

Waterfront parks key map highlighting J.C. Saddington Park.



Heritage Aerial, 1954



Heritage Aerial, 1966



J.C. Saddington Park, April 2006

5.4 J.C. Saddington Park

5.4.1 Site Opportunities and Constraints

Location and Significance

Over the past 100 years, changes to the configuration of J.C. Saddington Park have been significant.

Opportunities and Constraints:

- Park design (1970), landfill stages, original shoreline location has unique heritage value.
- Park is generally well used and contains many appropriate program elements, however some of the features require updating, repair or removal.
- Possible location for a 2 storey, all-season building to provide restaurant, café, concession, and washroom/warming facilities. Construct with second floor terrace to provide unimpeded views of the lake. Location and function to be determined.
- Provide more, sheltered seating areas along the water edge, and formal look-out points at various locations.
- Possible location for small, non-motorized watercraft launching facilities in Hacienda Bay.
- There is an opportunity to create a connection to Marina Park to the north via an on-land walkway along the shoreline. A visual assessment indicates that there may be room to achieve this connection however further studies, including a coastal study, would be required.
- Existing parking areas occupy a large expanse of space that could be otherwise dedicated to park use.
- Locate additional picnic facilities throughout the park. The design of picnic areas should be reconsidered to make them less obtrusive, formal and hard surfaced.
- Provide warming facilities for cold season park use. Shape existing berming to facilitate views to the lake from John and Peter Street, elsewhere supplement planting with evergreen species to enhance wind-buffering effects. Provide cold season activity programming to draw visitors in the winter months.
- Provide looped walkways and more continuous Waterfront Trail layout along length of park with potential access to finger piers.
- Adaptive re-use of existing washroom and heritage buildings, potential formation of outdoor square. All season use of buildings may encourage park use in the cold months.
- For future consideration: the shoreline armouring will

eventually require replacement. There are opportunities to look at alternative stabilization techniques that would allow better access to water.

- Promontory at the base of Mississauga Road for viewing planetary, lunar and bright deep sky objects. Park design should incorporate facilities for this use.
- Infrastructure on site for new comfort facilities.
- The Regional Official Plan designates the Credit River Valley System as a Core Area of the Greenlands System in Peel. As JC Saddington Park is adjacent to this core area, development in this park will be regulated through the Credit Valley Conservation Authority on behalf of the Region of Peel.
- The Ontario Ministry of the Environment has established criteria for parkland development on or near closed landfill sites. JC Saddington Park, site #7070, is a closed landfill site. Depending on the type and location of land uses proposed, additional studies may be required at the detail design stage to evaluate the cover depth, extent of wastes and the impact of structure foundations.
- Beech Street pumping station, which manages the sanitary sewer network in the immediate area, is at capacity. Service requirements for new development will need to be evaluated in terms of its impact on the existing facility.



Outdoor amphitheater.



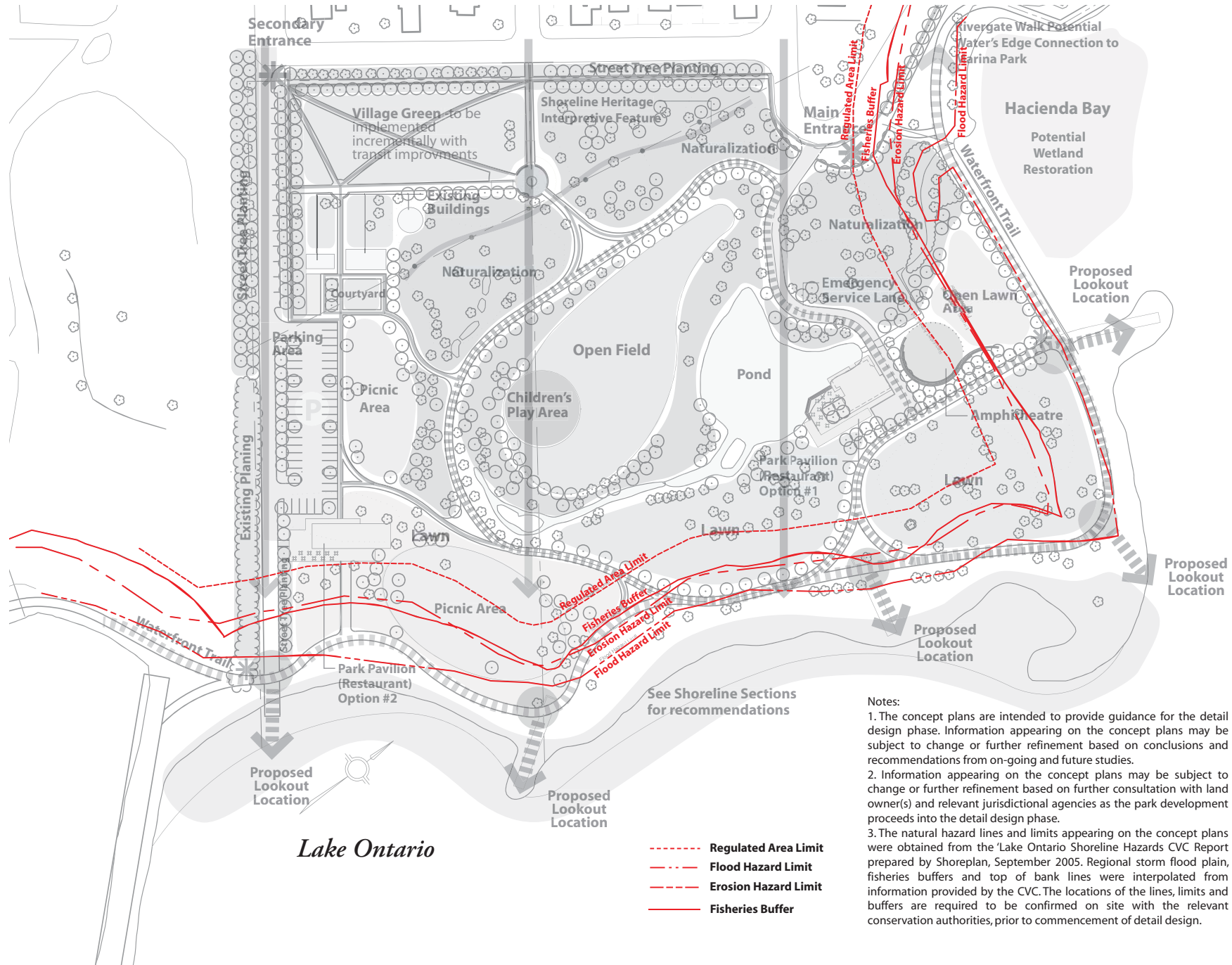
Year round seasonal uses.



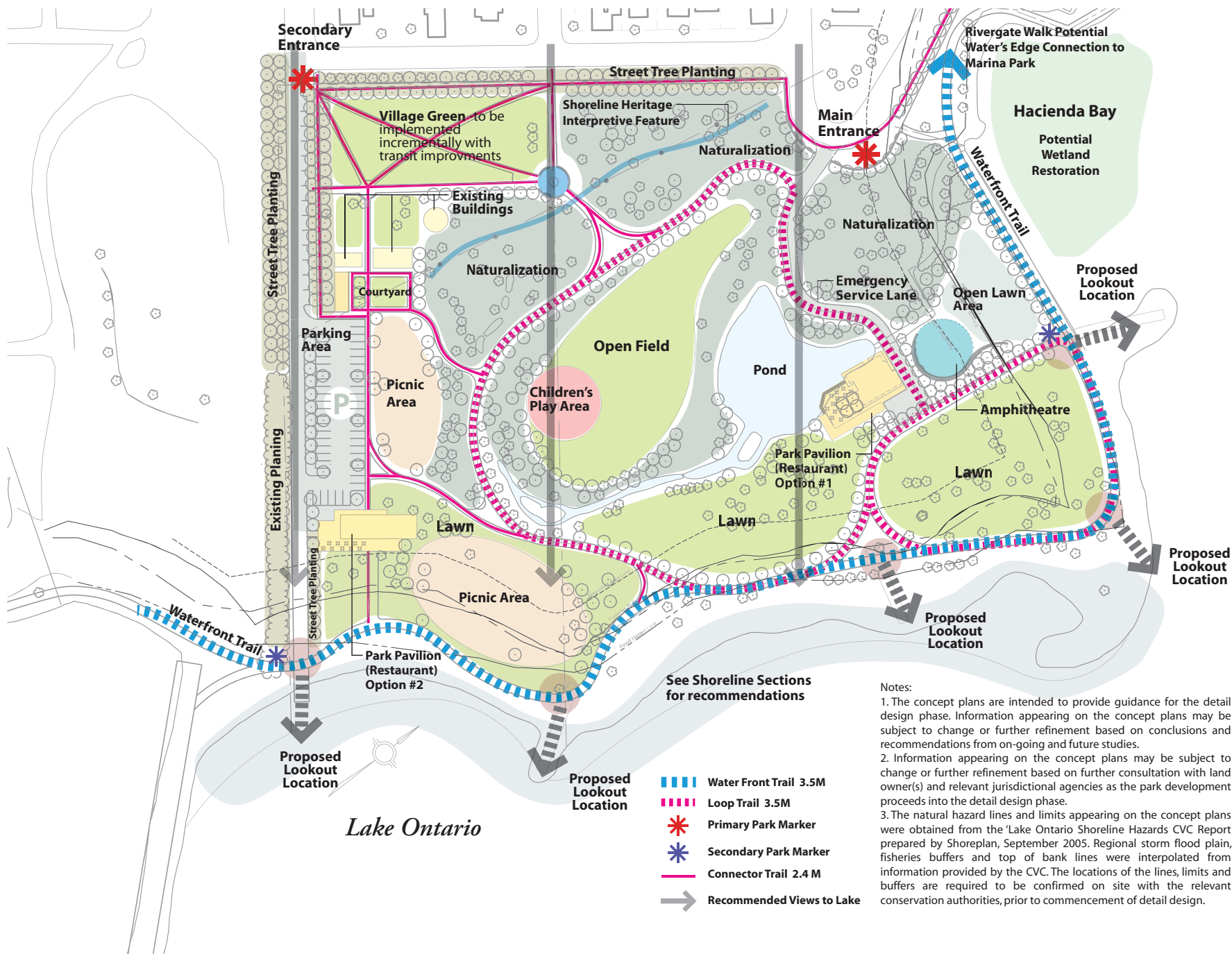
Innovative lighting techniques.



Benches located along the waterfront trail facing the lake.



Site Development Constraints: JC Saddington Park
Note: Image not to Scale



Concept Master Plan: JC Saddington Park
Note: Image not to scale



Rendering of JC Saddington Park looking south towards the pond.



Rendering of JC Saddington Park looking south toward the lake and the proposed promontory location.

5.4.2 *Draft Design Concept*

J.C. Saddington Park will continue to act as a destination park focusing on full-service, all-season family activities and events with a strong heritage interpretation component.

5.4.3 *Park Recommendations*

5.4.3.1 *Park Activities and Uses*

The proposed concept master plan for J.C. Saddington Park includes the following additional park uses:

- Waterfront Restaurant and inland pond (summer and winter activities)
- Reconfigured parking areas adjacent to the proposed restaurants
- Water's edge Boardwalk to Marina Park
- Water's edge seating
- Lake activity viewing areas
- Education and interpretation
- Water Access
- Winter Programming and facilities

The feasibility of the proposed waterfront restaurant should be examined through an evaluation of the current market conditions and through expressions of interest.



New park development should include adaptive re-use of existing heritage buildings.



JC Saddington Park features breathtaking views of the Lake. Opportunities for Lake viewing should be expanded.

5.4.3.2 Park Elements

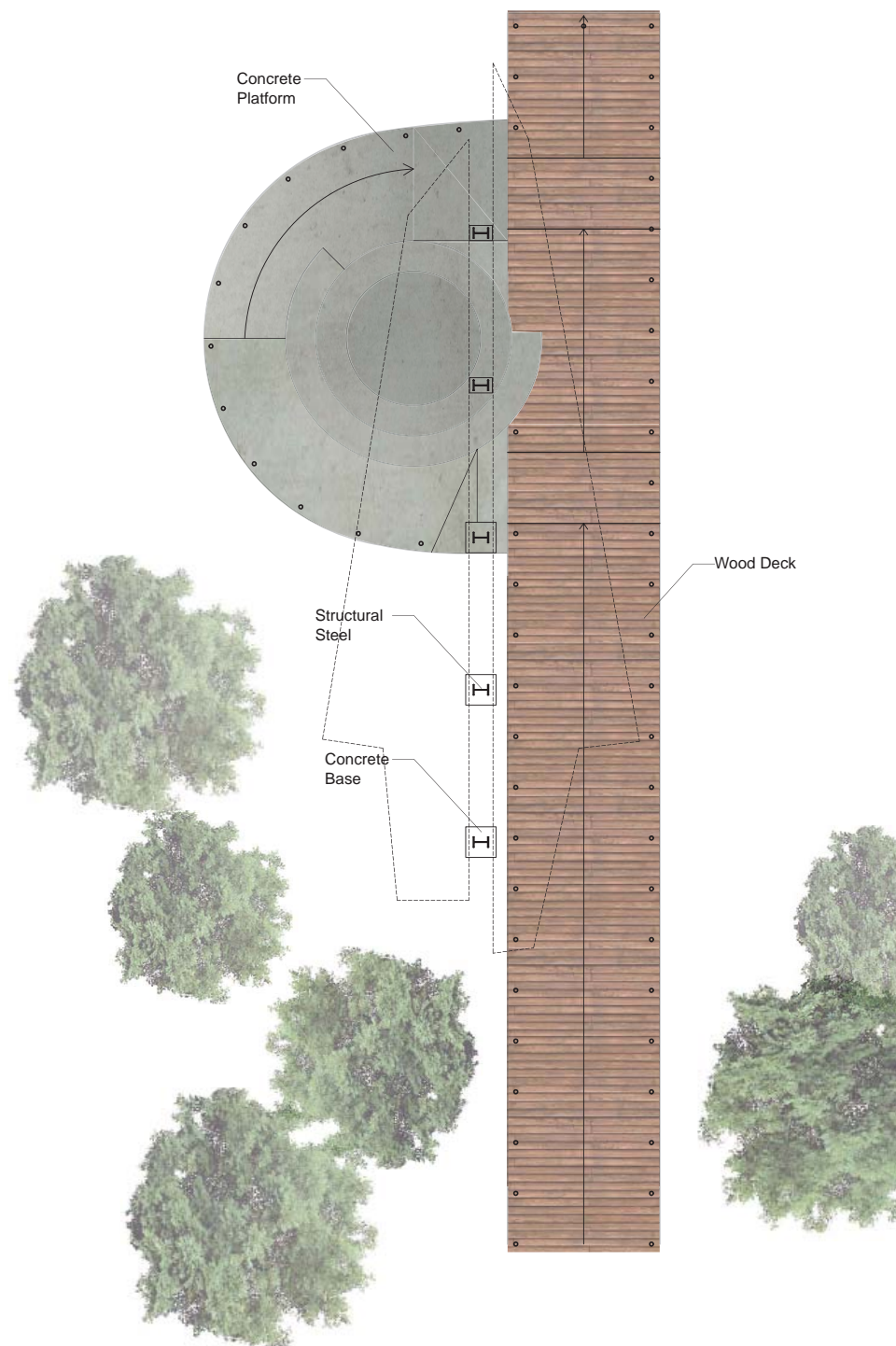
Marker Elements and Structures

Two Storey All Season Building

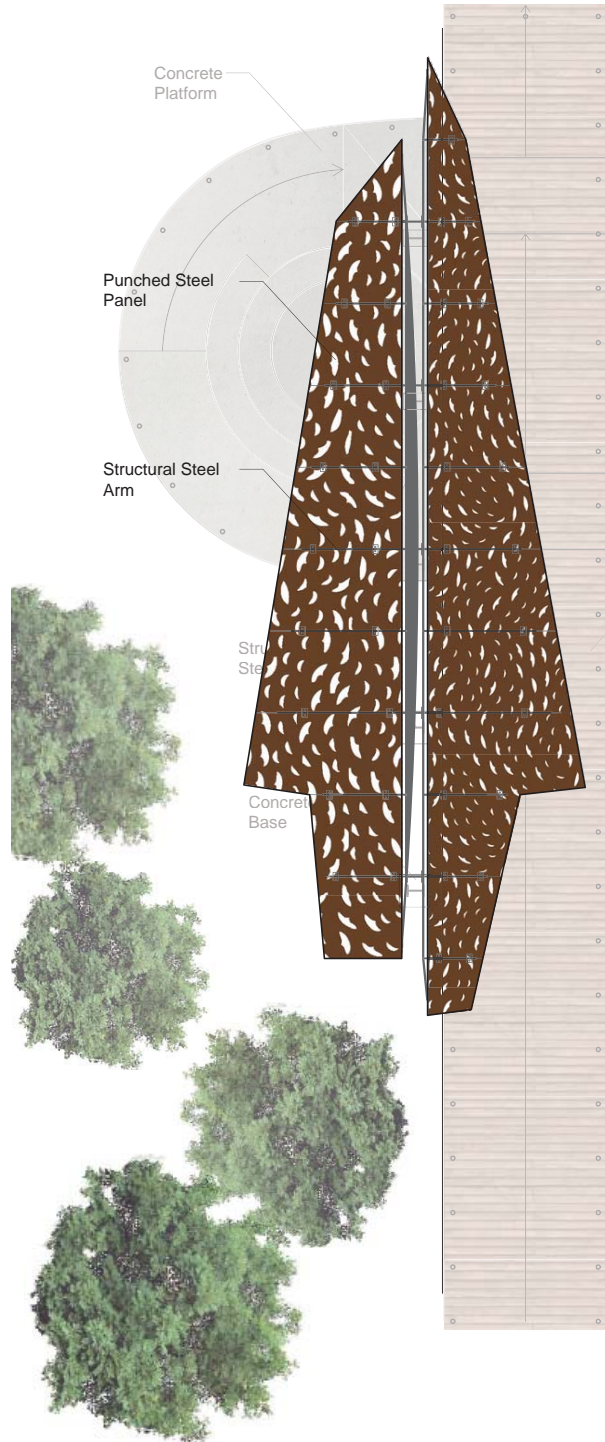
A new restaurant structure is proposed for J.C. Saddington Park. Two locations are proposed. The Demonstration design described below is proposed to be located at the end of Mississauga Road, just south of the existing parking areas, facing Lake Ontario. This location was suggested for its easy access to parking, expansive views to the water and the proximity to the possible large boat launching areas. This southern location also provides the necessary physical separation from the residential areas to the north. This restaurant would introduce a unique park dining experience to the Port Credit Area and extends the park hours into the off seasons and later into the evening. A key concern with this project includes minimizing impacts of a restaurant on the surrounding residential areas. This constraint should influence the type of restaurant, its hours and its design. See Appendix A for a demonstration of how the building should be sited to optimize the existing conditions.

Promontory Feature

The visual and physical connection between the lake and river in J.C. Saddington Park should be formalized as a park feature. This demonstration design proposes a simple promontory placed at the mouth of the river. The design is intended to reflect upon the heritage of the Port Credit Area while providing a new experience of the water's edge. The promontory is angled towards sun rise on the summer solstice and carefully frames views in and around the park, including a clear view northwards up the Credit River, eastwards along the waterfront and southwards towards Lake Ontario. The promontory is to be a landmark for the Urban Activity Area visible from the water and land that provides gathering places unique to J.C. Saddington Park. The materials used to create the promontory include steel, concrete, wood and stone.



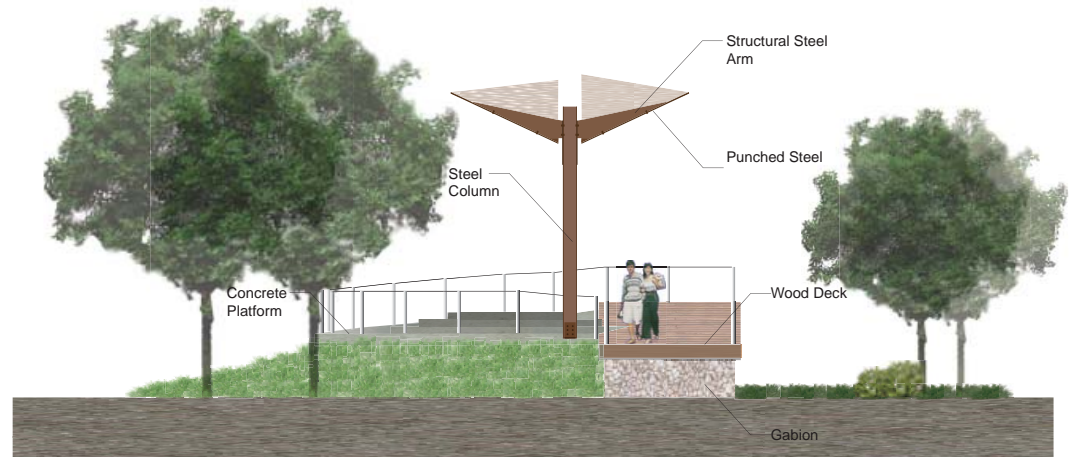
Demonstration Design - Plan for Promontory feature.



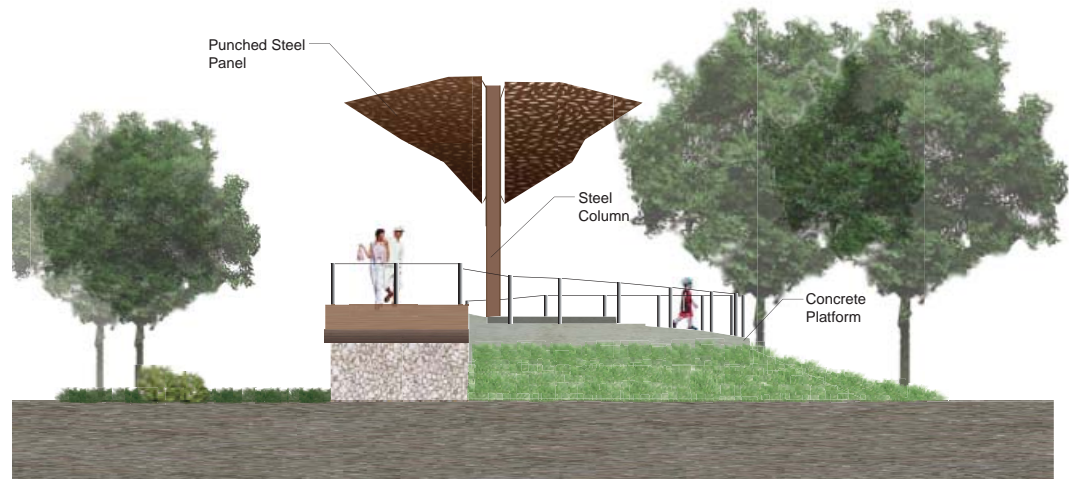
Demonstration Design - Roof Plan: Promontory shade structure.



Demonstration Design -Side Elevation: Promontory shade structure.



Demonstration Design - Elevation from the park: Promontory shade structure.



Demonstration Design - Elevation from the water: Promontory shade structure.



Parking areas adjacent to residential or park use should be well planted and buffered while maintaining acceptable CPTED Sight lines .

Vehicle Access and Parking

Parking: Within the concept plan for J.C. Saddington Park an incremental reduction of parking areas is proposed.

Proposed parking and existing parking that remains, that is adjacent to residential areas or other park uses should be buffered by attractive landscaping and landforms where appropriate. Parallel parking spaces are proposed along the east side of Mississauga Road.

Access: Some internal vehicle access will be required for providing service to the proposed restaurant building and to provide access for emergencies and maintenance. The vehicle access point is located at the curve of Front Street and will enter the park in a 7.0m wide lane that will be designed to appear as pedestrian space. From the existing pond area, vehicular access will occur along the multi-use trail and waterfront trail.

Circulation

Waterfront Trail: The Waterfront Trail will continue through J.C. Saddington Park in its present location. Improvements should be made to the trail on an as-needed basis.

Multi Use Recreation Trail: An internal loop of the Multi-Use Recreational Trail, approximately 525m long, will provide pedestrian and recreational access through the main part of the park. It will link the main entrance, picnic, play areas and the pond area to the waterfront trail. The alignment of the multi-use trail generally follows the alignment of the existing walkway system.

Connector Trail: Connects park entrance feature and parking to Multi Use Recreation Trail.

Streetscape: The boulevard along Lake Street and Mississauga Road will be upgraded with high quality sidewalk paving and additional street trees. If the Right of way widths permit the green streets strategies recommended in Section 4.0 should be implemented in this location.

Village Green

A Village Green will be created as an extension of the neighbourhood and replace the existing parking area. The concept for this design is derived from the heritage of J.C. Saddington Park. The form of the green follows the original block pattern for the area and frames what would have been the original shoreline.

Heritage Courtyard

As part of the adaptive reuse of the existing pump house buildings, a new building and courtyard are proposed to enhance the potential re-use of the space. The existing buildings could be retrofitted to provide a venue for commercial or community program, such as summer schools, meeting places, small performance theatre, etc. It is intended that any new program would also occupy the adjacent courtyard space creating a vibrant park area.

Children's Play Area and Open Field

The existing children's play area and open field are proposed to remain. Over time, and as need permits, additional play structures that are more interpretive and imaginative in nature should be incorporated. A small splash pad could also be added to this play area for cooling in the summer months.

Existing Pond and Stream

The existing pond and stream are great assets to the park and should be enhanced for more seasonal use. Enhancements include stabilizing the edges and providing planting to improve the aesthetics. Currently the pond is used as a skating surface in the winter but its season use could be expanded to include model boat play in summer. Both the pond and the stream offer interpretation opportunities.

Formal Picnic Area

The existing formal picnic area is proposed to remain with a few improvements. Add deciduous trees to provide shade opportunities, include picnic areas for smaller groups and individuals and locate accessible picnic areas closer to the parking areas.



Children's play area: Imagination play feature.



Amphitheatre.



Interpretive Element themed on history and heritage.



Locations for large boat mooring should be investigated.

Amphitheatre

Located to the east of the pond, enhancements to the informal amphitheatre and lawn area are recommended so that the area can comfortably be used for small festivals or performance space with the mouth of the Credit River as a backdrop.

Fishing Area

An area separated from the main pedestrian flow has been provided for fishing and related activities on the east side of the existing pier. Proposed shoreline stabilization adjacent to this area will include provisions for improved fish habitat.

Interpretive Elements

Primary themes of history and heritage should be explored while concepts such as wildlife interpretation, landfill and astrology are developed.

Planting and Landscaping

Key views from the north south streets have been identified on the concept master plan. It is recommended that the existing berms and landscape be sculpted to allow for visual connections to the lake in these areas. Elsewhere in the park the existing plant material is recommended to remain in place and be enhanced with additional planting. To reduce the maintenance in the park and to enhance wildlife habitat and foraging, some areas have been indicated for naturalization. Planting is to be simple, massed, preserve clear views to the lake, low maintenance and unappealing to geese. Improved streetscapes along Mississauga Road and Lake Street should include street tree planting to define the edge of the park.

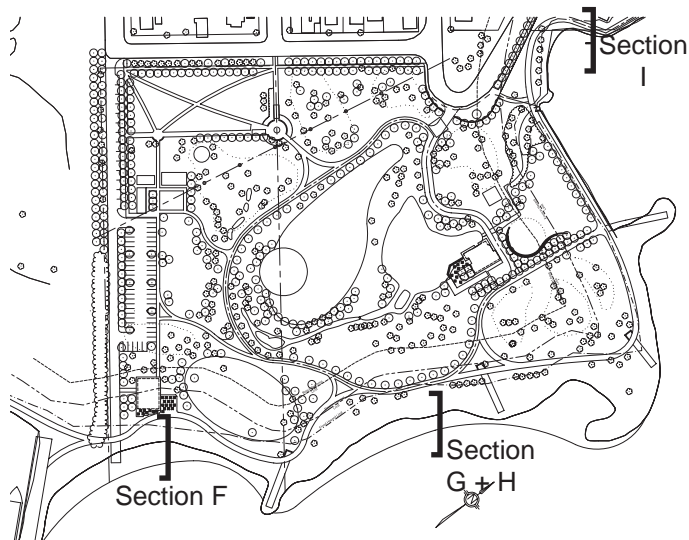
5.4.3.3 Shoreline

Three shoreline sections are proposed as indicated in the following:

The key diagram below outlines the location of the shoreline sections relative to the concept plan. For the area identified for sections G and I, two options are proposed for the City's consideration.

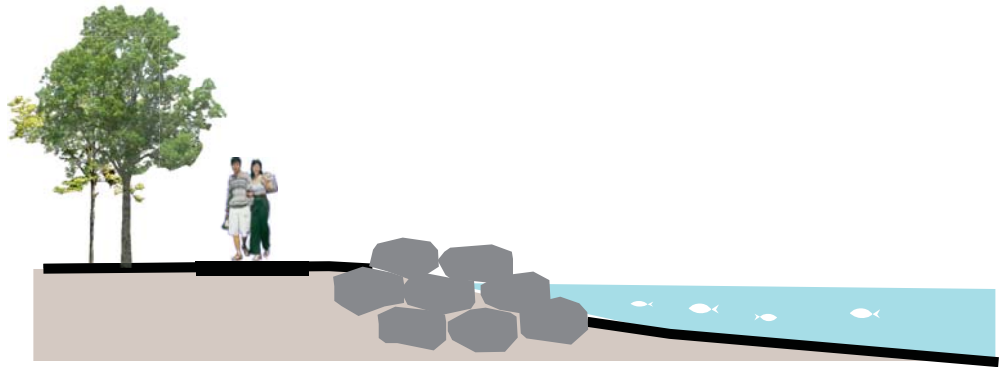


J.C. Saddington Park has a mix of existing shoreline conditions including armourstone, riprap, and dumped concrete the majority of the park's shoreline will require upgrading in the upcoming years,



Key diagram

Section F. JC Saddington at Western Edge of Park

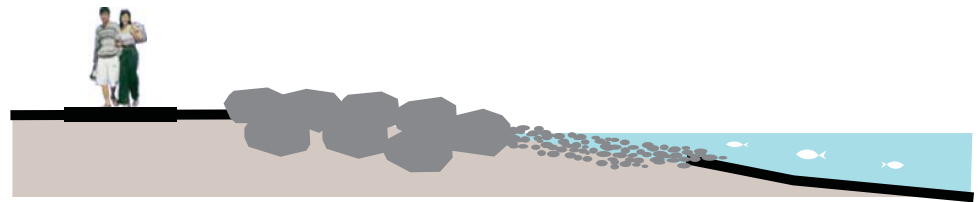


Existing conditions are similar to those recommended.

Recommendations for Section F – JC Saddington Park

- Re-engineer and replace armourstone protection, similar to existing condition
- Allow for public access at formal look out points

Section G. JC Saddington Typical Section - Option 1

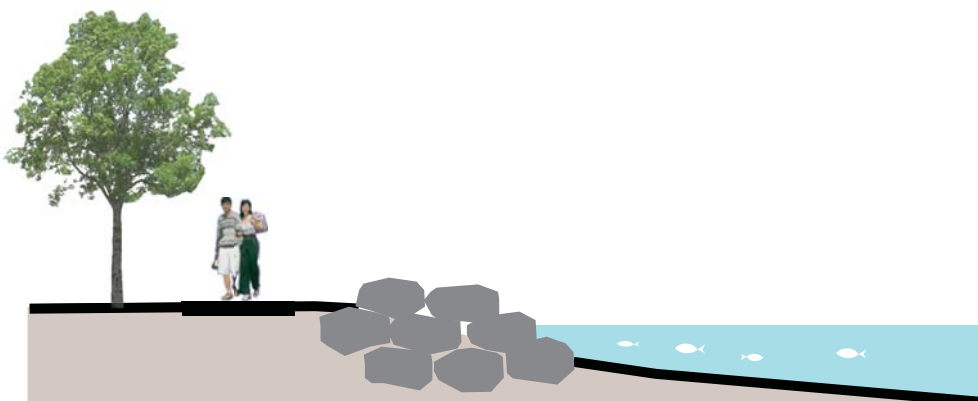


Existing conditions are similar to those found in section F.

Recommendations for Section G – JC Saddington Park

- Determine the rate and nature of erosion
- Develop new shoreline protection incorporating installation of a new cobble beach and armour stone revetment
- Develop breakwater/headlands and reconfigure shoreline to create embayments to protect new cobble beach
- Allow for public access to cobble beach
- Shoreline protection to promote fish habitat

Section H. JC Saddington Typical Section - Option 2

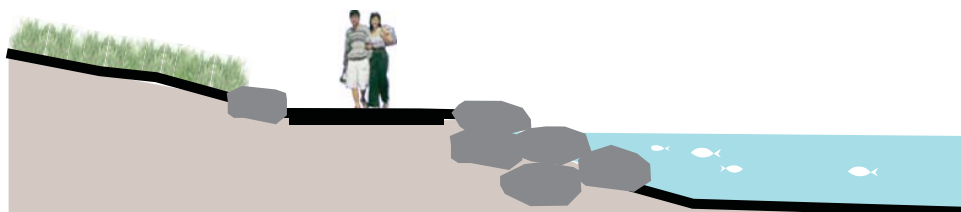


Existing conditions are similar to those recommended.

Recommendations for Section H – JC Saddington Park

- Alternative option for Section G
- Re-engineer and replace armourstone protection, similar to existing condition
- Allow for public access at formal look out points

Section I. JC Saddington at Boardwalk to Marina Park



The shoreline extends into an embayment. Irregularly placed armourstone protects this stretch of shoreline, extending in front of the apartment building. Although the armourstone provides some level of protection, an engineered solution is required for longer term protection. (Baird + Associates, March 2006)

Recommendations for Section I – JC Saddington Park

- Re-engineer and replace armourstone protection
- Develop on-land walkway connection to Marina Park



Existing dumped armourstone and riprap shoreline conditions looking west towards Imperial Oil Trail Extension.



Proposed location for boardwalk connection to Marina Park.