

# **Appendix B: Focus Area Concepts**







## B.1 Spirit Catcher Park

### West Shore Focus Area - Waterfront Priority #1

#### Existing Conditions

Spirit Catcher Park is a 3 acre park located adjacent to the City of Barrie Marina, Bayfield Basin Transient Marina and Downtown Barrie. The park is uniquely known for the Spirit Catcher sculpture located by the water. The large, 20 tonne piece of public art was originally from Vancouver, B.C. before being donated to the MacLaren Art Centre in 1987 and then relocated to Barrie's waterfront. The Spirit Catcher represents the Aboriginal People of Canada and is influenced by the Aboriginal story of the Thunderbird.

Spirit Catcher Park includes several pieces of open lawn areas among a number of parking lots and the Barrie Sea Cadets facility and boat house. The Sea Cadets building is anticipated to be relocated to a different location along the waterfront to complete their lease. The site will serve as an mixed-use operating facility for the Sea Cadets and Transient Marina Basin in the interim.

➤ **Location:** 15 Lakeshore Drive

➤ **Key Features:**

- Spirit Catcher Sculpture
- Parking

➤ **Opportunities:**

- Elaborate on existing themes of Indigenous culture

➤ **Constraints:**

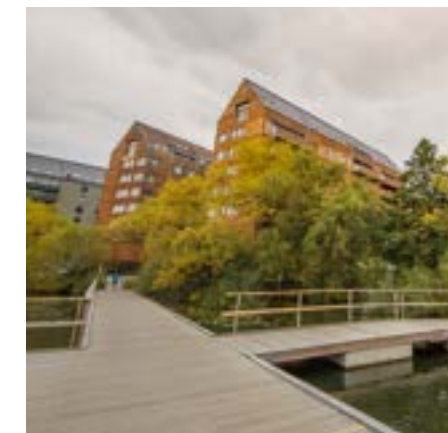
- Lack of usable space surrounding the Spirit Catcher
- Size and inefficient arrangement of parking diminishes amount of usable green space
- Proximity to the Bayfield Basin Transient Marina restricts water activities



#### Precedents



➤ **A. Oslo Opera House**  
Oslo, NO



➤ **B. Boardwalk**  
Stockholm, SE



➤ **C. Garden Corridor**  
San Miguel de La Palma, ES



### B.1.1 Illustrative Concept

Based on input provided by City staff and the public, Spirit Catcher Park has been identified as the West Shore focus area and priority focus area number one of three to implement updates along the waterfront. Spirit Catcher Park will have priority for revitalization on the West Shore to maximize inclusivity, resilience and activation along the entire waterfront.

Spirit Catcher Park is a West Shore park that is characterized by an iconic Spirit Catcher statue and a patchwork of green spaces and parking lots. Visitors are drawn to the park due to the unique Spirit Catcher statue and proximity to Downtown Barrie, but the lack of usable space for other activities does not encourage visitors to remain in this space. A revitalized Spirit Catcher park will elaborate upon the park's existing theme of Indigenous culture and enhance the park into a community gathering space. Spirit Catcher Park will expand upon existing Indigenous themes by creating spaces that celebrate local Indigenous history and allow Indigenous groups to practice their culture. The space will not only recount educational stories, but be interactive and engaging.

By consolidating parking lots and open green spaces, Spirit Catcher Park will be a conducive space for visitors to gather and congregate along the waterfront. These larger spaces will allow for a greater number of uses and activities for visitors to participate in. The revitalized park will allow for passive and active interactions such as a flexible market space and boardwalk.



**Legend**

-  Entrance Plaza
-  Indigenous Art Corridor
-  Primary Circulation
-  Secondary Circulation

**Figure B-3: Elements of Spirit Catcher Park.**





Based on community consultation conducted in January 2023, the following were identified as the top three guiding principles that would improve Spirit Catcher Park:

1. Greater emphasis on environmental features/presentation
2. Features that make Spirit Catcher Park a local destination/tourist attraction
3. Programming that better reflects the needs of the community

The following park elements were identified as being the most important in helping Spirit Catcher Park achieve the waterfront vision in the January 2023 community consultation:

1. Iconic waterfront dining for the public, public washrooms, and a mixed-use marina building
2. Spirit Catcher boardwalk
3. Flexible gathering space

➤ Figure B-4: Illustrative Concept of Spirit Catcher Park.

## B.2.2 Recommendations

As one of the West Shore Focus Areas, Spirit Catcher Park is recommended as a priority for park development. Spirit Catcher Park provides an opportunity to enhance and build upon the cultural significance of the park with the Spirit Catcher sculpture, and the forthcoming Market District in the area to create an iconic destination for visitors and community members alike.

Essential to the conceptual visioning for the site is the revitalization of the Sea Cadet's site to the east, adjacent to the Bayfield Basin. As indicated in stakeholder engagement, the desire to relocate the Sea Cadet's facilities provides the opportunity to use this optimally located site to serve the adjacent marina facility, as well as to provide new revenue generating activities to the West Shore. The site is being explored as a potential gathering place with a new, architecturally-significant marina building, with facilities for transient and seasonal boaters from the adjacent Barrie Marina, (e.g. Showers, washrooms, laundry, etc.) and iconic waterfront dining to provide a unique opportunity for visitors to gather and congregate along the waterfront. This concept considers the inclusion of event rental space for weddings, conferences or special occasions that may attract additional users to the building.

To facilitate the redevelopment of Spirit Catcher Park, the City is currently identifying preferred sites for the relocation of the Sea Cadet's facilities, including a proposed water-based sports tourism facility near the Southshore Community Centre in South Shore Park or, alternatively, Tyndale Park.

In addition to the revitalization of the Sea Cadet's facilities, Spirit Catcher Park is envisioned as an activated space to celebrate Indigenous culture, and serve as additional artisan market space.

The strategic concept for Spirit Catcher Park capitalized on the Park's presence within the planned Market District, and the potential for a new Marina Building at the Sea Cadet's site. The strategic concept includes:

- An Indigenous Arts corridor that leads to the Spirit Catcher sculpture, creating iconic views and an opportunity to showcase local Indigenous art.
- A flexible artisan market space for local vendors, aligned with the concept for the Market Precinct. This flexible space could function for parking or transition to additional market space for events. It may transition to a permanent market space in the future to make use of vast expanses of parking that currently capitalize the park and provide a car-oriented first impression.
- A boardwalk that creates protected areas within the water, with potential use for water ceremony. This boardwalk will be intended to connect along the edge of the marina basin to provide a link to Heritage Park on the water's edge.
- A healing garden for quiet reflection.

The following additional considerations should be explored as the planning for Spirit Catcher Park and the marina/dining building moves into the design phase:

- Explore the potential to develop the marina spit arm into an urbanized linear park, similar to a pier with the possible inclusion of a building.
- Explore the possibility to realign and relocate the sea wall further into the bay to increase the marina size.
- Examine the life cycle of the Spirit Catcher sculpture and means to extend its life.
- Explore ways to incorporate Ojibwe language and naming on site.
- Collaborate with local Indigenous Organizations in the planning process including consulting with the Chippewa Tri-Council (Rama First Nation, Beausoleil First Nation, Georgina Island First Nation), the Barrie Native Friendship Centre (BNFC), MacLaren Art Centre and artist Ron Baird on revitalizing and activating the space around the Spirit Catcher sculpture.

- Facilitate the interim use of the existing Sea Cadets site and building as a multi-purpose facility that offers space for the operational needs of the transient marina by removing the existing fencing and ensuring public access to the site and building; consolidating outdoor storage space; providing office space for the transient marina operations; and introducing connective pathways through the site.
- Collaborate with the Sea Cadets organization to re-negotiate, if possible, the existing lease, which expires in 2047 with a remaining 24 years of the site at the Bayfield Basin, and discuss the best alternative location for their facilities.
- Consider the relocation of the Tourism Barrie facilities to the proposed marina/dining building as a centralized waterfront location within the Market District with significant foot traffic and in closer proximity to Downtown Barrie.
- Work to mitigate loss of parking at the Spirit Catcher site through enhanced multi-modal access to the site and exploring alternate sites for parking.
- Investigate the purchase of 35 Simcoe Street.
- Explore opportunities for environmental education, including the impact of garbage and pollutants on water ecology.
- Urbanize the former Sea Cadets shoreline edge and extend hard shoreline edges with a long concrete pier with activities. Combine the boardwalk with concrete paths and seating steps to the water.
- Undertake a feasibility study to relocate the Sea Cadet's facilities to Tyndale Park.
- Explore opportunities to include food bearing plants and native species in the plant palette of the Park.

The strategic concept provided for Spirit Catcher Park illustrates the type of general programming that could achieve the goals of the strategy. The Focus Area strategic concept should serve as a jumping off point for further development of a Park Plan and should not hinder further ideation and innovation for this area.



## B.2 Sam Cancilla Park

### North Shore Focus Area - Waterfront Priority #2

#### Existing Conditions

Sam Cancilla Park is the western-most park on the North Shore, located in close proximity to the City's Downtown and Heritage Park. The park serves as the North Shore Trail trailhead, with the Trail beginning to its south, between the park and Kempenfelt Bay. The park slopes downward from Dunlop Street East, moving closer towards its southern boundary and the North Shore Trail. A pavilion and playground are contained within this park.

- **Location:** 157 Dunlop Street East
- **Area:** 1.1 Acres
- **Key Features:**
  - Playground
  - Pavilion
  - Open Lawn Area

- **Opportunities:**
  - Unique topographic character
  - Wide open space in proximity to Downtown Barrie
  - Relieve existing demand from West Shore parks
- **Constraints:**
  - Access to the water severed by the North Shore Trail



#### Precedents



➤ **A. Public Art Sculpture and Open Space**  
Toronto, ON



➤ **B. Tongva Park - Overlooks**  
Santa Monica, CA



➤ **C. Galitsky Park**  
Krasnodar, RUS



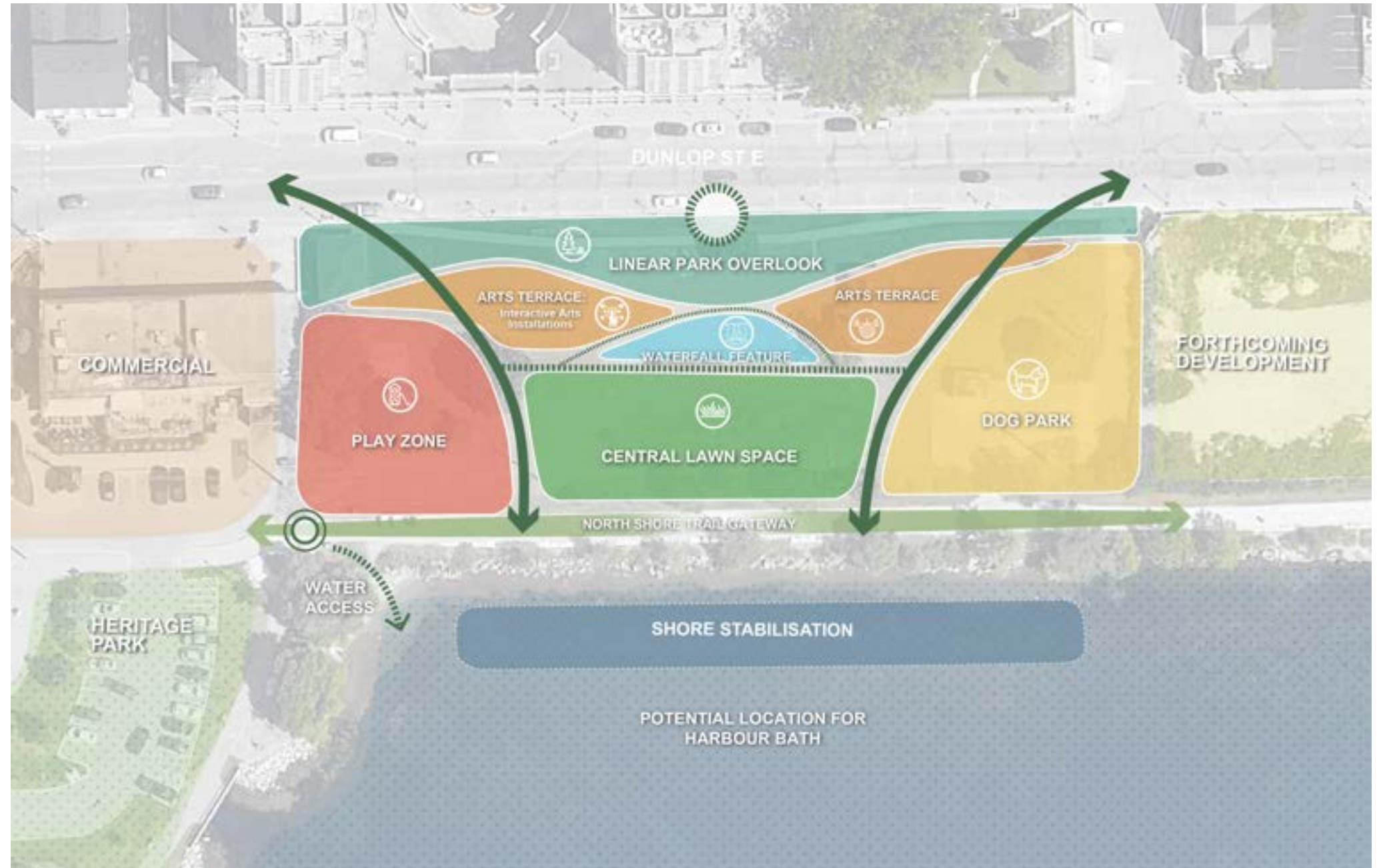
### B.2.1 Illustrative Concept

Based on input provided by City staff and the public, through community consultation, Sam Cancilla Park has been identified as the North Shore focus area and priority focus area number two of three to implement updates along the waterfront. Sam Cancilla Park will have priority for revitalization on the North Shore to maximize inclusivity, resilience and activation along the entire waterfront.

Sam Cancilla Park is naturally oriented as a gateway into the North Shore. The park's proximity to Downtown Barrie, the West Shore and the North Shore Trail has positioned it as a transitional space between the activity on the West Shore and the quieter nature of the North Shore. The park has the opportunity to strengthen connections between these three spaces and lead visitors into the North Shore. Additional pedestrian pathways and access points into the park will allow for better mobility within the park itself and between waterfront destinations.

Revitalizing Sam Cancilla Park also provides an opportunity to serve the current and future needs of the surrounding community. A revitalized park would have a synergistic effect on the economic activity in the area by attracting more visitors. The West Shore has a number of destination parks that are also popular among tourists and residents. West Shore parks are typically over capacity during summer months and demand should be redirected to other parks along the waterfront to alleviate traffic and stress on parks. Beside Barrie residents, local community members would have a reanimated green space to enjoy that serves many demographics with its variety of uses. This includes residents of the 10-storey condo under construction, directly east of the park and the 15-storey mixed-use residential building located across Dunlop Street East.

The redesign of Sam Cancilla Park should leverage its natural, physical characteristics, in addition to considering its role within the community. The park slopes downward from Dunlop Street East before leveling out at its southern boundary. The revitalized park will work with its unique sloping topography to create distinctive spaces with a variety of uses.

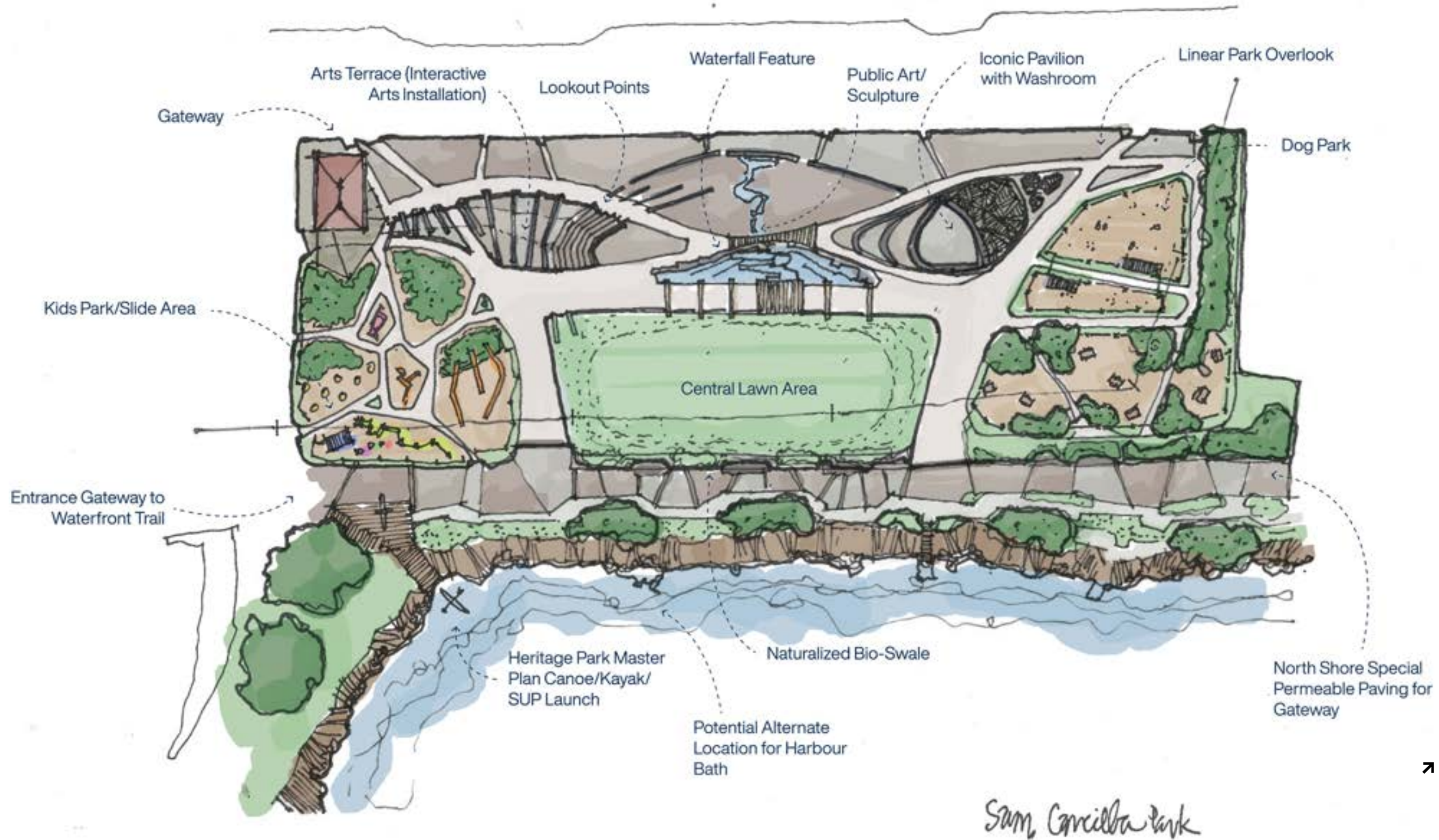


#### Legend

-  Lookout Point
-  Primary Circulation
-  Gateway
-  Secondary Circulation

➤ Figure B-1: Elements of Sam Cancilla Park.





Based on community consultation conducted in January 2023, the following were identified as the top three guiding principles that would improve Sam Cancilla Park:

1. Greater emphasis on environmental features/preservation
2. Improved access to the water
3. Park elements that better reflect the needs of the community

The following park elements were identified as being the most important in helping Sam Cancilla Park achieve the waterfront vision in the January 2023 community consultation:

1. Central lawn space
2. North Shore Trail gateway
3. Linear park overlook

➤ **Figure B-2: Illustrative Concept of Sam Cancilla Park.**

\*All buildings and structures within the park should be reviewed for their cultural importance within the Parks Plan phase and maintained or revitalized as appropriate.



## B.1.2 Recommendations

As the North Shore Focus Area, Sam Cancilla Park is recommended as a priority for park development. Sam Cancilla Park provides an opportunity to extend the area of the waterfront typically seen as a major destination (the West Shore), with the objective to alleviate pressure from the West Shore as populations continue to increase. Sam Cancilla Park is envisioned as a gateway to the North Shore Trail, as well as a transitional zone between the character of the West Shore and the North Shore. The Park should cater to visitors to the Downtown, as well as residents of the surrounding area including the forthcoming development to the east. The Park should hold a distinctive sense of place showcasing design excellence and working in harmony with the development and forthcoming programming of Heritage Park.

The strategic concept for Sam Cancilla Park works with the existing grade changes on site from north to south to create intrigue and excitement within tiers of programmable spaces. The strategic concept includes:

- An urbanized lookout plaza along Dunlop Street East, inviting passersby to engage with the park. The activated area along Dunlop Street East can cater to those working and visiting nearby, looking for a place to stop and spend some time having a cup of coffee, eating lunch, or looking over Kempenfelt Bay.
- Flexible spaces that tier downwards towards the lake, providing visual interest, a series of terraced spaces with seating for small scale interactions, and a water feature, bringing the Bay into the park.
- Preservation and enhancement of the existing historical pavilion and pump house building. A small pavilion that works with the existing building location and provides facilities for park users in a building showcasing design excellence.
- A central lawn area that provides a larger flexible space for picnics, recreation, or larger scale informal gatherings.
- A play zone for all ages that leverages the changing grade.
- An off-leash dog park, providing space for residents as well as those in the forthcoming development.
- A flexible public arts terrace, intended to showcase local design installations and provide iconic lookout points to the water.
- A distinct gateway to the North Shore Trail, providing a clear sense of arrival and special permeable paving to indicate the start of the trail network.
- Connection with the kayak launch proposed in the [Heritage Park Master Plan](#) for non-motorized watercraft launch.
- Inclusion of a waterfall element to neutralize urban noise with artistic lighting to provide four season interest.

The following additional considerations should be explored as the planning for Sam Cancilla Park moves into the park planning phase:

- Explore the potential for Sam Cancilla Park to house a harbour bath (as an alternative location to the primary proposed location at South Shore Park).
- Explore the potential for public art within the Park.
- Explore the potential for water access for dogs in close proximity to the proposed dog park.
- Maintain accessible pathways within the park, despite the grade changes.
- Assess the need for a washroom facility within the Park.
- Assess the need for a vehicular connection from Dunlop Street East to the North Shore Trail.
- Investigate purchasing the west corner property at 149, 151, 153 Dunlop Street West and 5 Mulcaster Street.
- Determine if 'drive-through' snow grooming storage should be added to Sam Cancilla Park or Heritage Park to groom the North Shore Trail in the winter.
- Complete a Facilities Condition Assessment of the underground Reservoir, Well Station and Pump House.
- Investigate the heritage designation of the Well Station and Pump House in the Heritage Register and consult with Heritage Barrie towards preservation of the building.

The strategic concept and visioning for Sam Cancilla Park illustrates the type of general programming that could achieve the goals of the Waterfront Strategic Plan. The Focus Area strategic concept should serve as a jumping off point for further development of a Park Plan and should not hinder further ideation and innovation for this area, particularly as the surrounding neighbourhood continues to grow and change.



## B.3 Minet's Point Park

### South Shore Focus Area - Waterfront Priority #3

#### Existing Conditions

Minet's Point Park is a 3.0 acre park on the very west of the South Shore. The park includes a beach, playground, washroom and parking lot. Residents use this park primarily for swimming, but it is also popular for watersports such as windsurfing, canoeing and kayaking. Ice fishing is also a popular activity among visitors during the winter. Compared to other parks on the South Shore, a greater number of visitors are attracted to Minet's Point Park due to the popularity of recreational water activities. The park is also more accessible due to its proximity to the main roads and signage directing visitors towards the park.

➤ **Location:** 10 Brennan Avenue

➤ **Area:** 3.0 Acres

➤ **Key Features:**

➤ Sandy Beach

➤ Playground

➤ Washroom

➤ Parking

➤ **Opportunities:**

➤ Relieve existing demand on West Shore

➤ Support visitors' existing interest in watersports

➤ **Constraints:**

➤ Placement of parking is not optimal for the flow of visitor activity

➤ Proximity to private property and docks

➤ Geese activity decreases the amount of usable space



#### Precedents



➤ **A. Playground**  
Copenhagen, DK



➤ **B. Ontario Place**  
Toronto, ON



➤ **C. Benesse House Beach**  
Naoshima, JP



### B.3.1 Illustrative Concept

Based on input provided by City staff and the public, Minet's Point Park has been identified as the South Shore focus area and priority focus area number three of three to implement updates along the waterfront. Minet's Point Park will have priority for revitalization on the South Shore to maximize inclusivity, resilience and activation along the entire waterfront.

Minet's Point Park is a community park located between two residential blocks. The local scale park is located close to the Waterfront Trail, although not formally connected, and remains a popular park for active uses. A revitalized Minet's Point Park will retain its existing local scale, while supporting the broader waterfront as a space for activity.





Minet's Point Park will be an activity hub with a family focus. Equipment rentals will be available at the park to support existing windsurfing, kayaking and canoeing activity. Other passive and active recreational activities will also be improved upon and diversified. Accessible connections and amenities will be incorporated into the design of Minet's Point Park to allow all ages and abilities to participate. Environmental buffers on the eastern and western boundaries of the park will also be reinforced, as not to disturb adjacent properties.

As the South Shore Focus Area, Minet's Point Park is recommended as a priority for park development. Minet's Point Park provides an opportunity to extend the area of the Waterfront typically seen as a major destination (the West Shore), aiding in taking pressure from the West Shore as populations continue to increase. Minet's Point Park is envisioned as a local scale destination for recreational use, as well as a sport tourism draw for windsurfers and potentially additional non-motorized personal watercrafts.

Additionally, consultation with local stakeholders identified Minet's Point Park it as an optimal location for a comprehensive accessible destination for the community—putting accessibility at the forefront of the park experience. Due to the shallow sloping of the park, the park is already seen as a moderately accessible destination and with further enhancements it is a strong candidate to be an inclusive and welcoming community destination. Facilities such as mobi-mat or ramp beach access, accessible playground improvements and upgraded pathways should be provided for enhanced accessibility. The Park should cater to residents of the surrounding area, those with accessibility needs, as well as those that utilize the Park for personal watersports. The Park should hold a distinctive sense of place showcasing design excellence, and operate in harmony with the surrounding neighbourhood, and protection of Whiskey Creek.

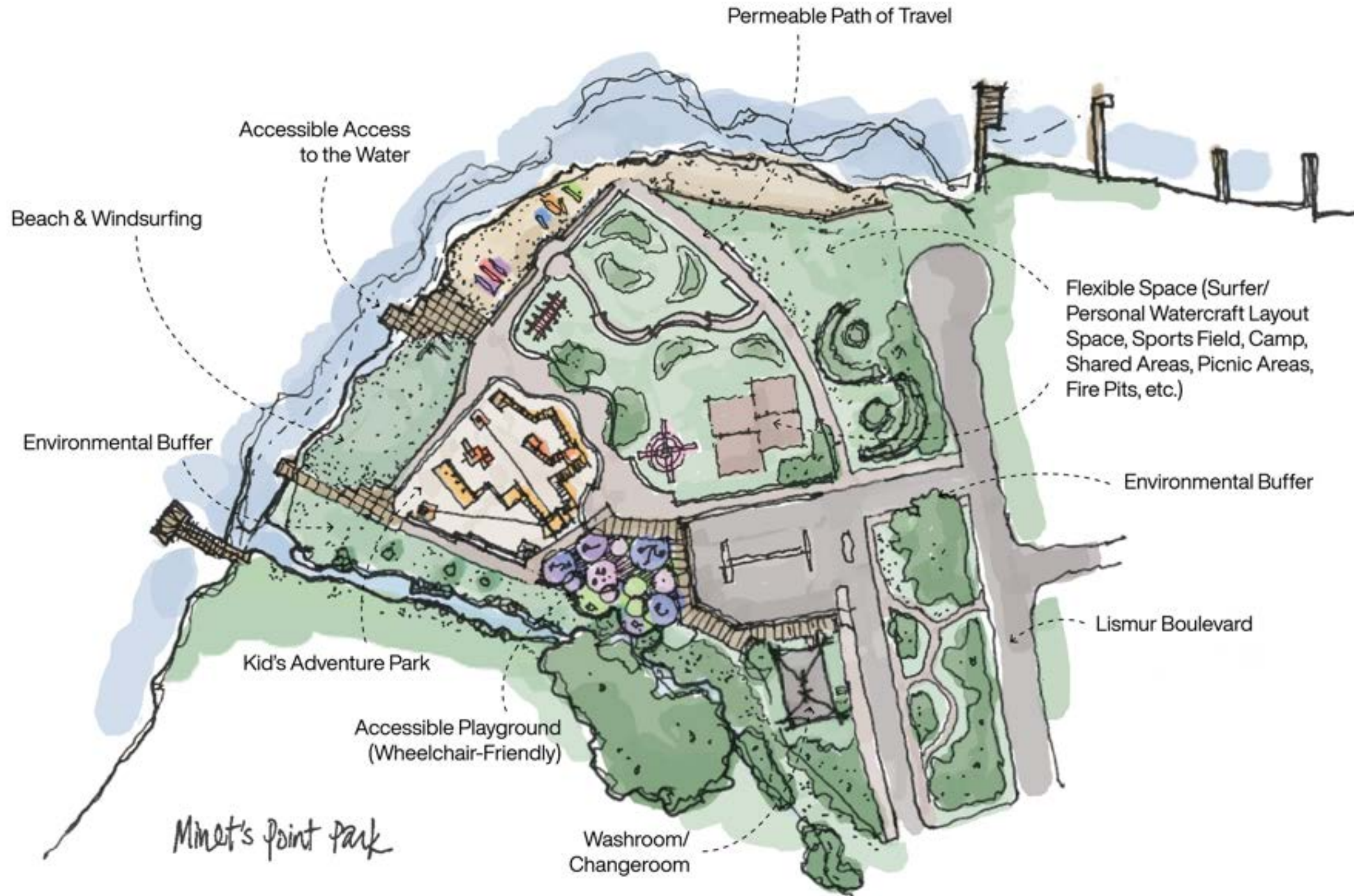


#### Legend

-  Mobi-Mat Entrance
-  Primary Circulation
-  Accessible Pathway to Waterfront
-  Secondary Circulation

➤ Figure B-5: Elements of Minet's Point Park.





Based on community consultation conducted in January 2023, the following were identified as the top three guiding principles that would improve Minet's Point Park:

1. Improved access to the water
2. Greater emphasis on environmental features/presentation
3. Improved connections to the surrounding neighbourhood

The following park elements were identified as being the most important in helping Minet's Point Park achieve the waterfront vision in the January 2023 community consultation:

1. Extended beach and windsurfing drop-off area
2. Improved washroom facility
3. Flexible space for more recreation

➤ Figure B-6: Illustrative Concept of Minet's Point Park.



### B.3.2 Recommendations

The strategic concept for Minet's Point Park works with the park's existing operation as a location for sports tourism in the form of windsurfing, as well as its inclination towards being a more accessible beach area due to its existing grade and layout. The strategic concept and visioning include the following recommendations:

- Extend the beachfront, if feasible, to increase the usable area and separate watersports from swim uses.
- Provide accessible use of the park and access into the water, including accessible parking spaces, pathways, facilities (e.g. washrooms and change rooms), recreational equipment, and access onto the beach and into the water.
- Provide an upgraded adventure playground that supports imaginative play, with accessible features for users with a range of abilities.
- Shift the parking lot to the south, to optimize views to the Bay from programmable areas and to provide a pedestrian-focused environment.
- Provide a designated area for personal watercraft unloading and setting up.
- Enhance the environmental buffering of Whiskey Creek.
- Provide a buffer to surrounding residential uses to mitigate conflicting uses.

Additional considerations for Minet's Point Park as the Activity Centre moves into park design stages includes:

- Pre-existing improvements to Minet's Point Park include a regeneration area to naturalize the mouth of Whiskey Creek. Through the Whiskey Creek Improvement project, the creek will be widened within Minet's Point Park, from Brennan Avenue to the water's edge, to increase stormwater flows. Consideration for the impacts of creek widening should be incorporated.
- Additional landscaping (e.g. riparian planting) may be needed to discourage geese encroachment on the beach. Since new riparian plantings have been introduced to Allandale Station Park, the geese appear to have relocated to Minet's Point, which has diminished the amount of space available for picnicking and sunbathing. Planting should be balanced with kite and windsurfing water access needs.
- Undertake a feasibility study to consider the expansion and extension of the Minet's Point Park beach to wrap around the length of the park, providing additional beach space to offset the overcrowding occurring on the West Shore.
- Explore opportunities to shift parking to the south to optimize park programming.
- Install waterfront gateway signage at the east entrance with wayfinding.

The strategic concept for Minet's Point Park illustrates the type of general programming that could achieve the goals of the strategy. The Focus Area strategic concept should serve as a starting point for further development of a Park Plan and should not hinder further ideation and innovation for this area.