Schematic Design Plan



- Legend**
- Community 'Gateway' Markers
 - Directional Signage
 - Enhanced Bike Lanes
 - Bike Lane Extension
 - Walking and Bike trail
 - Beach 'Waterfront' Identification Sign
 - Enhanced Streetscape Intersections
 - Enhanced Beach Access and parking areas
 - Information Kiosks



Community 'Gateway' Markers



Community 'Gateway' Markers

Strategically located, markers are normally vehicle-oriented landmarks that form the basis of a district entry system. Markers can have a direct literal message (ie. a community name) or have a subtle interpreted meaning or story. Regardless of their design, markers symbolize a 'doorway' that announces to people passing through, they have reached a specific destination/community. Markers can also draw people into a community, indicating their basic presence off busy roadways.

Locating Ipperwash gateway markers closer to Lakeshore Rd. (Hwy 21), gives the community presence on a busy throughfare. It is also the primary landmark for people seeking the community.

Through the consultation meetings, it is desired by the community to retain the existing Ipperwash signs, while;

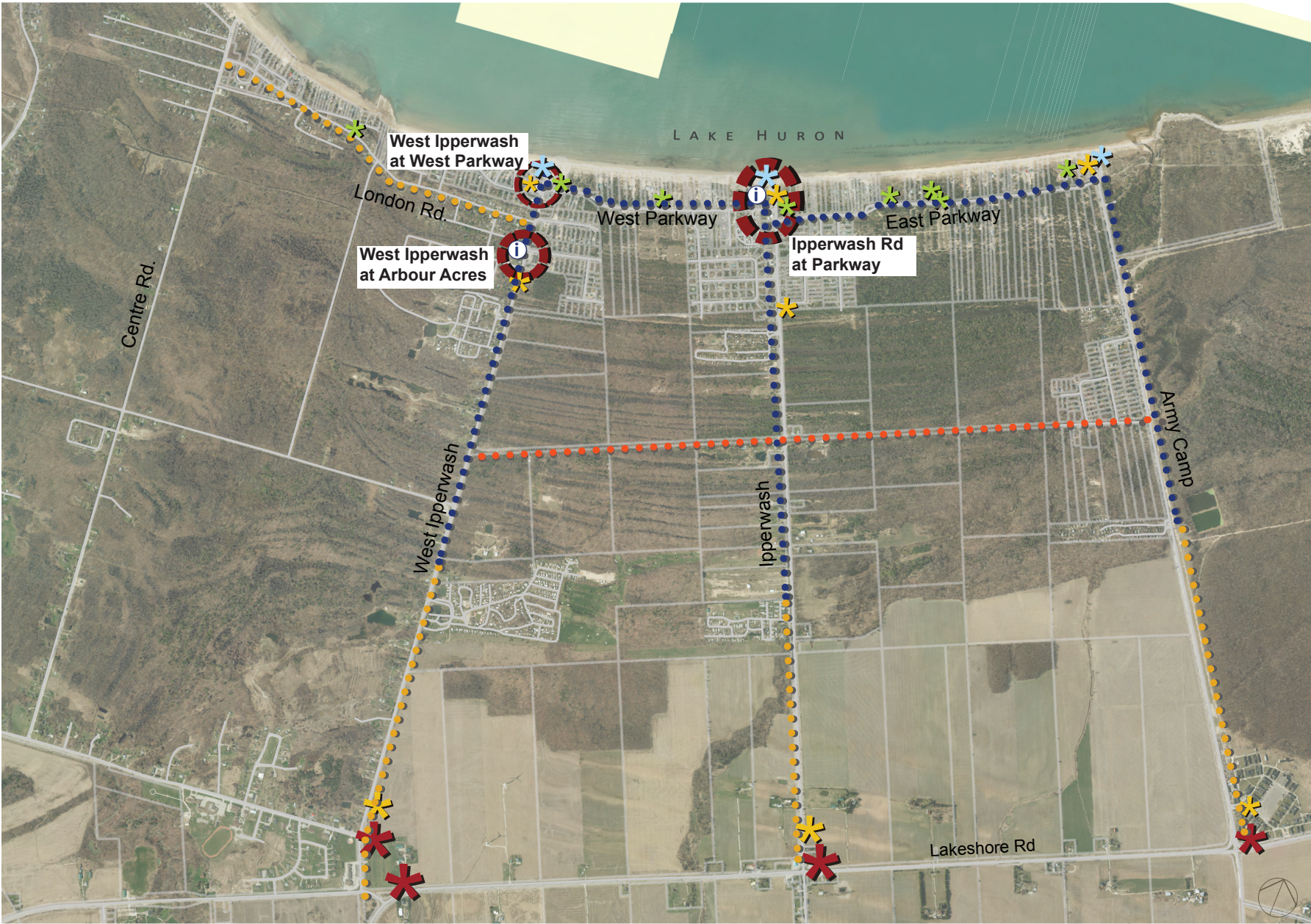
- » Relocated at the intersections of Lakeshore and West Ipperwash Rd, Ipperwash Rd, and Army Camp Rd., and,
- » Consistency in their appearance around the signs (ie. planting, etc.)



Existing Community Sign
(New siting by others)



Directional Signage

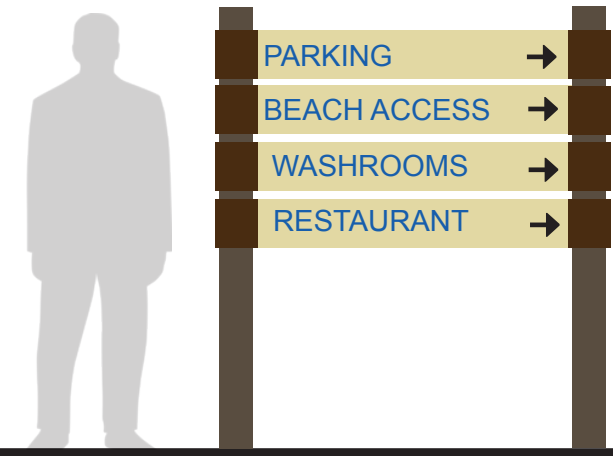


Directional Signage

Directional signs are markers that help people find their destination. They are to be located at “decision-making” places throughout the community. They will outline immediate attractions/landmarks and/or show distances to these major landmarks and other destinations. They will be simple and unobtrusive, yet easy to find. Markers will be located along sidewalks/road sides, using consistent logic to determine their placement and orientation. Sign information can include:

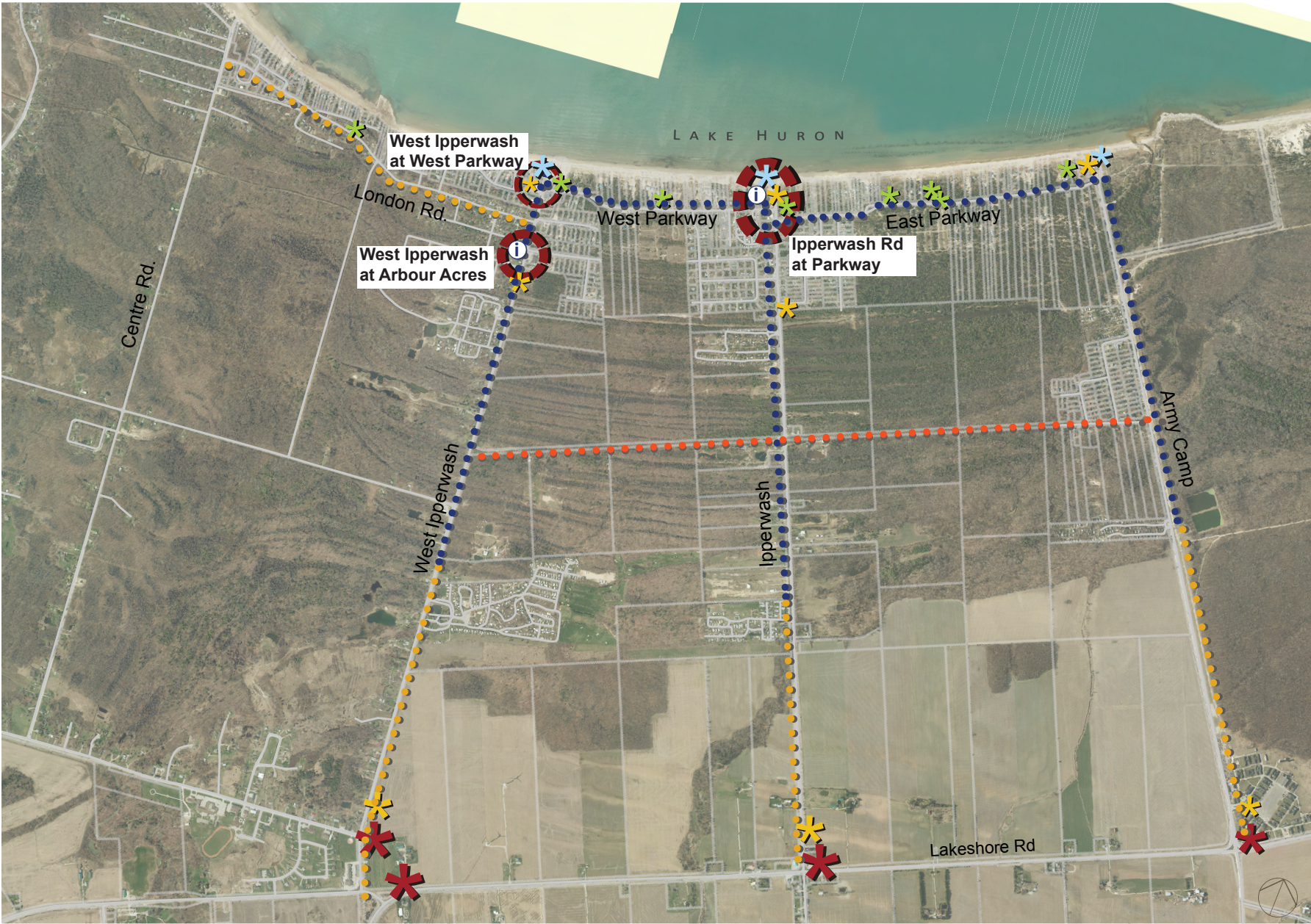
- » Parking
- » Beach Access
- » Food/Restaurants
- » Trails
- » Washrooms
- » Information/ Maps

Sign materials and colours should be natural, minimal maintenance, and easy to read from a passing vehicle.



Desired Directional Signage
(Sign structure, siting, graphics & material by others)

Bike Lane Enhancement & Extensions



Bike Lane Enhancement & Extensions

- Enhanced Bike Lanes
- Bike Lane Extension
- Walking and Bike trail

Bike lanes offer a secondary transportation opportunity for residents and visitors. Well defined lanes indicate to cyclists and pedestrians use priority; similarly indicate to drivers to stay off bike lanes, no parking, etc. Consistent messaging will also define user priority and separation between vehicular and bike/pedestrian traffic.

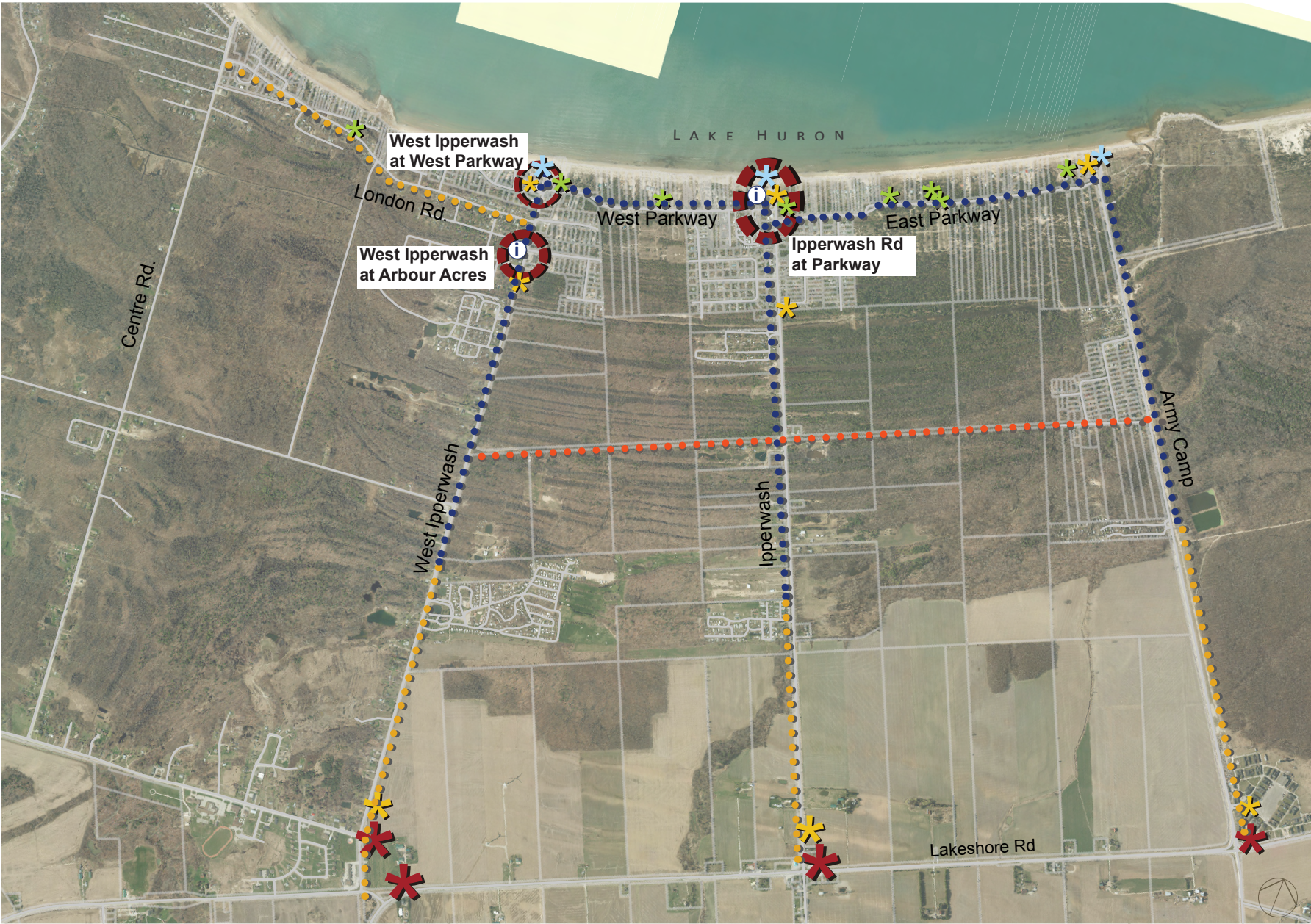
It is desired by the community for extended bikes lanes and added bike lane delineation (added lines and asphalt symbols).

A secondary walking and bike trail along the existing unopened road allowance will offer an optional ‘off road’ experience.



Bike Lane Delineation and Symbol Marking

Beach Waterfront Identification Sign



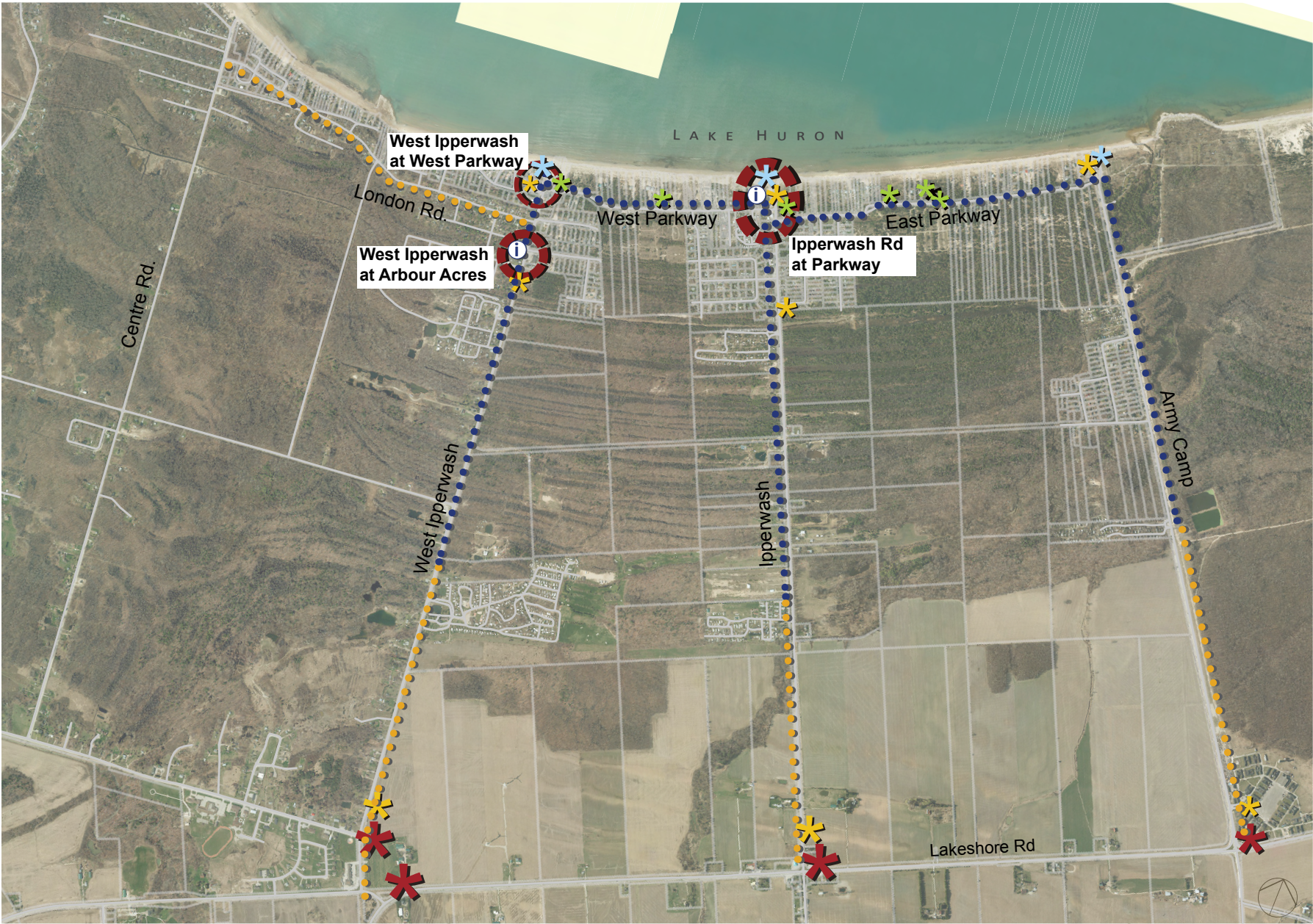
Beach Waterfront Identification Sign

Similar to gateway signs, beach waterfront identification signs add ‘place identification’ and indicate to visitors entry and arrival at the beach. Waterfront signs are a secondary ‘gateway’, and should be smaller, unobtrusive, and complementary to the community. It is desired by the community to have smaller signs, appropriate to the location.



Desired Beach Waterfront Sign.
(Sign structure, siting, graphics & material by others)

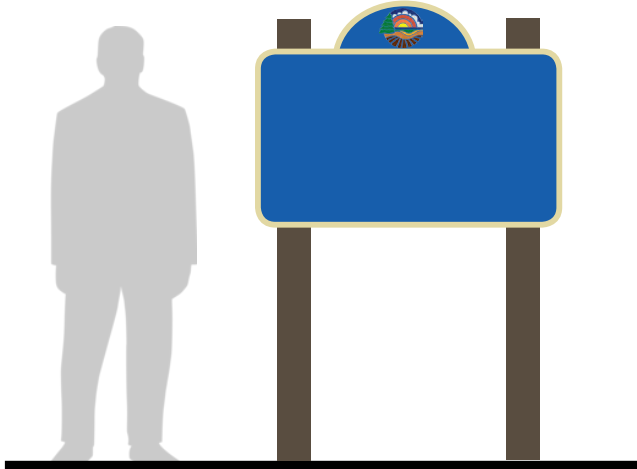
Enhanced Beach Access



Enhanced Beach Access

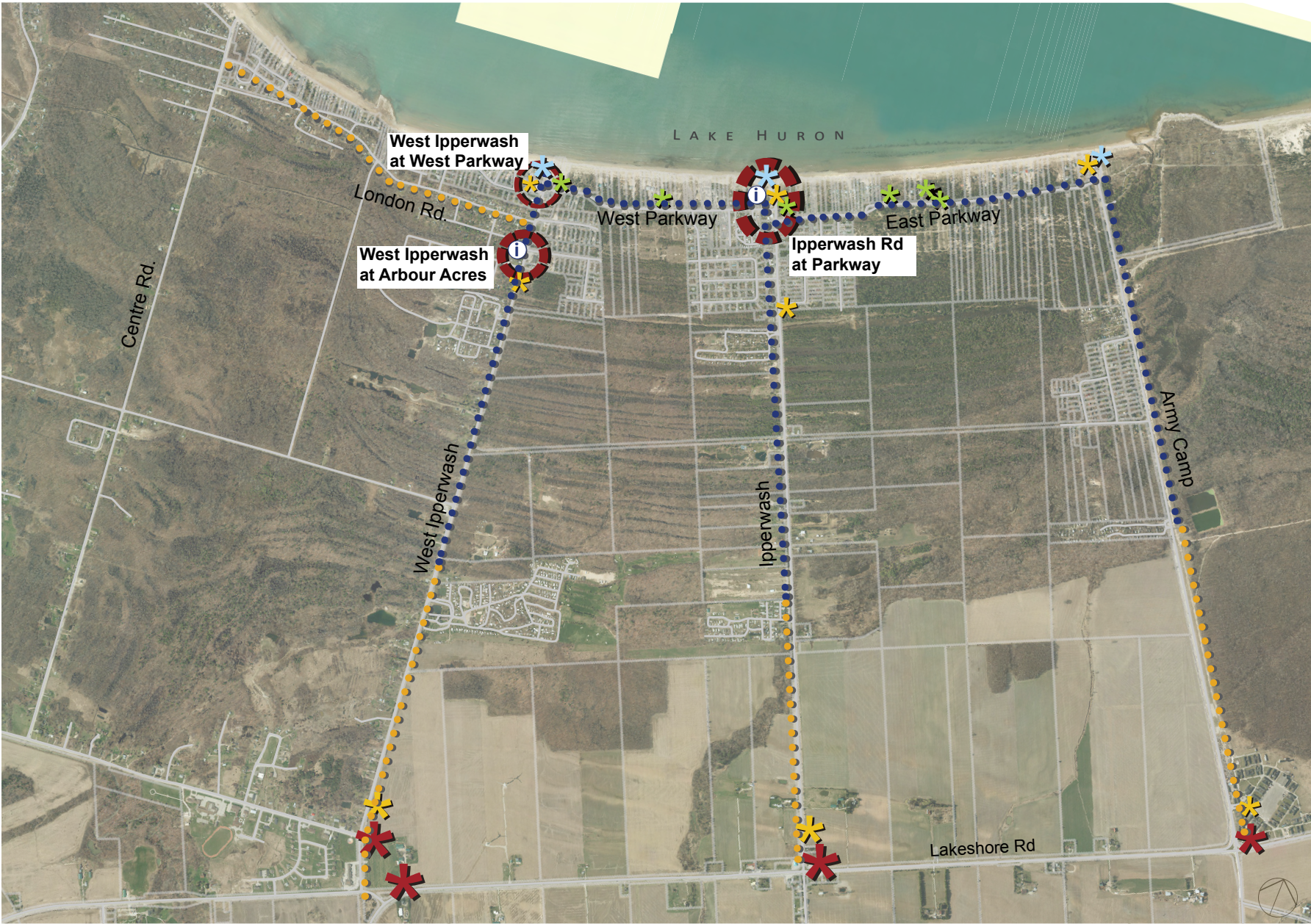
Visitors accessing Ipperwash Beach often use the MNR (Ministry of Natural Resources) sites. The ‘curb appeal’ of these access points define first impressions. Improved ‘curb appeal’ invites users into the sites and through to the beach.

Rule and regulation signs should be maintained, but consolidated and posted in a friendly appealing manner. Beach access numbers, physical address and emergency information should be included in the signage. Barriers of wooden bollards and rope are desired by the community, and should be used on site, where possible, rather than utilitarian steel posts/gates.



Rule & Regulation Sign
(graphics & material by others)

Information Kioks



Information Kiosks

Kiosks provide a detailed map of the respective areas, showing boundaries, indicating “you are here”, pointing out major/ minor entrances, landmarks, parking lots, historical merits, trail networks, etc. Kiosks should also list information that can be changed periodically.

Overall, the kiosk should be composed of ‘natural’ treatments and material selection (wood, stone, etc.)

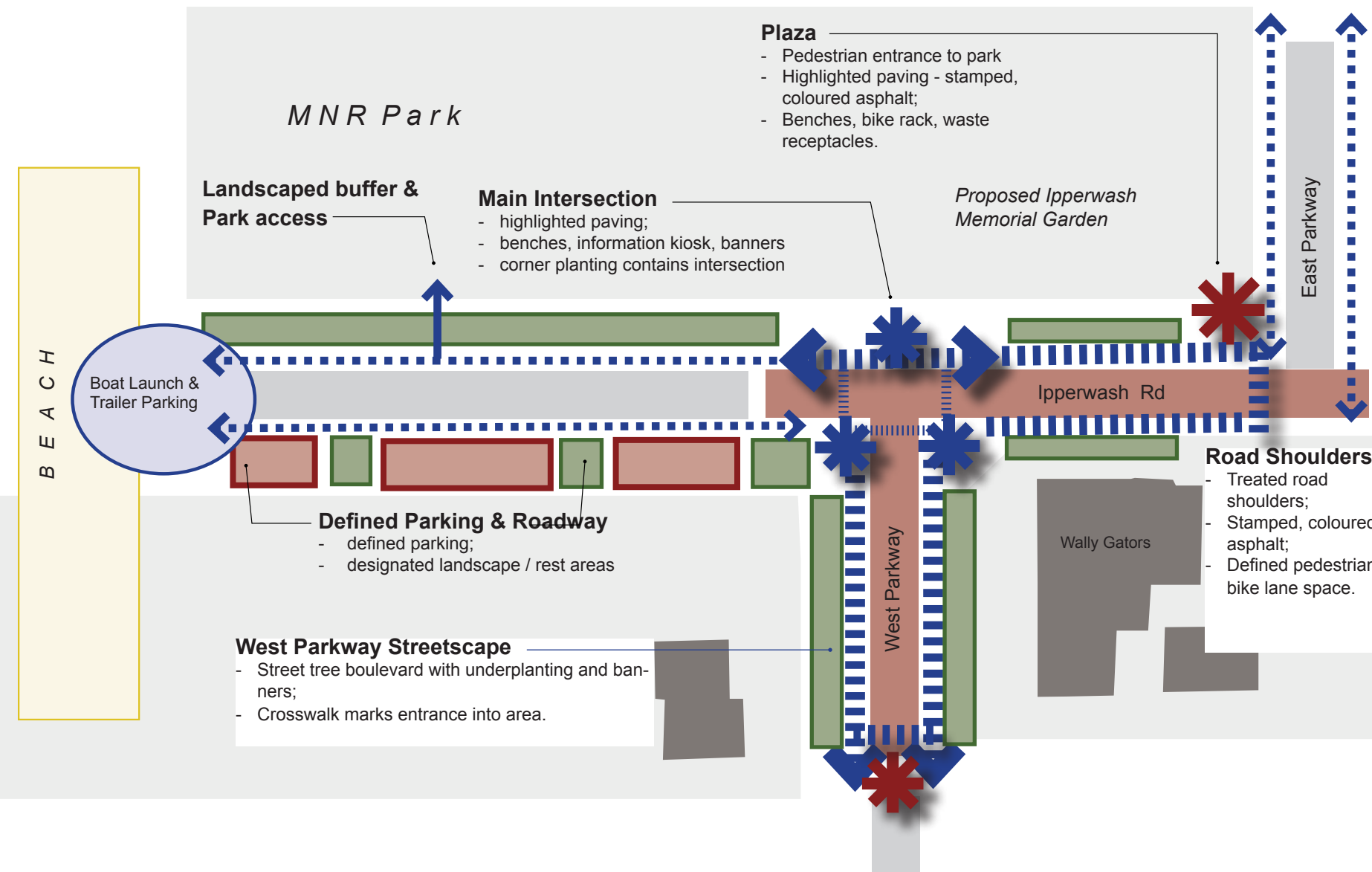
The siting of kiosk can locate them independently or with additional amenities (ie. benches, trash receptacles, bike racks, etc.)



Desired Information Kiosk Style & Siting options.
(kiosk structure, siting, graphics & material by others)



Concept A: Central District Enhanced Streetscape, Ipperwash Rd. at East and West Parkway



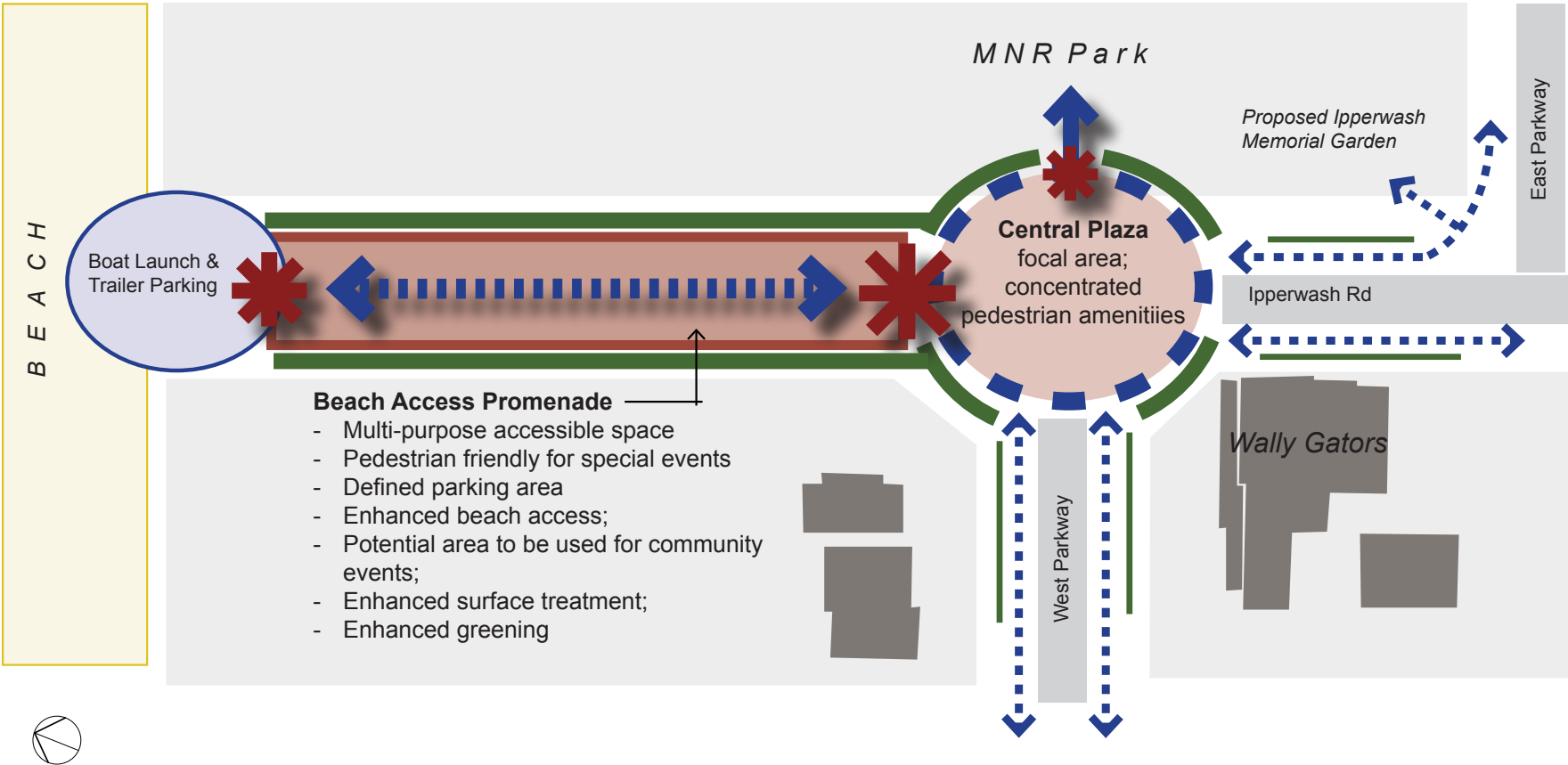
The central ‘district’ concept focuses on the emphasis of the Parkway intersections with Ipperwash Rd., creating defined pedestrian areas along the main roads. Additional bike lanes, ceremonial banners, street lights and street furnishings highlight the central precinct. A corner pedestrian plaza marks the gateway into the district along with entry into the Memorial Garden. Highlights include streetscape furnishings, park entrance arbour, and information kiosk.

The parking lot area and beach access, though secondary to the central precinct, is improved with new sidewalks, defined parking areas and landscaped areas.



Key Map

Concept B: Central “Hub Plaza” Enhanced Streetscape, Ipperwash Rd. at East and West Parkway



The central ‘hub plaza’ concept focuses on the creation of a community space between West Parkway and the beach, with potential to be closed for events. The concept also outlines added pedestrian areas with emphasis at the intersection of West Parkway with Ipperwash Rd. West Ipperwash Rd. terminates at the end of the MNR lot, creating a focal point and an access route into the Ministry lot.

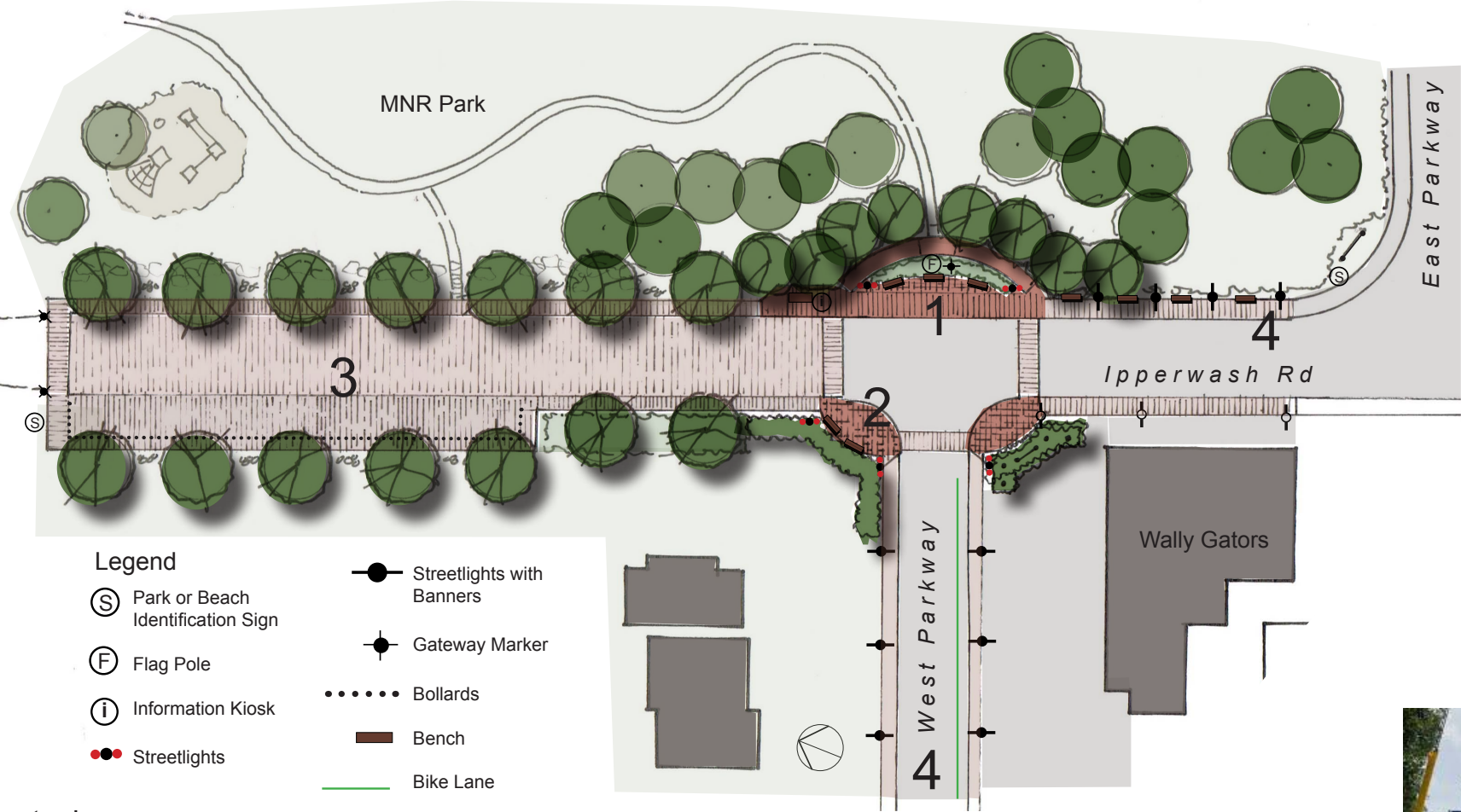
Amenities include - benches, street lights with banners; gateway markers, safety bollards, bike racks, information kiosk, waste receptacles, cross walks and street trees.



Key Map



Illustrative Streetscape Plan



- 1. Central Plaza
 - ‘Focal’ area terminates at intersection;
 - Stair/ramp access to the MNR park;
 - benches, flag pole, information kiosk, bike rack, safety bollards.
- 2. Crosswalks and Corners
 - Boardwalk patterned concrete crosswalks
 - Landscaped corners with pedestrian amenities: benches, waste receptacles, decorative banners, seasonal planters.
- 3. Beach Access Promenade
 - Enhanced beach access;
 - Stamped, coloured asphalt road;
 - Boardwalk pattern for concrete sidewalks;
 - Opportunity for community events;
 - Street trees define promenade, provide shade;
 - Beach sign and vertical markers accentuate entrance to beach.
- 4. Gateways
 - Street lights with ceremonial banners;
 - Hightened sidewalk and parkside amenities (benches, waste receptacles, bike racks)
 - Enhanced bike lanes.

Character Images



1. Central Plaza: Terminal Plaza and Park Access



2. Crosswalk and Corners: Enhanced Landscape and Pavements

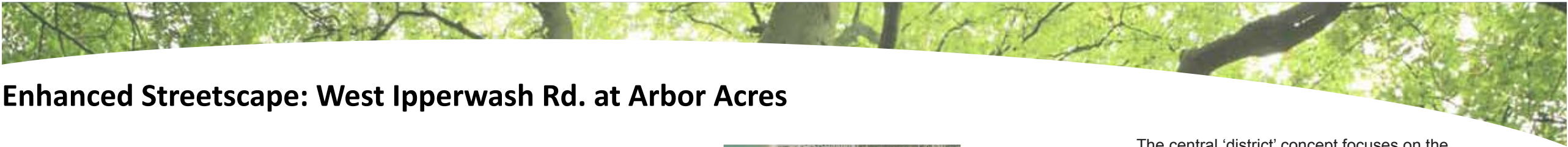


3. Beach Access and Promenade: Concrete Boardwalk

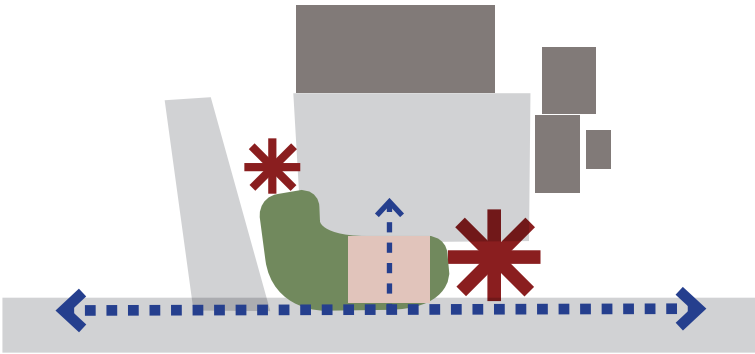


4. Gateway: Enhanced Streetscape Treatments





Enhanced Streetscape: West Ipperwash Rd. at Arbor Acres

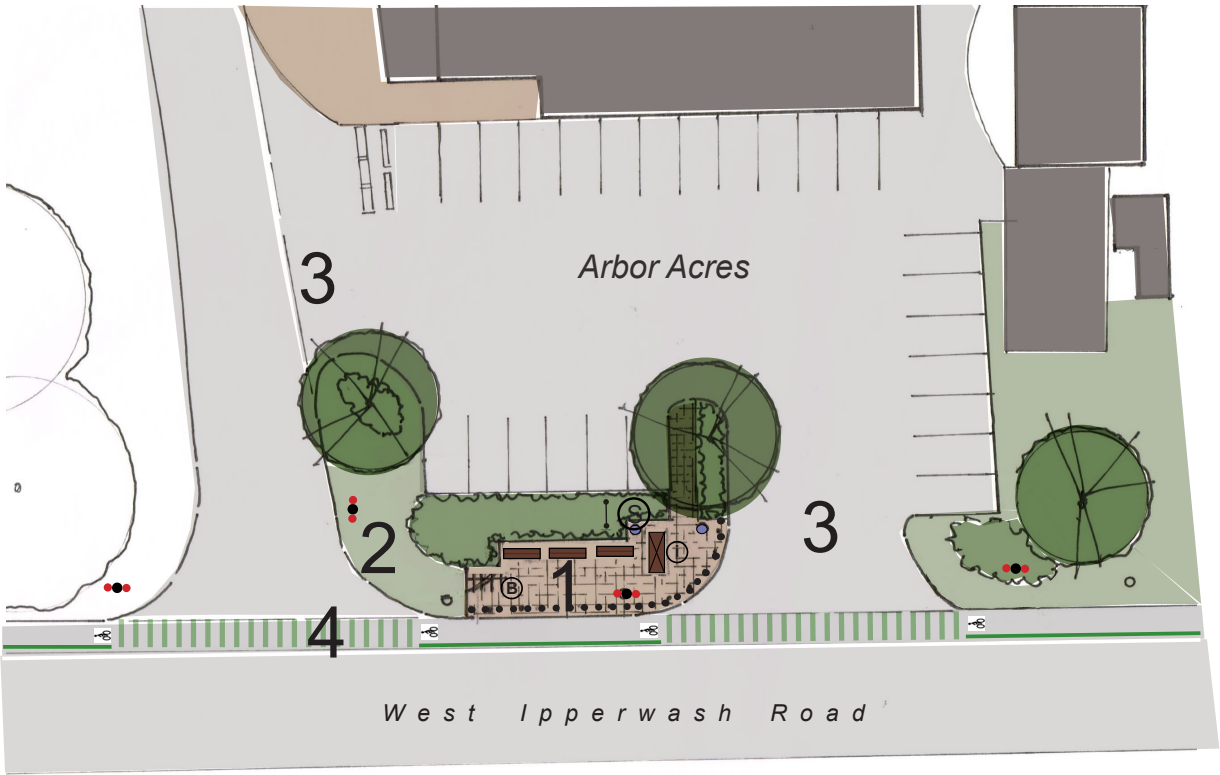


Schematic Concept



Key Map

- Legend
- Ⓢ Identification Sign
 - Ⓑ Bike Racks
 - ⓘ Information Kiosk
 - Streetlights
 - Bench
 - Bollards - Barrier
 - |||| Highlighted Cycle Lanes / Crosswalks



The central 'district' concept focuses on the emphasis of the Parkway intersections with Ipperwash Rd., creating defined pedestrian areas. Highlights include:

1. Streetscape Plaza
 - 'Focal' area enhances streetscape;
 - includes street furnishings: benches, information kiosk, bike rack, safety bollards;
 - Opportunity for seasonal planting;
2. Defined Traffic Island
 - Organizes parking area;
 - Provides opportunity for street trees, low shrub planting and plaza area.
3. Arbor Acres Entrance
 - Defined parking lot entry provides controlled access to parking environment.
4. Enhanced Bicycle Lanes
 - Accentuated crosswalk areas include bicycle lanes;
 - Bicycle lanes are further defined with green laneway marking and bicycle street markings.



Example of parking lot plaza

Enhanced Streetscape: West Ipperwash Rd. at West Parkway



Vertical Gateway Marker



Beach theme boulevard planting

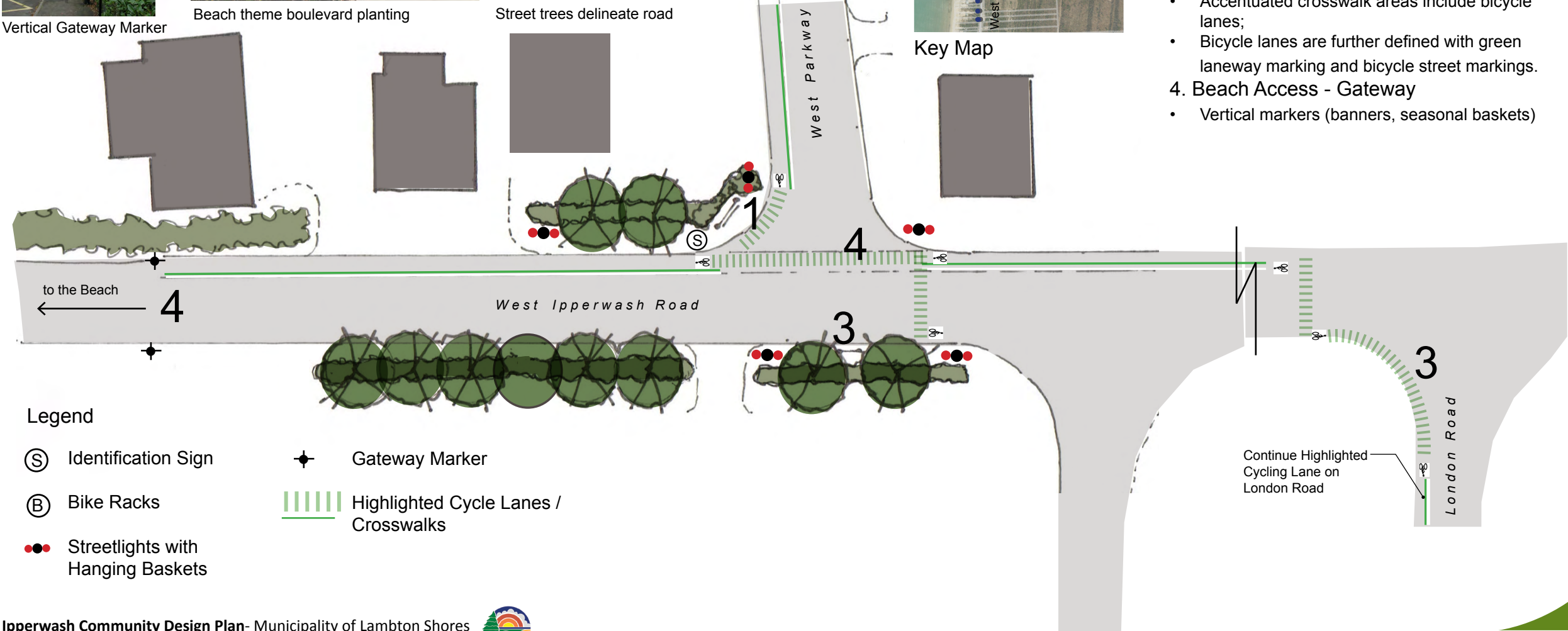


Street trees delineate road



Key Map

1. Focal Intersection
 - 'Focal' area enhances streetscape;
 - includes sign, planting and street lighting, seasonal planters and banners.
2. Street trees and low planting
 - Accentuates entrance to beach and defines streetscape.
3. Enhanced Bicycle Lanes
 - Accentuated crosswalk areas include bicycle lanes;
 - Bicycle lanes are further defined with green laneway marking and bicycle street markings.
4. Beach Access - Gateway
 - Vertical markers (banners, seasonal baskets)





Priorities

Time Frame	Priority	Project	Budget
1-2yrs	High	MNR Beach Access Parks: Partnership efforts to include improvements: Washroom Upgrades New Washrooms Playground Curb appeal projects (x6)	TBD*
1-2yrs	High	Wayfinding Plan and Sign Design: Specific Signs: Gateway Markers (x3) Directional Signage (x8) Beachfront Waterfront Identification Signs (x9) Information Kiosks (x2)	\$15,000 \$6,000 \$16,000 \$18,000 \$10,000
3-5yrs	Medium	Property Acquisition (building / or land): for community centre / outdoor event space /meeting space / youth centre for playground, outdoor events, outdoor space	TBD*
3-5yrs	Medium	Bike Lanes Enhanced Bike Lanes - additional safety line and logos; approx 10kms New asphalt bike lanes - 1.5m, with 2 lines, logos; approx 4.5kms Walking trail and bike lane on road right of way - gravel path - 3kms	\$150,000 \$427,500 \$36,000
5 - 10yrs	Low	Enhanced Streetscape Intersections Detailed Design for: West Parkway and Ipperwash (high priority) West Ipperwash at Arbour Acres (medium priority) West Parkway and West Ipperwash (low priority)	\$40,000 \$5,000 \$2,000

* Subject to Ministry of Natural Resources strategic planning



SECTION FOUR: Ipperwash Community Consultations: Results and Summaries



Stakeholder Interview Summary

In Person Interviews: 8 Groups on June 2nd, 2015

Telephone Interviews: 2 Groups

What do you like about Ipperwash?

- Friendly community
- Trails
- Small town atmosphere
- People who live there love to share (ie. the beach, trails, area etc.)

Goals for Ipperwash:

- Create a welcoming memorable community
- Bridge the gap between groups

Important Asset?

- The Beach
- The environment

Challenges?

- Community tension
- Past remaining image
- Nothing in Ipperwash links it to Lambton Shores

Recent Improvements

- Nothing major has been improved/added in the past few years,
- The bike paths have been a welcome addition

Improvements Needed?

- Signage & Wayfinding
- Bike path extensions

Identity and themes all included:

- Beach- Water- Sunset- Summer

Priority for Ipperwash?

- Acquire municipal land for public events- an area for community use- lease an MNR lot, purchase a vacant lot
- Playground
- Improved relations
- Cultural Centre would help draw people in

Current Street Use?

- No major street uses or events
- Limited space for hosting any events

Safety?

- Very safe
- Perceived to be unsafe from the outside.

Opportunity for Greening?

- The natural setting is green enough
- Could use more when the parkette goes in

Furnishings?

Information & Maps

- Current map could be updated- not overly professional
- Interpretive signage should be included- trails- nature- environment
- Sign "Take only pictures, leave only foot prints"
- Many people unaware of the small kiosk at Arbour Acres

Lighting

- Could use more attractive lighting at intersections

Benches, Waste Receptacles, etc.

- Existing waste receptacles could use branding
- Yes to benches, theme with natural surroundings



Community Consultation Summary & Results

Community Consultation Session: June 27th, 2015

Number of Participants: ~68

Methods

Exercise #1: Visual Preference Survey

Participants were asked to rank a series of 85 images, projected for a ten second delay, one through four (indicating 1: unfavourable, 2: less favourable, 3: favourable, and 4: very favourable). The images were divided into the following 10 categories:

1. Bike lanes
2. Gateways
3. Parking Environments
4. Lighting
5. Furnishings (benches, trash receptacles & bike racks)
6. Wayfinding & Signage
7. Information
8. Community Space
9. Public Art
10. Embellishment (planters, banners & hanging baskets)

Exercise #2: Dot Exercise

Individually, each participant was provided with a handout outlining the project area and mapping of the community area. They were to place on the map three red dots, indicating their top physical concern/problem and three blue dots indicating their top physical development opportunity. Participants were also asked to provide an explanation/ rational for their dot placement, and indicate a top red and blue priority.

Exercise #3: Image Selection

Part 1

As a group, each table was given an envelope of cards and asked to select 12 cards they felt, as a group, represented Ipperwash. The cards contained imagery style pictures.

Part 2

Similar to Part 1, each table was given a new set of images, and asked to select 12 images. The second set of cards depicted more physical built elements, furnishings and applications.



Exercise #1: Visual Preference Survey Results

Bike Lanes



Highest Scoring Image (2.89)



Lowest Scoring Image (2.21)

Gateways- Beach



Highest Scoring Image (3.08)



Lowest Scoring Image (1.80)

Gateways- Community



Highest Scoring Image (2.97)



Lowest Scoring Image (1.74)

Parking



Highest Scoring Image (3.09)

Lowest Scoring Image (1.89)



Lighting



Highest Scoring Image (2.38)



Highest Scoring Image (2.54)



Lowest Scoring Image (1.82)

Furnishings- Benches



Highest Scoring Image (2.78)



Lowest Scoring Image (1.58)

Furnishings- Trash Receptacles



Highest Scoring Image (2.92)



Lowest Scoring Image (1.35)

Furnishings- Bike Racks



Highest Scoring Image (2.91)



Lowest Scoring Image (2.17)



Exercise #1: Visual Preference Survey Results

Wayfinding & Signage- Parking



Highest Scoring Image (2.86)



Lowest Scoring Image (1.66)

Wayfinding & Signage- Trails

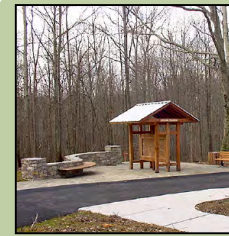


Highest Scoring Image (2.54)



Lowest Scoring Image (1.63)

Information Kiosk



Highest Scoring Image (3.22)



Highest Scoring Image (2.68)



Lowest Scoring Image (1.89)

Community Space



Highest Scoring Image (3.12)



Lowest Scoring Image (2.52)

Public Art



Highest Scoring Image (2.42)



Lowest Scoring Image (1.52)

Embellishments



Highest Scoring Image (2.82)



Lowest Scoring Image (2.29)

Exercise #2: Dot Exercise Results



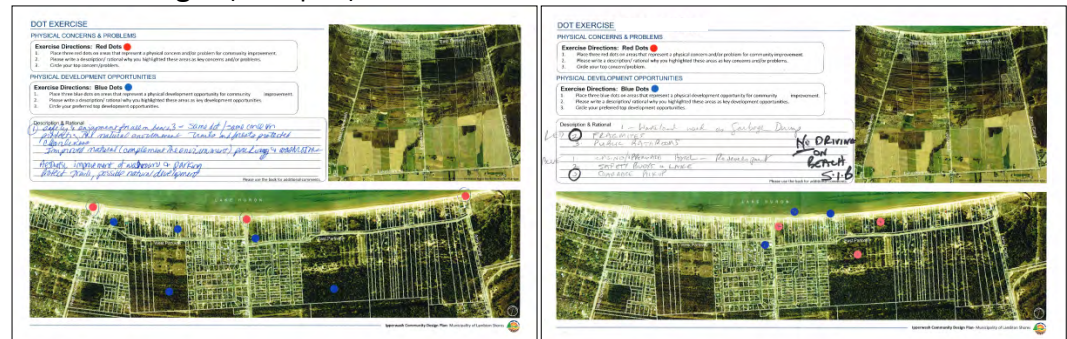
Centre Rd & Beach



Dot Exercise

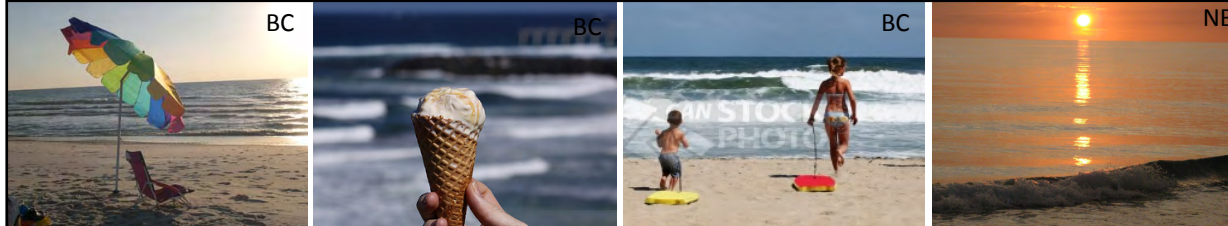
- Red: Physical Concerns & Problems
- Physical Development Opportunity/Improvement
- 5 Number represents multiple dots (participants noting concerns/ improvement opportunities in the same location)

Exercise Images (Examples)



Exercise #3: Image Selection Results- Part 1

9 of 10 groups chose:



8 of 10 groups chose:



7 of 10 groups chose:



6 of 10 groups chose:



Part 1

Number of Participating Groups: 10

The image cards were initially developed from three appropriate themes; beach culture, natural beach and working harbour. Randomly they were provided to the participants. The intent was to determine if participants identified with one theme over another. Card results indicated:

- **Beach Culture (BC):** 11/22 = 50%
- **Natural Beach (NB):** 8/22 = 36%
- **Working Harbour (WH):** 3/22 = 14%

5 of 10 groups chose:



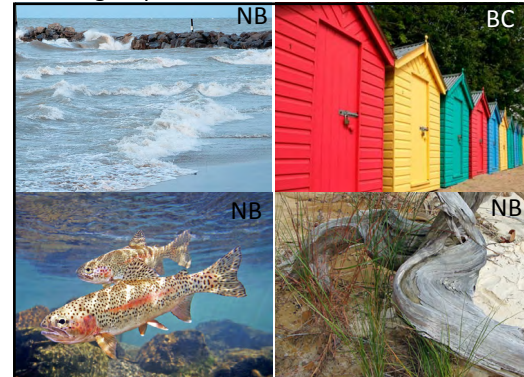
3 of 10 groups chose:



2 of 10 groups chose:



1 of 10 groups chose:



Exercise #3: Image Selection Results- Part 2

Part 2

Number of Participating Groups: 10

Similar to Part 1, the cards provided were developed from three appropriate themes, but were not organized when given to participants. Part 2's set of cards depicted built form/amenities that were representative of each theme. Groups were instructed to select their top 12 cards; while certain groups took creative rights, selecting less than 12 and 'filling in' their own cards. Card results indicated:

- **Natural Beach (NB): 9/30 = 30%**
- **Other (O): 9/30 = 30%**
- Beach Culture (BC): 6/30 = 20%
- Working Harbour (WH): 6/30 = 20%

Other comments substituted for cards by participants include:

- Community Centre x3 (MNR lot or old casino)
- Picnic Shelter
- Low Profile Lighting
- Playground Equipment
- Regular Light Standard x2
- Pickle Court/Tennis Court
- Arch Ipperwash sign at top of beach access (12th, 14th & 10th)
- Attractive Barriers
- Dark Sky Lighting
- Beach & family

(Image results follow on next page)

Result Examples

Part 1 Result Images



Part 2 Result Images



Exercise #3: Image Selection Results- Part 2

10 of 10 groups chose:



5 of 10 groups chose:



3 of 10 groups chose:



8 of 10 groups chose:



4 of 10 groups chose:



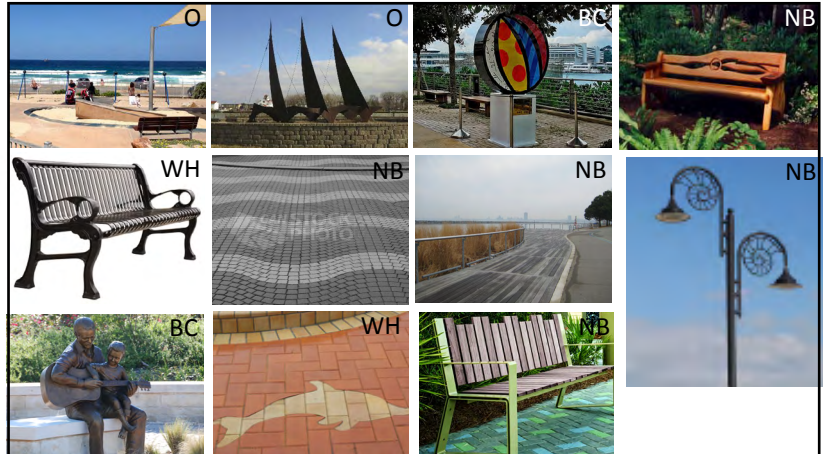
2 of 10 groups chose:



7 of 10 groups chose:



1 of 10 groups chose:



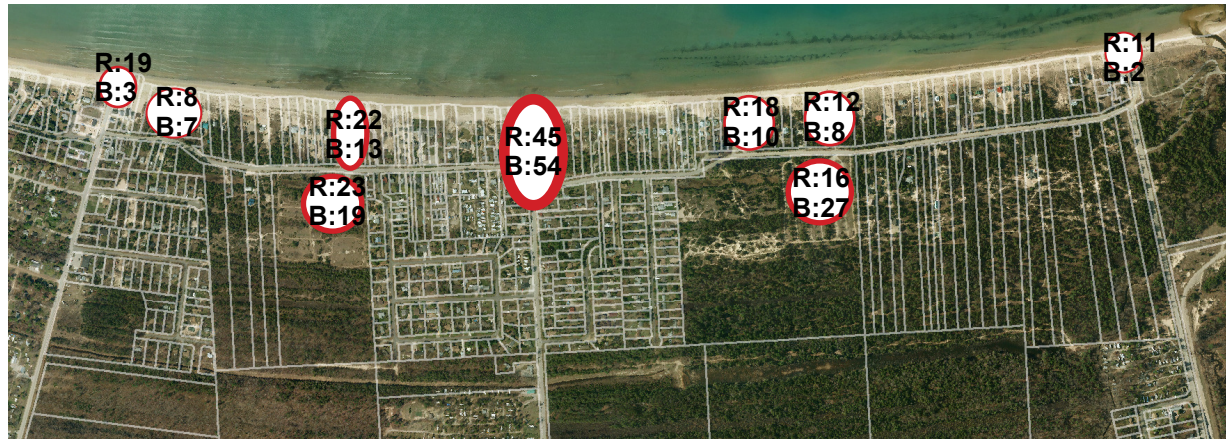
Legend

- BC Beach Culture
- NB Natural Beach
- WH Working Harbour
- O Other



Results Analysis

Dot Exercise Summary

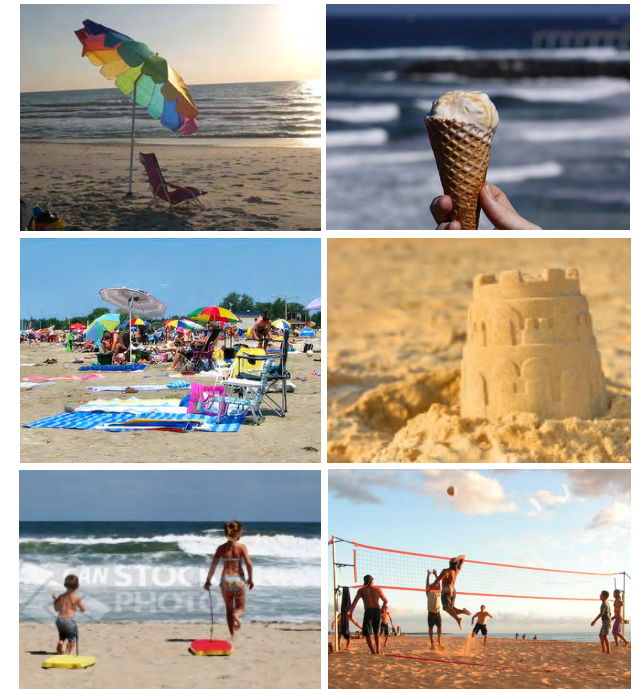


R: Physical concerns or problems
B: Physical development opportunities

Comment Summary

Needs and Improvement Comments	Washrooms	Parking (lighting, waste receptacles, maintenance, etc)	Signage	Playground	Retail/ Economic	Street Lighting	Trails	Community Centre	Public Space	Boat Launches	Memorial Park
Stakeholder Interviews	8	7	5	1	0	5	3	1	3	2	1
Dot Exercise	40	20	12	15	15	6	9	6	5	5	3
Image Exercise (additional comments)	0	0	1	1	0	3	0	3	0	0	0
Total:	48	27	18	17	15	14	12	10	8	7	4

Beach Culture



Amenity Selection



Open House Score Card

Date: August 8th, 2015

Number of Participants: 40+

Participants reviewed a series of panels, that included results from the past community session; site inventory; an overall community improvement design plan; focused design plans; and two family of elements. As they reviewed the panels, they ranked 12 categories on a score card, ranging between 'Love It, Needs More Work, or Not in Ipperwash'.

	Love It	Needs More Work	Not In Ipperwash
Connections:			
1. Enhancing Entry/ Gateway Markers	23	10	2
2. Continuing/ Connected Linkages	14	18	1
3. Enhanced Cycling Route Markers	18	12	4
Wayfinding/ Signage:			
4. Directional Signage	15	16	4
5. Orientation/ Identity	13	17	1
6. Information/ Regulation	12	18	2
Image/ 'Curb Appeal':			
7. Priority Area Enhancement-- Ipperwash Road at East & West Parkway	13	10	5
8. Priority Area Enhancement-- Ipperwash Road at East & West Parkway	11	13	4
9. Priority Area Enhancement-- West Ipperwash at Arbor Acres	14	10	4
10. Priority Area Enhancement-- West Ipperwash at West Parkway	13	9	6
11. Family of Elements-- Preferred Traditional Theme	12	11	6
12. Family of Elements-- Beach Culture Theme	8	8	12



Open House Score Card Comments

'Love it!' Comments

- Central Intersection w/ park & kids playground
- Larger sign (#2)
- Love extra lane idea (#2)
- Stylized signs and basic kiosk
- Hub Plaza concept
- 1: upgraded and consistent at each entrance
- 1: make area around markers bigger and cleared
- 1: entry markers need upgrade—image 2 good if it helps
- 4: yes, need more signage
- It would be nice to make things as much as possible 'natural' rather than more cement. Walkways are great but the simpler the better.
- All upgrades would be an improvement in this area. Changes need to be made- too redundant now- who pays for this?
- Keep it simple
- We need a long range 20 yr vision
- People want playgrounds, walkways, community centre, visually pleasing streetscape, accommodation for 3000+ people/visitors on weekends
- Parking off beach for West Ipperwash
- All cars off beaches
- We need access to lands (MNR or purchased)
- Who is going to maintain flowers?
- There is nothing here to enhance the beach itself
- Better washrooms should be the first priority
- Playgrounds

'Needs More Work' Comments

- 4: Signage, needs to start Public & Private Beach
- 6: Information/Regulation- More signs to state respect Private Beach areas. Limited space on Beach that is Public- must be communicated to the public.
- Use solar lights for night
- 2 – Sign #1 please (we are a beach, not a town)
- 2: use unopened road allowance
- 2: need more trails – more loops, wider & pedestrian markings
- Bike path should connect to provided route, crossing on 21 or Carlisle would be good
- Like separate boards (#1)
- Like natural wood objects- as long as they are in enhanced areas and along East/West Parkways
- 3: bike paths need to be looped and wider than existing
- 3: need more loops – road extended for bike paths
- 7/8: most visitors use large parking lot on east parkway
- 7/8: needs to be larger- needs to be larger
- 6: Better locations- where there is parking available
- Emphasis needed on other areas where most of the parking is
- Bike lanes can be used for walking also—show this
- More street lighting- no fancy poles
- Need basic facilities (maintained)
- Need basics like street cleaning- if you add extra signs, benches, lights, etc. they need to be maintained other wise it's a waste of money
- Blue letters don't show up in headlights
- Signs indicating 'Kettle Point' located on highway entrance; but sign at Kettle point has been removed causing contention by those trying to view same
- Need raking up wood chips & leaves on beach
- 1 – New sign design required
- 5 – Where to be located?
- 6 – Indian role here?
- 8 – What sites exactly?
- The plan for around Ipperwash road & Wally gators looks fine, but not necessary around Arbor Acres
- Too much fluff
- Washrooms areas a priority
- Bike lane enhancement: markings fine, no need for special pavements



Open House Score Card Comments

'Not in Ipperwash' Comments

- No beach culture since this is all private beach. Since L.S. has no say on MNR properties, therefore there is not need for Beach Culture.
- No additional lights, too much light pollution
- 12: seems like you're trying to copy Grand Bend
- Need property to do all this work
- All we need is a playground and washrooms
- No need for stamped crosswalks- gets away from natural theme
- Who is going to maintain flowers?

Other

- The design plan is too urban. Our major concerns are the MNR land, no cars on beach, washrooms, community centre (so we don't have to go to Port Franks to hold meetings at private houses) Give us the basics first and then we can concentrate on others—let's build a community.
- Dealing with road allowance area like wayfinding and entry and lighting, but does not have to be high end but long lasting.
- Bike & walk ways on both sides asphalt, marked instead of paving stones that cost extra money.
- Lighting and bench areas east or stainless would work- need choices for people
- Does not have to happen all in one shot. Paving, hydro, & lighting with area- choose with simplistic ideas with additional options
- Local tendering- keep money in community
- Turn parking lots into primitive camping
- Organize the boating launch area
- Walkway east side of centre rd
- Washrooms
- Need speed tracker on Centre Ipperwash Rd
- Too much fluff—what about beach care?
- Deal with current needs first for daily beach users- washrooms/garbage cosmetics don't address the need.



A grayscale photograph of a coastal landscape. In the foreground, there is a field of tall grass. In the middle ground, a pickup truck is parked on a dirt area. To the right of the truck, a person is standing. The background shows a body of water and a distant shoreline under a cloudy sky. A white curved line is visible at the top of the image.

APPENDICES

Stakeholder Interview Comments
Meeting Two: Dot Exercise Comments

APPENDIX #1 Stakeholder Interviews

Date: June 2nd 2015 (in person)
Number of Stakeholder Groups: 8

Group 1:

What do you like about Ipperwash?

- The people, good sense of community,
- Love to share what they have to offer,
- Proud community,
- People are drawn to the area of what they have to offer, but have no structure to host- no community focal point.

What do you enjoy least about Ipperwash?

- Conflict with neighbours and tension with the park,
- Lingering effects of the park,
- Need a long term agreement and improve relations

General Comments:

- Ipperwash is not defined as a physical community
- The area is not seeking commercial development
- Wally Gators is the centre of Ipperwash
- Theadford has a new state-of-the-art recreation/community centre
- There was a hall in Ravenswood but was torn down due to costly necessary improvements
- West Ipperwash known for good kite surfing

Goals for Ipperwash:

- Needs to be identified with an identity
- Not identified to watch sunsets

Important Asset?

- Sandy Beach

Challenges?

- Buy in with community,
- Working with First Nations,
- Not individual,
- There needs to be crossover,
- Maintenance of the MNR lots
- Jet skis in the area
- Boat launch the wrong environment and not defined
- No lifeguards on the beach
- Wayfinding is lacking in the entire area

Recent Improvements

- Bike paths from campgrounds to beach
- An attempt to accommodate pedestrian traffic

Improvements Needed?

- Washrooms need to be maintained
- Sell historical walking tour- Ipperwash needs a longterm vision
- Interpretive signage at M&R lots
- Need to work together to move forward
- Maximize everyone's legal rights but acknowledge everyone's historical rights
- Walkways: room for improvement, branding, proper signage, wayfinding, etc.
- Acquire some of the Ministry lands
- Lease lands to maintain them
- Short- Medium- Long term goals need to be established

Identity?

- Negative Identity
- Was known for being a family beach- shallow water

Theme?

- Small town atmosphere
- Quality of life, safe environment, environmentally friendly, social community
- Safe place to be

Priority for Ipperwash?

- Visual appeal, memorable, welcoming & sense of place
- Destination
- Something for the community to use

Current Street Use?

- Maple Syrup Festival,
- Problem of no town based centre- no adequate space

Safety?

- Generally a very safe neighbourhood

Opportunity for Greening?

- Set in natural area- trees carry everything
- Yes to greening if there was a parkette established

Furnishings?

- Could use more appealing street lighting
- Need to identify/ improve more bike racks/receptacles/benches
- Info kiosk not effective and the current maps need improvement
- Cyclists need bike racks



Group 2:

What do you like about Ipperwash?

- Natural features - unique
- Carolinian Forest
- Boat launch is a draw

Goals for Ipperwash:

- Walkability

Important Asset

- Natural shoreline
- Nature Conservancy area
- Historical Trail Network

Challenges?

- Lack of people
- Lack of space/municipal owned lands
- Stigma and tension
- Boat launches- not well maintained, hesitant to encourage/advertise

Improvements?

- Walkability
- Relations with KSP
- Conflict resolution with beach
- Former Ipperwash Provincial Park- partnership for the cultural centre, draw/ create an attraction, would make parking and walkability more important
- Outside of the beach, there's tremendous opportunity
- Need a local solution to historical issue
- Opportunity for waterfront trail- Waterfront Regeneration Trust Fund

Priority for Ipperwash?

- Walkability, streetscape, organization of space
- Safety- delineation of space for pedestrian vs. traffic

Important Asset?

—

Identity?

- Hinged on nation relations
- There's a community pride- trying to rally own community

Theme?

- Family beach- quiet

Current Street Use? Events?

- nothing happening- there's not space for it
- any event would have to happen on MNR lands

Safety?

- Yes, safe to travel at night

Opportunity for Greening?

- General area not dressed up
- Generally business driven
- Need buy in from community

Furnishings?

- Lighting at key intersections but not too many
- Bollards with lighting would be acceptable- Less harsh
- Not enough waste receptacles
- Would be interested in developing a theme through 'furnishings' - three post clusters with rope
- 'Drift wood' long bench- natural looking
- Dynamic beach & historic walking trail- tied together with theme
- Beach front natural
- Maps could be improved
- Cyclists accommodated on some roads - bike racks

Group 3:

What do you like about Ipperwash?

- Beach, water and environment

What do you enjoy least about Ipperwash?

- Wind turbines

General Comments:

- Ipperwash was a hub with a casino, restaurants, bumper cars etc.

Important Asset?

- the Environment

Challenges?

- Preserving trails
- Protecting significant areas
- Limited parking aside from crown lands
- Use of golf carts

Recent Improvements

- Beach clean up (pick up debris, washrooms, regulations, safer, cleaner, dog stations, etc.)

Improvements Needed?

- Access to beach and water
- Recognition of trails and parts of the trail system
- Better signage
- Share tourism
- Need to keep more than day visitors
- Education- cultural centre



Theme?

- Beach “lets go to the beach”

Priority for Ipperwash?

- People spaces

Current Street Use?

- There is participation when they happen, but there needs to be more space for community events

Safety?

- Very safe, limited graffiti/ vandalism

Opportunity for Greening?

- Large volume on private land
- Naturally beautiful on it's own

Furnishings?

- Use more wayfinding and highlighting places
- Need more interpretation- birding, migratory route, eagles are back
- Could always use more furnishings, waste receptacles, bike racks
- Existing maps are ok- not overly professional

Group 4:**What do you like about Ipperwash?**

- Important birding area (IBA)
- Nature Conservancy Area
- Beach and natural areas

What do you enjoy least about Ipperwash?

- Community tensions

General Comments:

- Trails used for walking, hiking, snow shoeing, etc.
- Dialogue happening for small parking lot near trail head

Goals for Ipperwash:

- Bridge the gap between first nations and other groups
- More involvement
- Teepees along West Parkways
- Add murals, steel decorations, totem poles
- Parkette and include art and culture

Important Asset?

- the Beach

Challenges?

- People with old confrontations
- Close the gap- cohesion- working together
- No public meeting space

Improvements Needed?

- MNR lots- need to be upgraded

Identity?

- Challenged between seasonal owners- segregated community

Safety?

- Yes

Furnishings?

- Teepees with benches within the MNR lots rather than along the road

Group 5:**What do you like about Ipperwash?**

- Quiet
- Beach

Challenges?

- There's nothing for children in the area
- MNR washrooms/ lots
- Drawing people in

Improvements Needed?

- Acquire land- start a revenue basis ie. camping- need people to take pride in the area
- Replace washrooms at old lot where they were torn down
- Community pavilion- but no land to locate it

Identity?

- No identity

Theme?

- Beach- it's what brings people

Priority for Ipperwash?

- Extension of bike lanes up to hwy 21

Current Street Use?

- There was beachfest- hasn't run over the past few years

Safety?

- Yes

Furnishings?

- Need racks for cyclists
- Waste receptacles need to be managed



Group 6:

Goals for Ipperwash:

- Promote safety and security
- Good lighting
- Bike path along London from West Ipperwash to Centre Rd.

Important Asset?

- the Beach

Challenges?

- the Beach

Improvements Needed?

- No major recent improvements
- Bike paths have been a welcome addition

Identity?

- the Beach
- The old casino was a draw but now privately owned

Theme?

- the Beach
- shallow water

Priority for Ipperwash?

- There needs to be a draw, something more full time/permanent

Current Street Use?

- No- not enough public space

Safety?

- Yes

Opportunity for Greening?

- Yes, create a sense of pride

Furnishings?

- Maps are ok- have been updated along the way
- Never noticed the kiosk
- Lighting depends on the development.
- General area is safe but dark

Group 7:

What do you like about Ipperwash?

- “Your heart never leaves Lambton Shores”

What do you enjoy least about Ipperwash?

- No community centre
- MNR washrooms need maintenance

General Comments:

- Two locations for ‘Adopt-a-Pot’
- Lots of heritage: native walking trails, natural heritage, dunes & swales and nature reserve.

Goals for Ipperwash:

- More inviting- not tourist friendly
- Washroom problems
- Mission to pull together Lambton Shores
- Keep it local

Important Asset?

- Beach- sunsets- people
- Tradition of families eating dinner- out for ice cream- and watching the sunset

Challenges?

- Damaged relations
- Generational
- MNR washrooms

Improvements Needed?

- Need the memorial garden with benches
- Better signage

Identity?

- Beach- sunsets- people

Current Street Use?

- No street use- no space for community events

Safety?

- Never any problems

Opportunity for Greening?

- Could use more- Memorial Garden would create a centre to Ipperwash

Furnishings?

- Need signage- people get lost
- Need a kiosk
- Need more improved waste receptacles and benches at beaches



Group 8:

What do you like about Ipperwash?

- Beach and wildlife
- Conservancy trails
- Bike paths

What do you enjoy least about Ipperwash?

- Tension
- The MNR washrooms- not kept/ maintained

Goals for Ipperwash:

- Playground
- Need to acquire a piece of property
- Community centre- would be used all year

Important Asset?

- Beach

Challenges?

- Septic problems at one of the MNR lots
- West Parkway flooding

Recent Improvements

- Happy with bike paths

Improvements Needed?

- Image
- Washrooms
- Should consider purchasing old roller rink land beside Carolinian Campground

Identity?

- Lost image due to conflict
- Beautiful beaches and sunsets

Theme?

- good beaches and shallow water for families

Priority for Ipperwash?

- Need improved gateway signs

Current Street Use?

—

Safety?

- Safe from the inside but perceived unsafe from the outside

Opportunity for Greening?

- Satisfied with existing efforts

Furnishings?

- Need picnic tables and 'sunset' benches
- Past troubles with waste receptacles

Group 9:

Goals for Ipperwash:

- Directional signage

Important Asset?

- Unique beach
- Shallow water

Challenges?

- No parking except on beach- no land for additional parking

Improvements Needed?

- Bike path along London Rd- ample width to accommodate

Theme?

- Nature of Beach- long, sand dunes, etc.

Priority for Ipperwash?

—

Current Street Use?

- Car show on beach- no other areas to use- only open space available

Safety?

- Very safe

Opportunity for Greening?

—

Furnishings?

- Lighting poor on side roads
- Could use improved maps
- Maintain own furnishings
- No need for crosswalks



APPENDIX #2 Meeting Two: Dot Exercise Comments

Red Dots

Beach

- Beach area for pedestrians only, restrict vehicles
- Please, no driving on the beach- anywhere
- This is a shared beach—our beach has been raped by constant scraping of sand—environmentally wrong
- Gatehouse/ portable washrooms currently in place are unsightly and not environmentally appropriate- Centre Rd & beach
- Stripping on beach of sand- environmentally unsound- beach looks like a raceway
- Public beach or private?
- Maintenance and care of the beach
- MNR is a poor steward for the duneland south of East/West parkway. They should become part of nature conservancy reserve
- Beach safety, ownership, access de to KP/Stoney actions – people stay away due to concerns
- Waters edge to be vehicle free
- Keep traffic off the beach
- Trash bins along all beaches
- Entrance to paid parking on the beach is an eyesore
- Beach access need to be controlled/restricted- central lpperwash beach
- Concerned about removal of barriers to vehicular traffic—cars are a safety and environmental danger to the beach, not only for landowners but for families who use the beach. The beach cannot be made accessible to people through using the parking lots—drop off at launch areas would be developed and maintained better
- No parking on beach
- No vehicles or parking on whole beach
- NO cars on beach
- Driving on beach
- No driving on beach
- Car access to beach
- Vehicle access to beach—there should be no vehicles on the beach. The built environment should make it unthinkable that people would drive on the beach
- Vehicles do not belong on the beach—or any beach
- Maintenance of beach, clean up of beach
- Maintenance, care to the beach (needs garbage cans)
- Parking should not be allowed on the beach- oil leaks pollute the water
- Major concern- no driving on the beach
- No cars

Washrooms

- Lack of public washrooms
- Concern for the lack of washrooms. We want flush toilets and running water. No port-a-potties.
- Unkept washrooms
- Bathrooms terrible
- No washrooms, garbage over flowing (MNR parking lot) access to beach hauling wagons difficult from path
- Replace/ rebuild bathrooms
- Washrooms gone. They were burnt. Let municipality run and MNR to replace.
- Better parking lot
- No permanent facilities at most access areas
- Parking lots and bathrooms all need to be maintained better
- MNR properties in disrepair
- Bathrooms
- Lack of washrooms
- Washrooms – washrooms- washrooms- washrooms- washrooms
- Ugly orange fencing where washroom once stood
- Cut the grass only twice in June- not trimming
- Public washrooms
- Port-a-potties in parking area
- Washrooms need to be taken care of, need to eliminate septic tanks and tie into sewage system
- Public washrooms at beach
- Clean, functioning welcoming washroom facilities all along the beach
- Lack of easy beach access, appealing and functioning restrooms—change area
- Washrooms taken down – not rebuilt

Parking

- Parking lots unkept/ unclean
- Parking lot and access on East Parkway – one is a dumping ground and washrooms on access are inadequate and smelly.

General Maintenance

- 5 parking lots owned by province are unkept—need to be taken over by township, improved and maintained
- Inadequate garbage facilities- please more than 1 garbage for the entire beach
- Stairs to beach are old and in need of repair. Lighting is also required for safety purposes.
- Property on beach not maintained



- Improve service to areas, improve signage and upgrade washroom facilities, improve picnic areas
- The public beach access/parking facilities are critical/ parking should be safe, easy to use and have companion features like washrooms, well-maintained garbage & recycling bins, etc. Most of all, these facilities should be free and available to all at no charge. Parking should be improved at beach area on Centre Ipperwash rd.
- Washrooms next to beach trail 'C'—need water to wash hands, etc.
- Like the MNR land maintained and developed with better washroom facilities and picnic areas

Playground / Public Space

- Playground for children
- Playground and picnic area for children and families

Trails

- Trails & forest to be protected perhaps purchased by municipality
- London Rd from Ipperwash to Centre Rd. lacks/bicycle/pedestrian path. Presents safety issue for those using the road
- Make beach at Ipperwash Rd. main access and make beach public hiking promenade route from kettle point to port franks
- Need pedestrian walk along East Parkway and more lights
- Vandalism to trail areas

Infrastructure

- Need sewers for entire area including kettle point
- Need boat launch kept open and barriers in place
- Boat launch access and parking for trailers
- Boat launching area—dig a hole next to the beach and put in a real boat launching area
- Improper signage
- Need proper barriers at each end of out beach
- Boat launch at the end of Army Camp has uneven bottom under water. Tractors get stuck—bottoms needs to be groomed or paved

Environmental

- Protection of natural areas, environmentally sensitive areas
- Continue to protect and NOT build on environmentally sensitive dune sites
- Phragmites on beach
- Phragmites
- Phragmites
- Dunes need to be cleaned up and maintained
- Parking on beach ruining dunes
- Erosion of dunes
- Protection of natural development
- Race track on crown land
- Dune bulldozing
- Dune need to be replaced where removed
- Bulldozing dunes

Economic

- Retail is weak
- Commercial opportunities are needed
- Abandoned retail, parking issues, noise, washroom facilities
- Property not maintained- old retail outlet closed down
- Need development
- Garbage dumping
- Wasteland used as garbage dump
- Buildings unused—across from Wally Gators

Other

- Smoke shakes (unacceptable)
- Trespassing ATV's/motorbikes
- Access to beach, paths, & stairs are unsafe
- Edge of lake dirty
- Trail C is private—not MNR
- Protecting all MNR lands
- Parking lots, smoke shacks, sewers and what happens to the control of the MNR lands a major concern
- Park access needs better care & maintenance
- ATV's on crown lands
- Signs private and public beach



Blue Dots

Beach

- Open area all along beach all the way (beach to water)—can't be told to move by cottage owners at waters edge

Washrooms

- Clean bathrooms and picnic areas
- Better washrooms
- Washrooms needed
- Washrooms & parking free—discreet but clear signage
- Washrooms replaced
- Washrooms- need more full washrooms and picnic shelters
- Upgrade toilets, water, recycling & garbage facilities
- Improve washrooms including septic, more washrooms
- Hand MNR lands over to municipality- build a community centre
- Need washrooms at West Parkway rather than port-a-potties
- Washroom facilities constructed/improved
- Possible outdoor shower heads for washing off sand
- Toilets at MNR lots- not port-a-potty
- Toilet/bathrooms- not port-a-potties
- Bathrooms (no port-a-potty) at crossovers
- Upgrade washroom facilities in public areas- care maintenance
- Aesthetic improvement of washrooms & parking
- Improvements to Ipperwash rd. and washrooms
- #4 parking lot- covered picnic area- washroom
- Total re-do to update and install flush toilets, baby change, etc.

Parking

- Improve parking lots
- Services at Ipperwash Rd & Parkways are limited and run down—parking area improvements & signage
- Expand parking lot with directional signs to beach/ washroom facilities
- Parking area, better signage
- Parking signage
- Parking lot- unsafe- lots of cars broke into
- Protect MNR—lighting in parking areas, improve washrooms, picnic areas in parking & MNR area.
- Parking & signage
- Parking area- cut grass and presentable
- Paid visitor parking

- Parking lots should be improved and parking fees should be changed to offset costs
- Charging parking- put money into area
- Proper grooming of parking areas
- Proper parking areas for safety with lighting
- Need off shore parking and attendant could be paid.

Parking poorly maintained

- Better parking facilities throughout Ipperwash- cut grass, trim, decorate to make them more appealing
- Improve parking at end of Army Camp Rd.

General Maintenance

- Garbage cans etc.
- Washrooms & picnic areas are in need of improvements
- Improve parking areas, lighting & trash bins

Playground / Public Space

- Build community centre in main MNR lot and upgrade all parking areas along the beach with parking meters, lights, washrooms—share parking meter revenues.
- More picnic BBQ opportunities
- Playground for children
- Need playground
- Vacant property at corner of beach and Ipperwash Rd. would make a great central location for community gathering/meeting place (location of former Ipperwash Casino, memorable location)
- Playground equipment at the end of Ipperwash Rd on the right side
- Play structure near beach
- Community Center- art, attractive welcoming
- Playground equipment for kids
- Blue dot cleans up the mess and install kids park
- Community Centre- focal point for area, across from parking area
- Add playground to draw kids to quiet part of beach—end of Army Camp
- Add playground that also celebrates historical aspects, including first nations
- Memorial gardens—Ipperwash rd
- Memorial garden and info centre-- #4 good area for beautiful parking and public usage
- Playground



- Memorial garden- 3 years trying to develop
- Community centre
- Playground across from Wally Gators
- Develop/ enhance public parking areas
- Support/complete park area across from Wally Gators
- Community centre
- Bandshell- picnic area, splash pad
- Playground for kids would be nice—planned memorial garden
- Vacant store owner- prime property for development or playground and park
- Playground/ community space
- Need community events—fireworks, bands, etc.
- Create parkland so people have an activity other than the beach
- Community building to hold meetings, weekly and games, activities. People in the community could rent it for large gatherings, weddings.

Trails

- MNR property – open up to trail network
- Reopen walking trails to snowmobiles
- Improved trail system between West Ipperwash Rd and Beachway Drive
- Bicycle path
- Walking paths
- Protect trails, possible natural development
- Improved walking paths
- Improve walking trails, bike paths, signage, lighting and embellishments
- Trails with better signage- generally make MNR trails and lands maintained
- Trail areas

Amenities/ Accessibility

- Improved opportunities for special needs people to gain beach access- wheel chair/ scooters beach chairs and shelters
- Signage, lighting, bike path weak
- Signage: Take only pictures, leave only foot prints
- Better signage for Ipperwash Beach
- Public access developed
- Needs a lot of help—with maintenance, garbage cans, volleyball nets
- Would like to see adequate garbage cans, signage, bike paths & welcome signs
- Garbage bins/cans
- Public beach—blue flag?
- Signage on main highway
- Storage for beach goers, cottagers etc.

- Maintenance of boat area
- Flowers, planters, parkette—corner of Ipperwash rd and east parkway – MNR lot
- Safety markers along lake to keep boats off beach
- Large central fire pit (as seen in village of blue mountain resort) for public campfires, hotdogs, marshmallow roasts on Saturday nights/ event nights
- Movie screen would have to be removable after every show to avoid vandalism
- Safety buoys in lake
- Garbage containers at beach barrier areas
- Develop/ enhance signage to beach
- Parking lot could double as evening, since there was tables none to limited vehicles as people have left, as an outdoor movie screen for events or movie night

Infrastructure

- Sewers for entire community
- Sewer—need to get whole area off of septic system
- Boat launch ramp

Environmental

- Beach dunes and environment to be controlled and protected
- Trail environment to be protected—purchase property by municipality
- Dumping of garbage
- Protect greenspace, marshes, trails
- Garbage pick up

Economic

- Work with first nations to open former provincial park as day use park
- Beautification/ enhancements should be added to Arbour Acres location. Ex. banners, seating, etc.
- Adequate commercial enterprise
- Arbour acres perfect
- Purchase for development
- Need the casino back for the old and young (dances & events)
- Area past Wally Gators should be something special
- Commercial property- stores, mini putt, etc.
- Development of a downtown or 'hub'



- Commercial, restaurants, bars, stores
- Empty lot across from Wally Gators
- Camp ground, community centre, toilets, garbage cans on beach
- Proper eating areas- food trucks encouraged to come seasonal
- High-rise hotel- 4 and 5 star
- Casino/ Ipperwash hotel—redevelopment
- Areas that could be developed to bring tourism to the area (ie. open Ipperwash provincial park)
- Golf course- south of East Parkway parking lots- going to lakeshore
- No place to eat- food trucks would be good or more opportunities for business to come and set up

Other

- C & P property more potential- needs improvement
- Dead end street
- Further beach structures/ rec. activities
- Preservation of rustic feel—seems important unnecessary upgrading/modernization to be avoided
- Development of MNR lands to allow more people to purchase a place to live
- Beach to be clean as a lot of growth is happening
- Not all parking lots as indicated as blue dots, just at one. All
- No where to expand and increase population
- Clean beach: rake to keep clean
- Speeding- unsafe for children running to the lake
- Finish the improvements at corner of Ipperwash and East Parkway

Comments:

- To my family, a critical component in any community plan is universal and open access to the beach and lake
- Ipperwash is part of Lambton County's heritage. Families for decades have been able to take their children there, not impeded by an admission fee or parking charge. We feel everyone should be able to enjoy this beautiful public asset; so, we would strongly oppose any attempt to charge user fees.
- What is going to happen to these areas if no one wants to take care of these areas? (MNR lots)



Ipperwash Community Design Plans

Consolidation of Furnishings-- Family of Elements

Benches
 Trash Receptacles
 Information Kiosks
 Information Panels
 Lighting-- Location
 Pedestrian Control (Barriers)-- wooden posts with rope

Signage

Directional to Parking
 Directional to Beach
 Rules: consolidation of signs
 Bike Lane Signs
 Beach to Washroom signage

Community Space

Play Space
 Gathering Space

The Pedestrian Environment

Definition of Bike Lanes: Consistent messaging
 Definition of Space around Arbour Acres

Economic Opportunities

Food Truck Locations

Additional Programming?

Community Volleyball Nets
 Community Movie Night/ Screen

Intersection Enhancements

Wally Gators

Phase One:
 Lights with banners
 Emphasized Corner treatments
 Furnishings

Phase Two:
 Playground/ Picnic Gazebo Expansion

Arbour Acres

Delineation of surfaces- laneway entrances
 Specific area for Information
 Intersection enhancements
 Lights with banners

End of Army Camp

Lights
 Signage

