



Figure 70

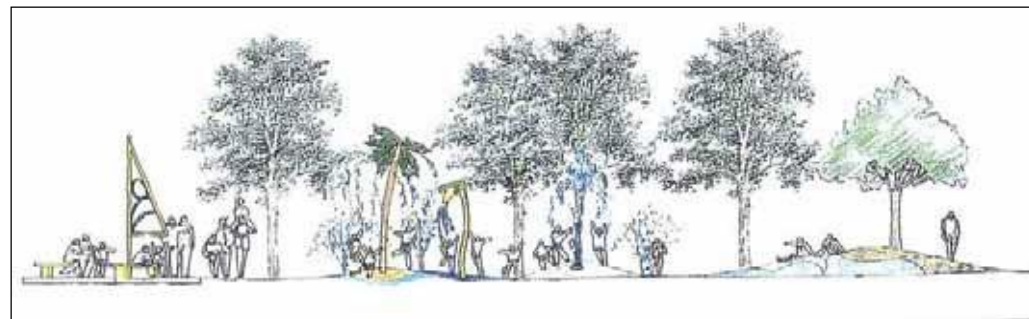


Figure 71



Photo 66

#### 4.7 Segment 7: Marina, Children's Water Spray Playground (Glengarry Avenue to Langlois Avenue)

##### Context

Segment 7 includes the Marina and adjacent active all-season, recreational areas. Including children's water play, skateboard park, volleyball courts, parking and marina related facilities. (Figure 69)

##### General Recommendations

A marine and water theme is proposed for this segment. Elements such as the Children's Water Spray Playground, the boardwalk promenade, beach volleyball courts and wave-like masses of landscaping will promote and enhance the water concept.

##### Specific Recommendations (west to east)

###### Circular Drop-off and Access Drive

- A 100 foot wide (30 meters) circular drop off driveway to permit emergency and other vehicles to access Ferry Landing Dock and Marina facilities. The driveway width should be 20 feet (6 meters) minimum.

###### Parking Court

- A 70+/- parking court within Alymer/Glengarry loop and drop-off.

###### Marina Building A

- 1,200 sq. ft. (111 m<sup>2</sup>) Public Marina building including administrative offices, restaurant, concession, boating related services, washrooms, equipment and Marina related storage. (Figure 68)
- Pedestrian Terrace and overlook. Non-accessible rooftop with skylights.

###### Shuttle Stop Shelter

- Sheltered shuttle stop located west of Marina Building A. Riverfront maps and time schedules may be posted in this area. Convenient access to the public washrooms and concession components of the Marina Building A is provided from this location.

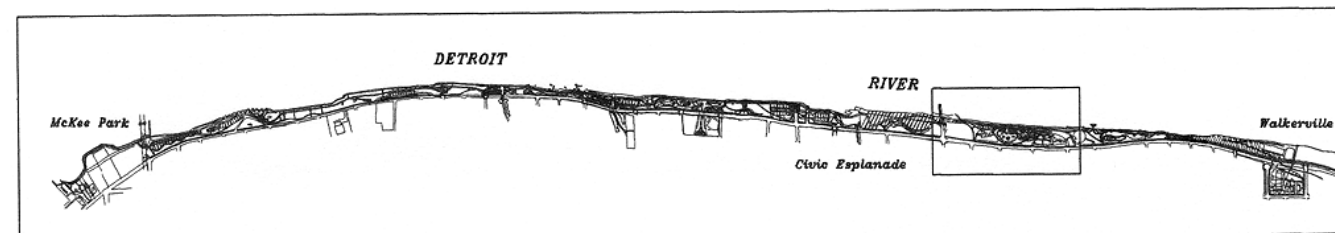
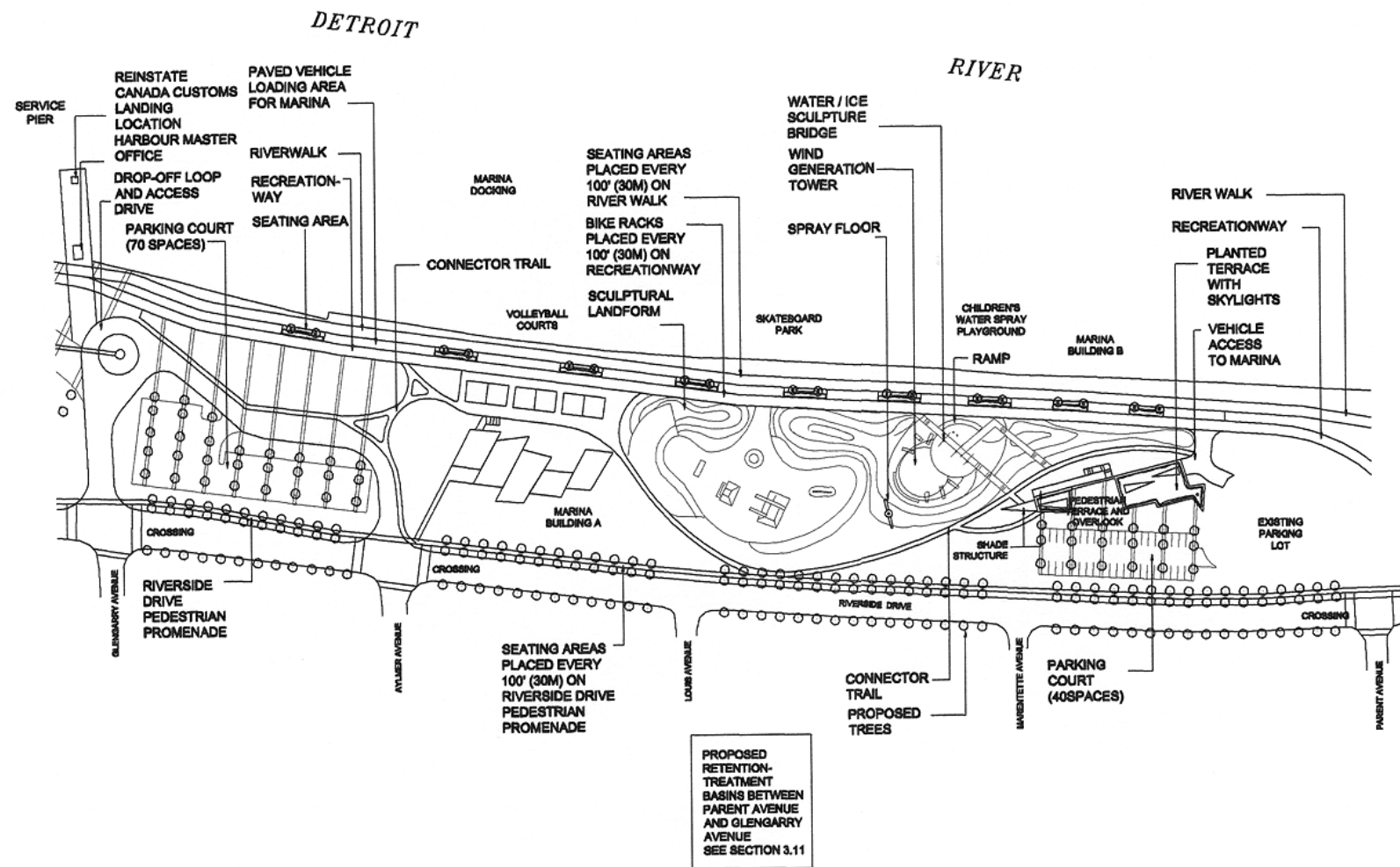
###### Volley Ball Courts

- 2-3 volley ball courts north of the parking area.
- Viewing area on existing 3:1 slope of river embankment .

###### Children's Water Spray Playground

- A theme water spray playground environment that is built into dune-like landforms. (Figures 70 and 71)
- Walkway systems are integrated into three dimensional forms from which the water spray sources.
- Special care to be taken so that the playground will have all season appeal.
- Windmill location west of Marina Building B providing wind generated power to Water Spray Playground. (Photo 66)

SEGMENT 7





**Skateboard Park**

- a concrete terrain designed for skateboard use.
- elements include half pipe, low walls, ramps.
- provide shade trees at perimeter.

**RTB Site**

- RTB Site (12,000 cubic metres) could be located under Children’s Water Spray Playground or parking court.

**Marina Building B**

- 700 m<sup>2</sup> (7300 sq. ft.) Marina building. **(Figure 72)**
- Contains washrooms, change facilities for Children’s Water Spray Playground, concession and storage area.

**Parking Area**

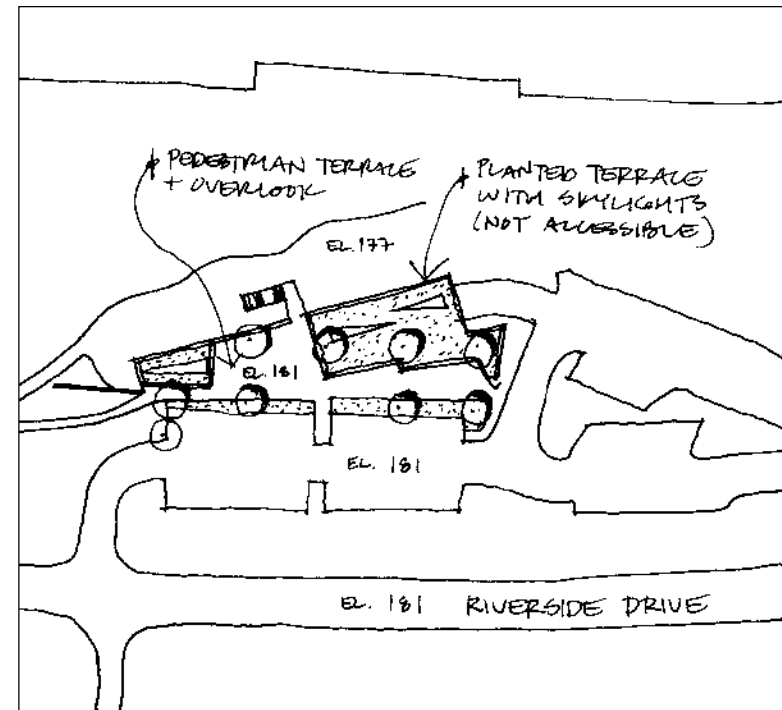
An additional 40 car expansion to Bert Weeks parking located south of Marina Building B between Marentette and Parent Ave.

**Environmental Assessment Implications**

The Marina (which is the central feature of Segment 7) is an activity that requires an individual approval under the Ontario EA Act. The City of Windsor undertook and submitted an EA study of the marina and all of its ancillary facilities and received the Minister of Environment’s approval in November 1996. In building the Marina, the City must comply with the terms and conditions of approval set out by the Minister of the Environment.

Condition 13 of the above-noted EA approval requires the City to carry out the Marina’s construction in a coordinated manner with the Windsor Riverfront Pollution Control Study. In the Stantec report for the Windsor Riverfront Pollution Control Study, a 12,000m<sup>3</sup> RTB is proposed at the foot of Louis Avenue just south of the proposed marina. As the RTB will be a subterranean facility, it is advisable that it be constructed before the marina, its infrastructure and the other segment 7 facilities are built.

Compliance with the federal EA process is also virtually complete. The only outstanding issue is negotiations with the Windsor Port Authority regarding an agreement for the use of the waterlots.



**Figure 72**



**Photo 67**



**Photo 68**