



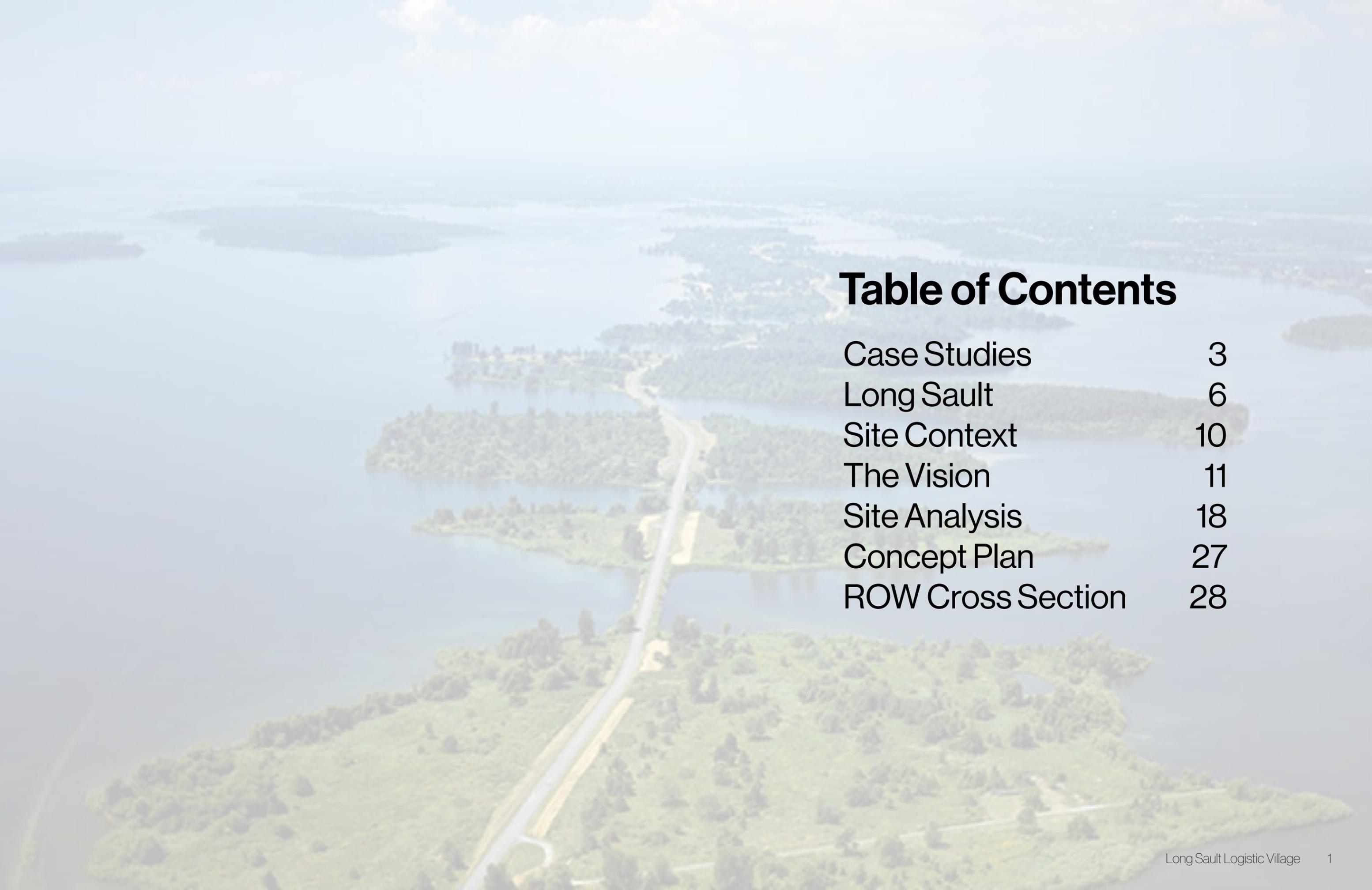
**CAMINO**

# Long Sault Logistic Village Visioning

Prepared By

Urban**typology**



An aerial photograph of a large body of water, likely a reservoir or lake, with several islands and peninsulas. A road or path runs through the water, connecting different landmasses. The water is a deep blue, and the land is covered in green trees and vegetation. The sky is light blue with some clouds.

# Table of Contents

Case Studies	3
Long Sault	6
Site Context	10
The Vision	11
Site Analysis	18
Concept Plan	27
ROW Cross Section	28

## Case Study | Key Take Away



### Interportal Bologna SPA

- Elevated Landscape
  - Tree lines along Streets / Roads
  - Central Open Space
  - Round -abouts
- Green Technology
- Use of permeable parking areas
- Mixed land uses



### GVZ Bermen

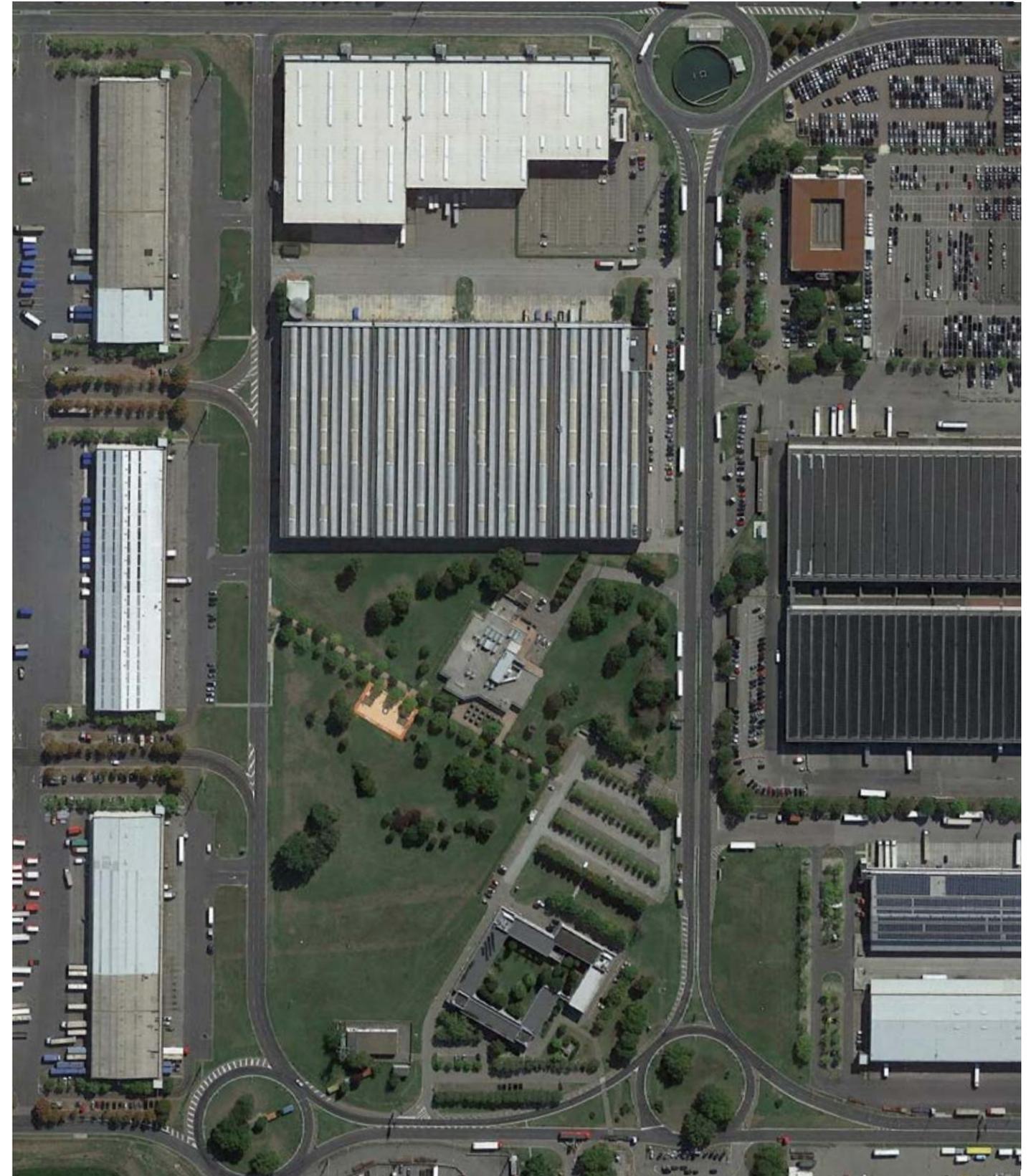
- Walkability
- Pedestrian Pathways
- Special Pathway Pavement
- More Natural Features



### Raritan Center

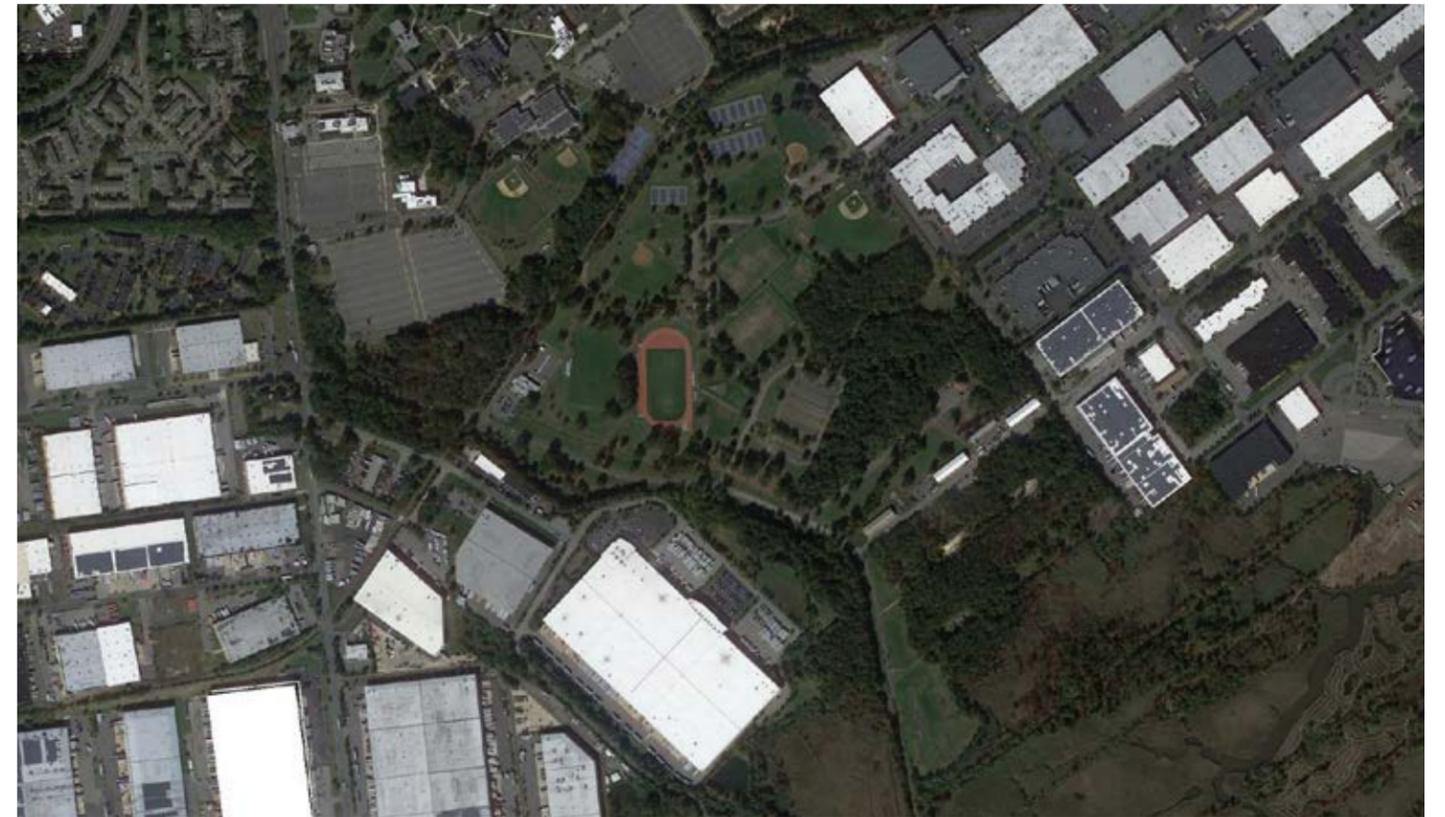
- Well Defined Gateway
  - Entrance Feature
  - Boulevarde Streets with Island
  - Well maintained Landscape
- Community Park

**Case Study** | Interportal Bologna SPA, Palazzina Doganale, Interporto, 40010 Bentivoglio BO, Italy



**Case Study** | GVZ Bermen, Ludwig-Erhard-Straße 15, 28197 Bremen, Germany





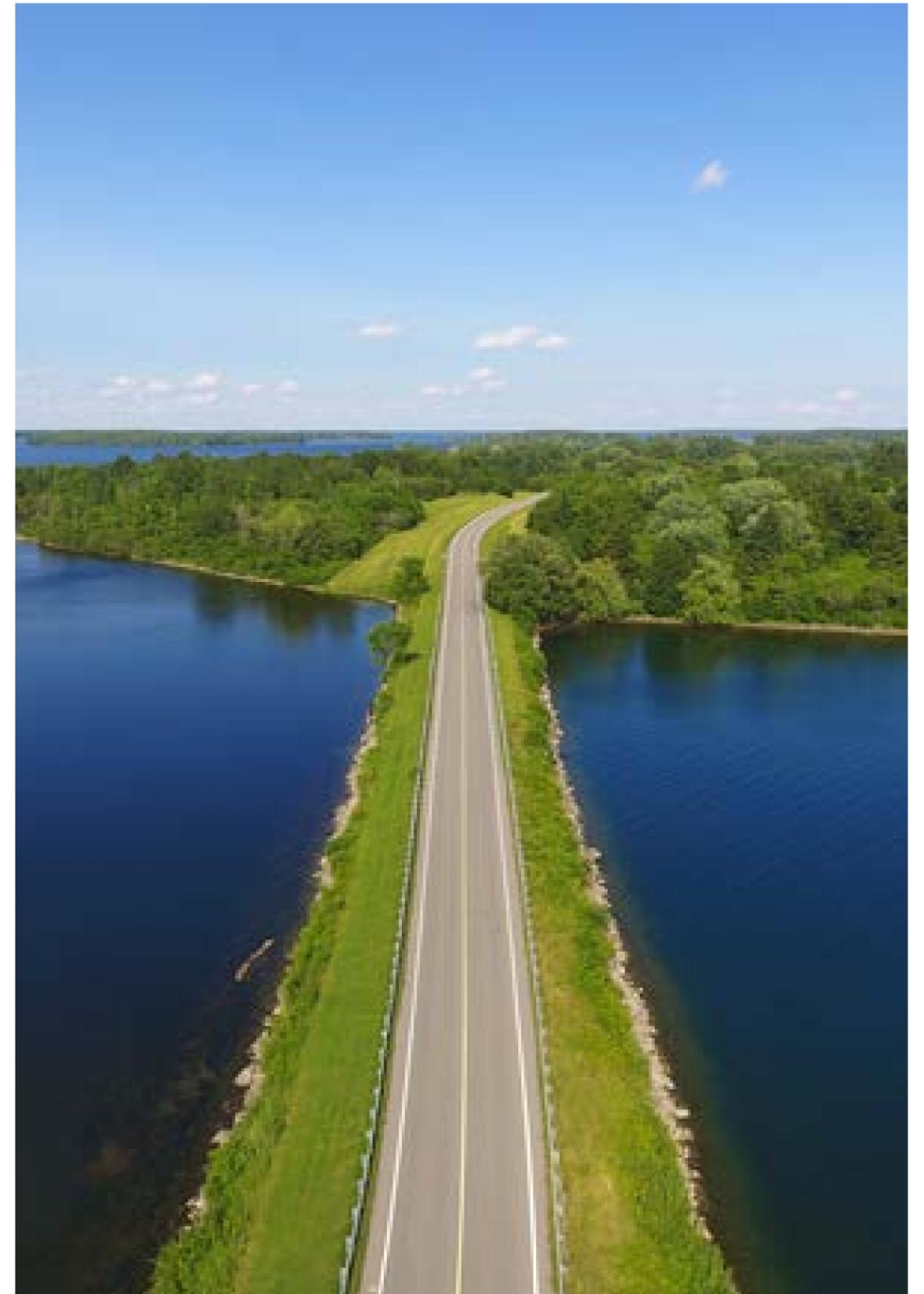
## Long Sault

Long Sault was a rapid in the St. Lawrence River upstream and west of Cornwall, Ontario. Sault is the archaic spelling of the French word saut, meaning rapids.

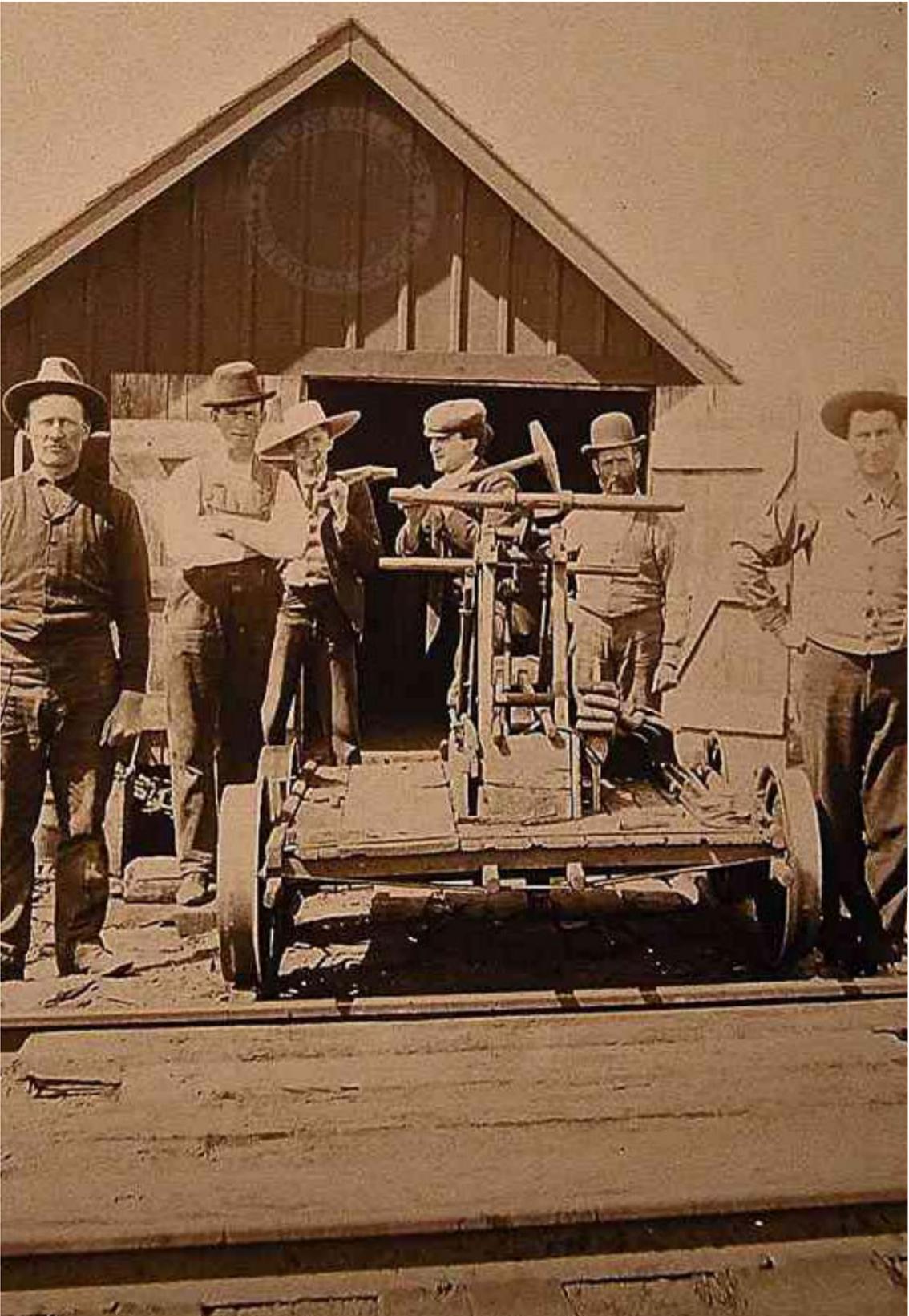
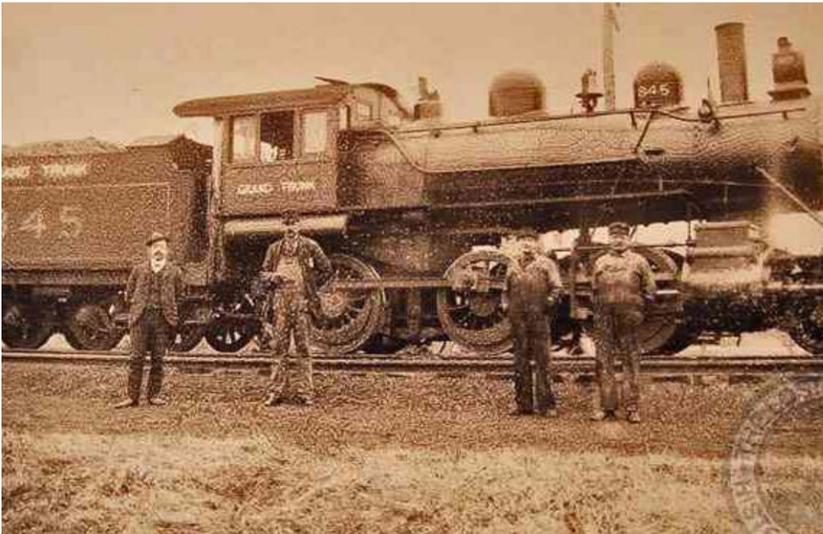
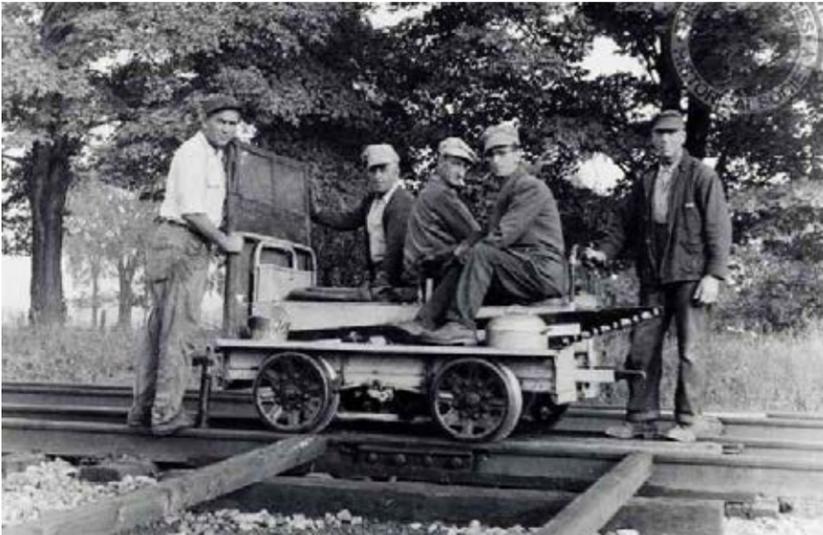
The Long Sault created a navigation barrier along the river for much of its history, motivating the construction of the Moses-Saunders Power Dam, part of the St. Lawrence Seaway, in the 1950s as the size of ships and the volume of shipping traffic along the river began to exceed the capacity of the area's canal locks.

The construction required the flooding of a large swath of land near the rapids to facilitate a hydroelectric dam and to make the rapids area more navigable. The flooded region includes Ontario's Lost Villages.

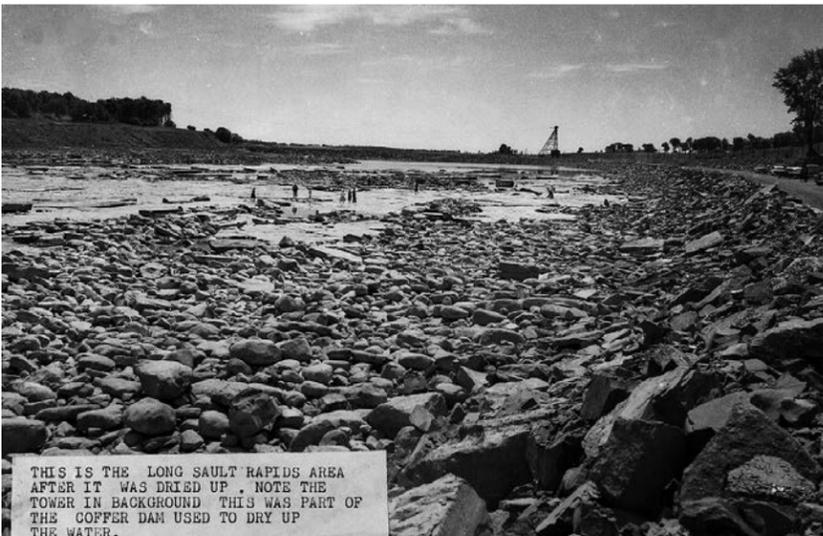
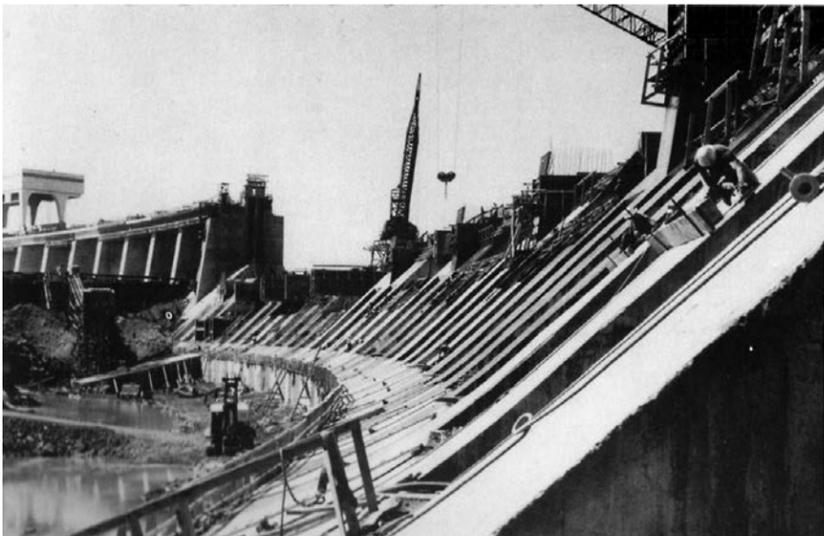
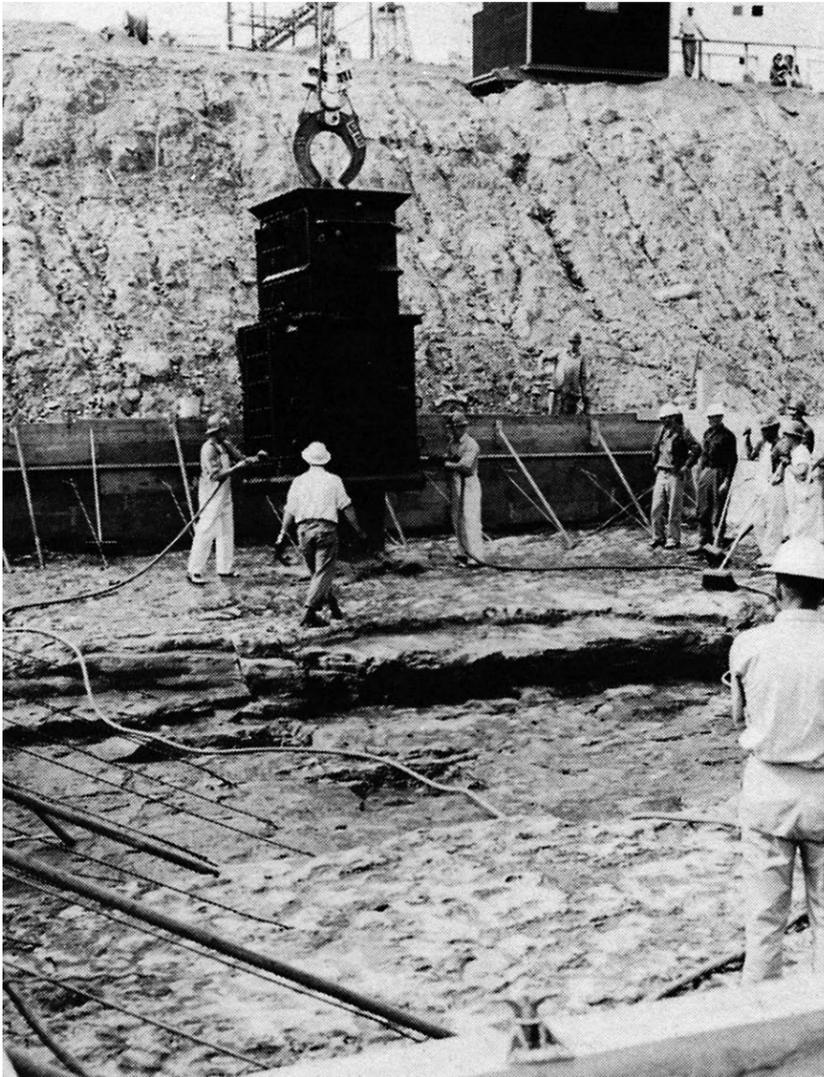
The Long Sault Parkway takes its name from the rapids.



# Long Sault



# Long Sault

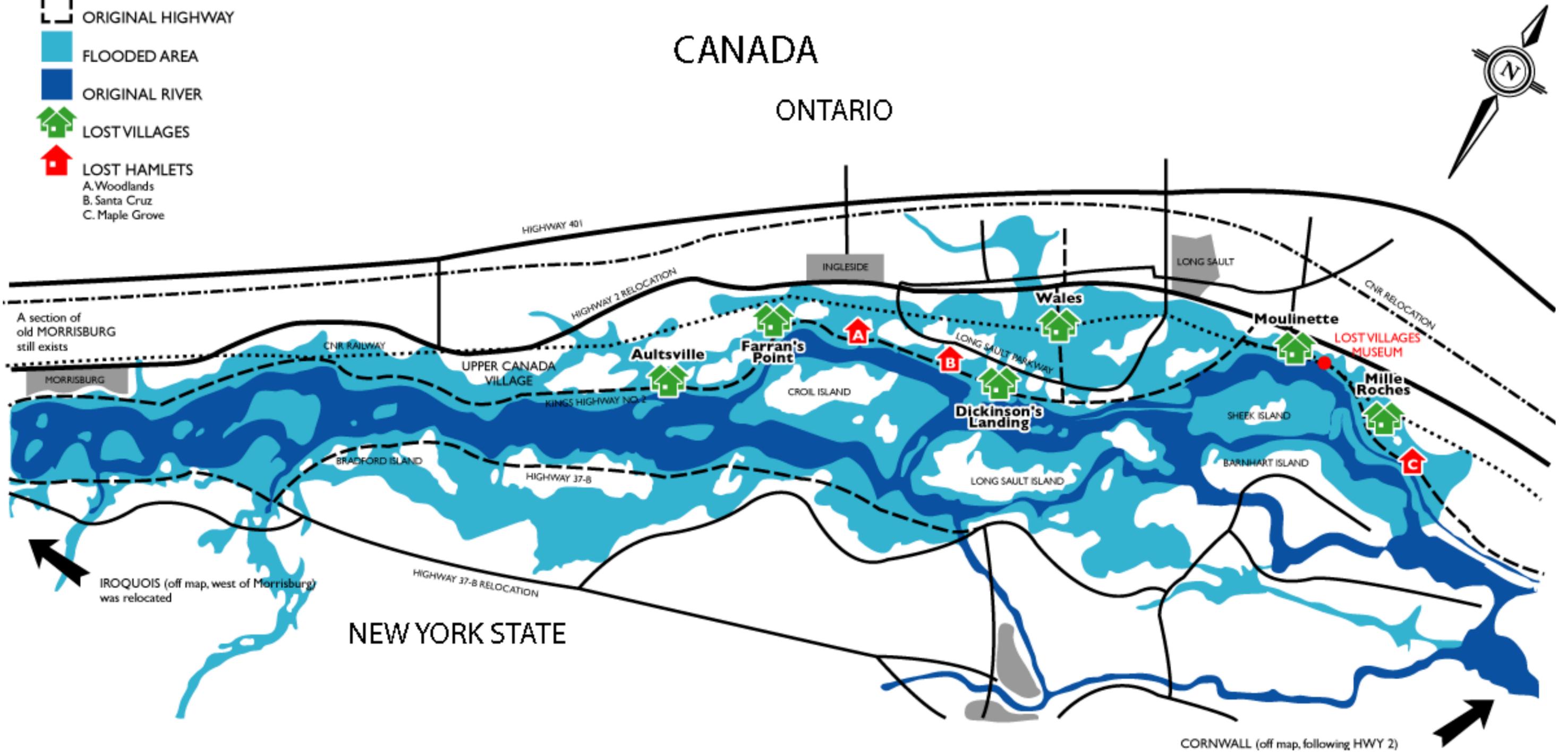


THIS IS THE LONG SAULT RAPIDS AREA AFTER IT WAS DRIED UP. NOTE THE TOWER IN BACKGROUND THIS WAS PART OF THE COPPER DAM USED TO DRY UP THE WATER.



# Long Sault

-  CNR RAILWAY
-  ORIGINAL CNR RAILWAY
-  HIGHWAY
-  ORIGINAL HIGHWAY
-  FLOODED AREA
-  ORIGINAL RIVER
-  LOST VILLAGES
-  LOST HAMLETS
  - A. Woodlands
  - B. Santa Cruz
  - C. Maple Grove



# Site Context



Hwy 401

Hwy 401

Employment Site - 676 Acres

Existing CN Railway Tracks

Long Sault

Mullinette Road

Long Sault Pkwy

St. Lawrence River

Ingleside

Cornwall

County Road 12

County Road 18

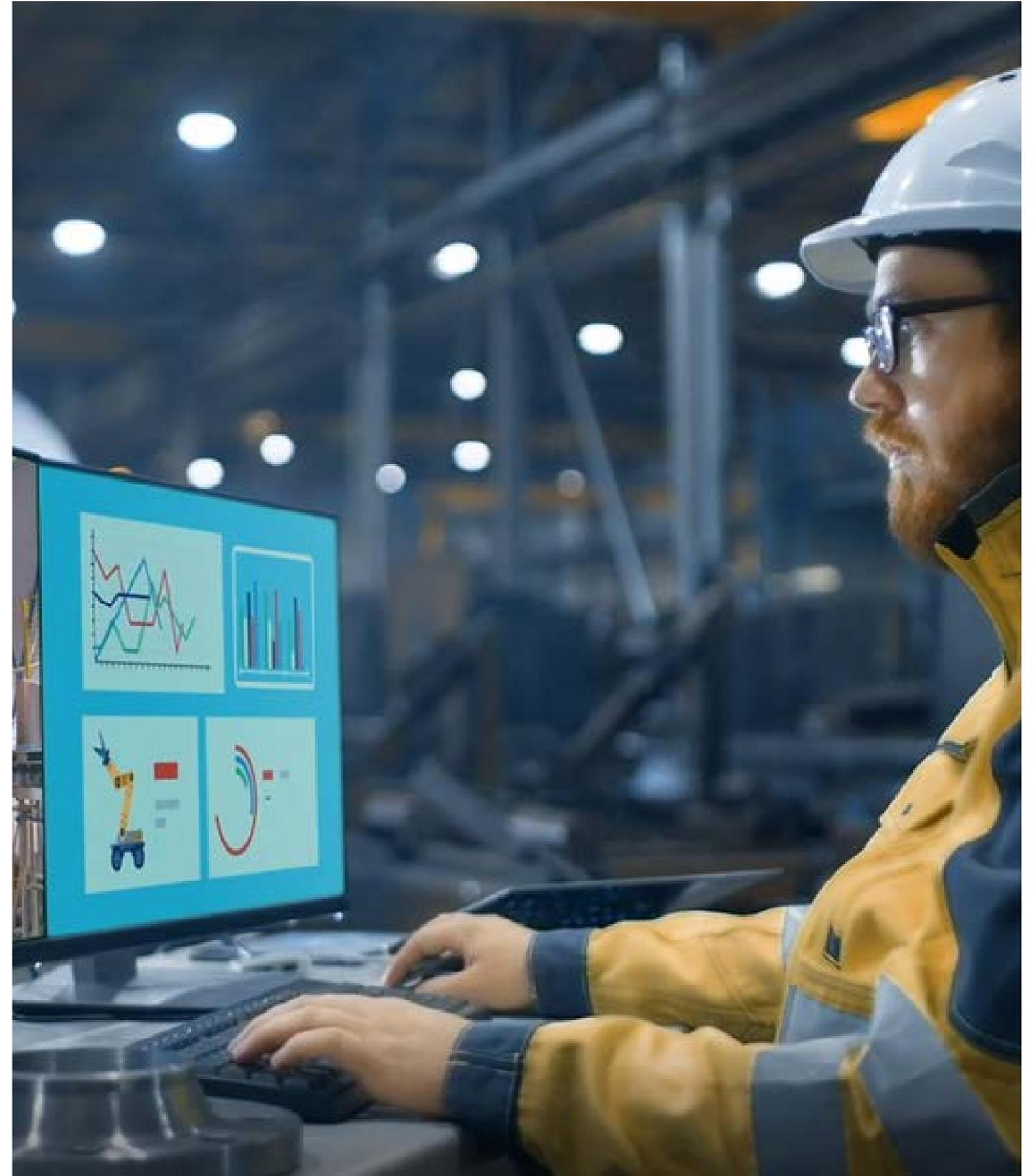
Avonmore Road

Windfall Rd

County Road 36

County Road 2

# The Vision | Quality of Life



# The Vision | Sense of Long Sault



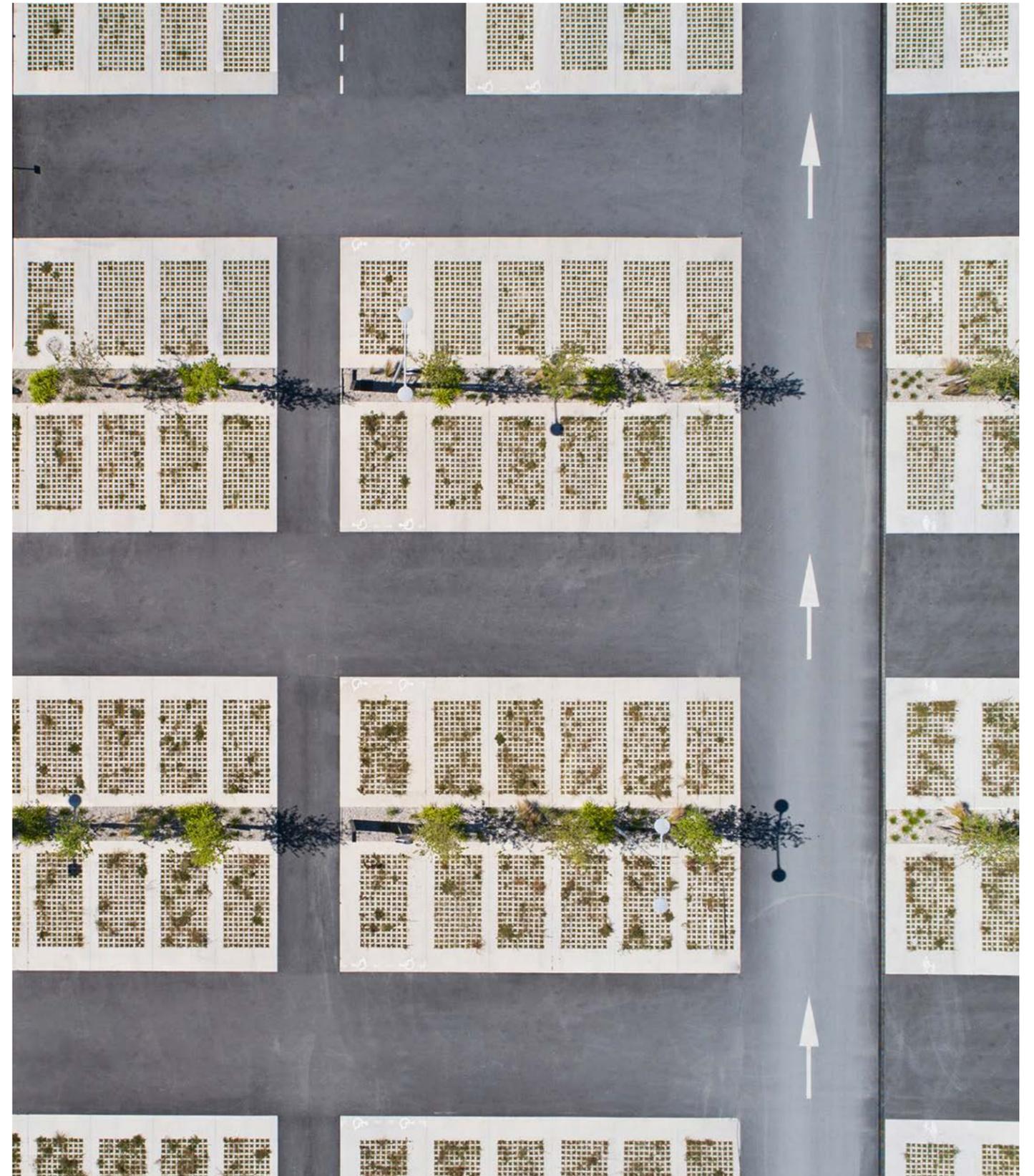
# The Vision | Innovation and Rail



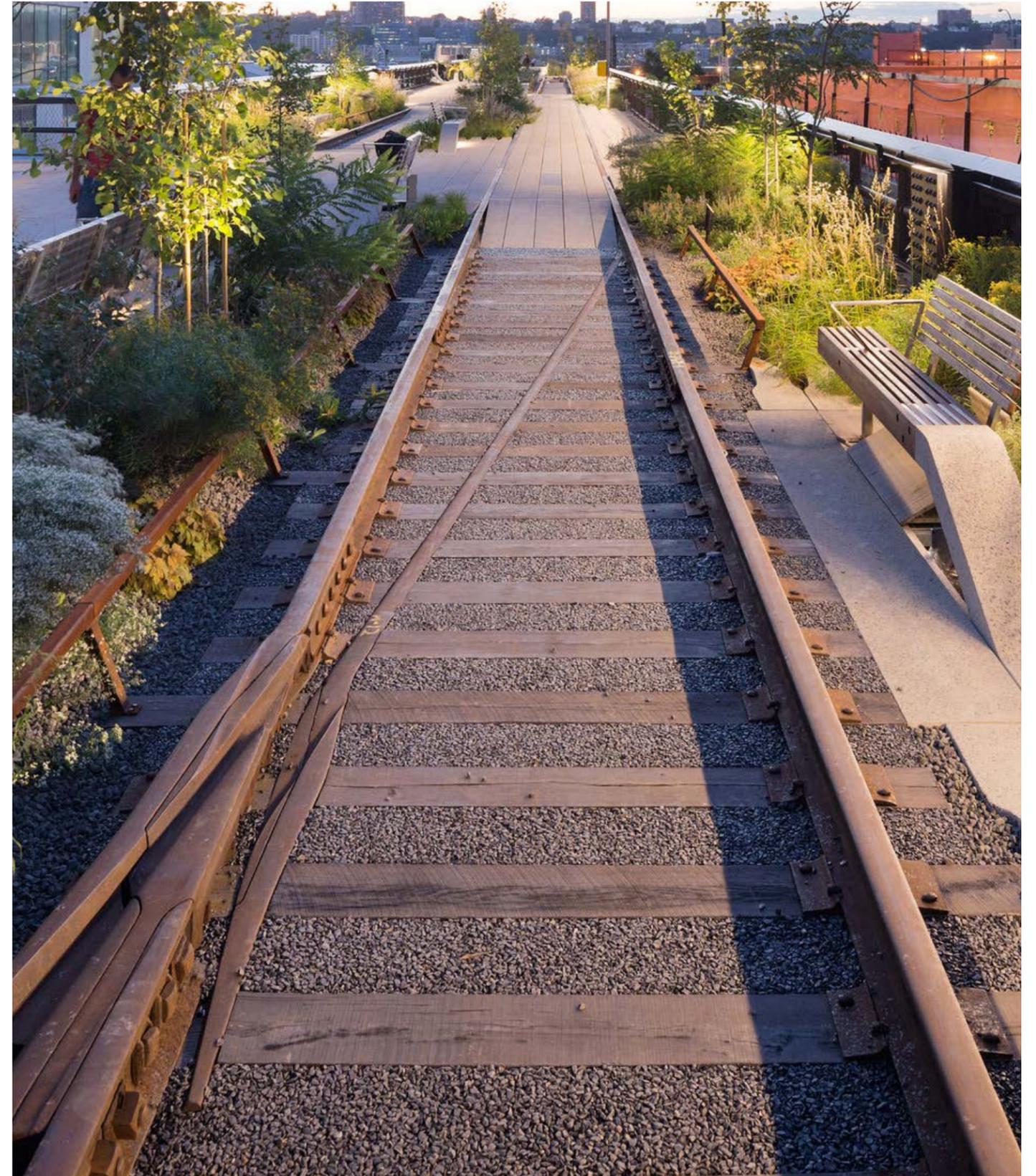
# The Vision | Character and Place



# The Vision | Prioritizing Sustainability



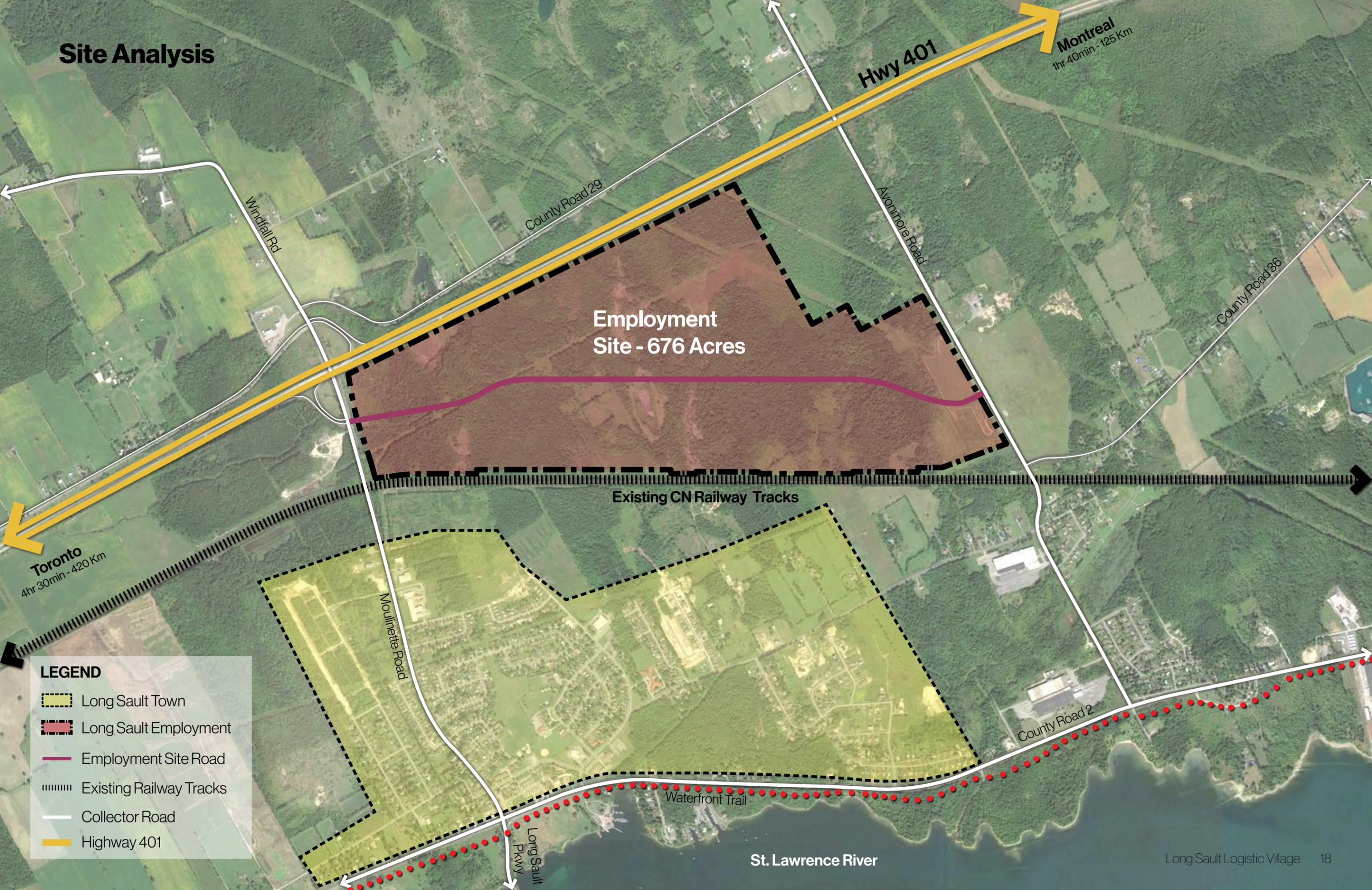
# The Vision | Integration and Identity



# The Vision | Integration and Identity



# Site Analysis



Employment Site - 676 Acres

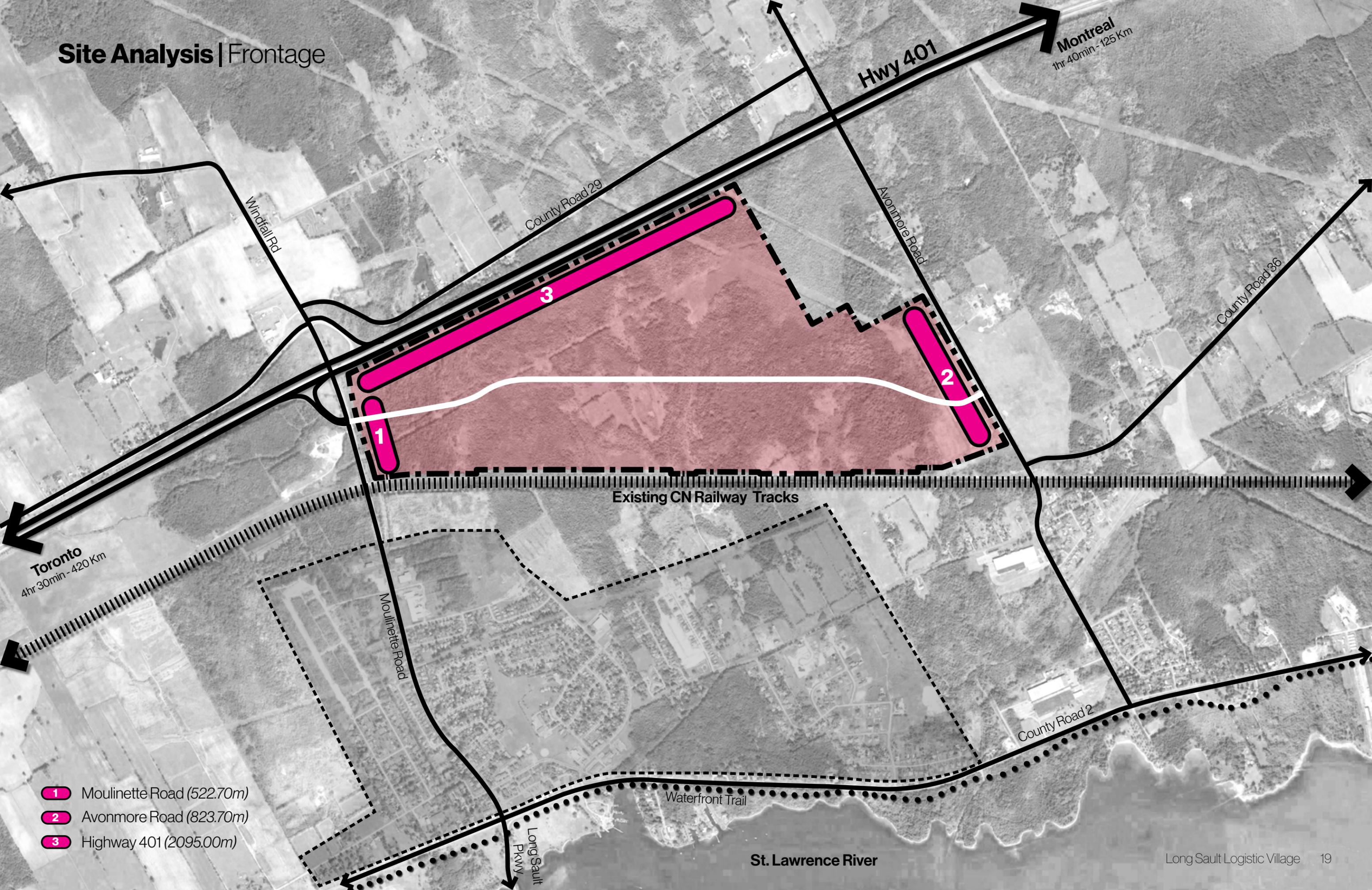
Existing CN Railway Tracks

## LEGEND

- Long Sault Town
- Long Sault Employment
- Employment Site Road
- Existing Railway Tracks
- Collector Road
- Highway 401

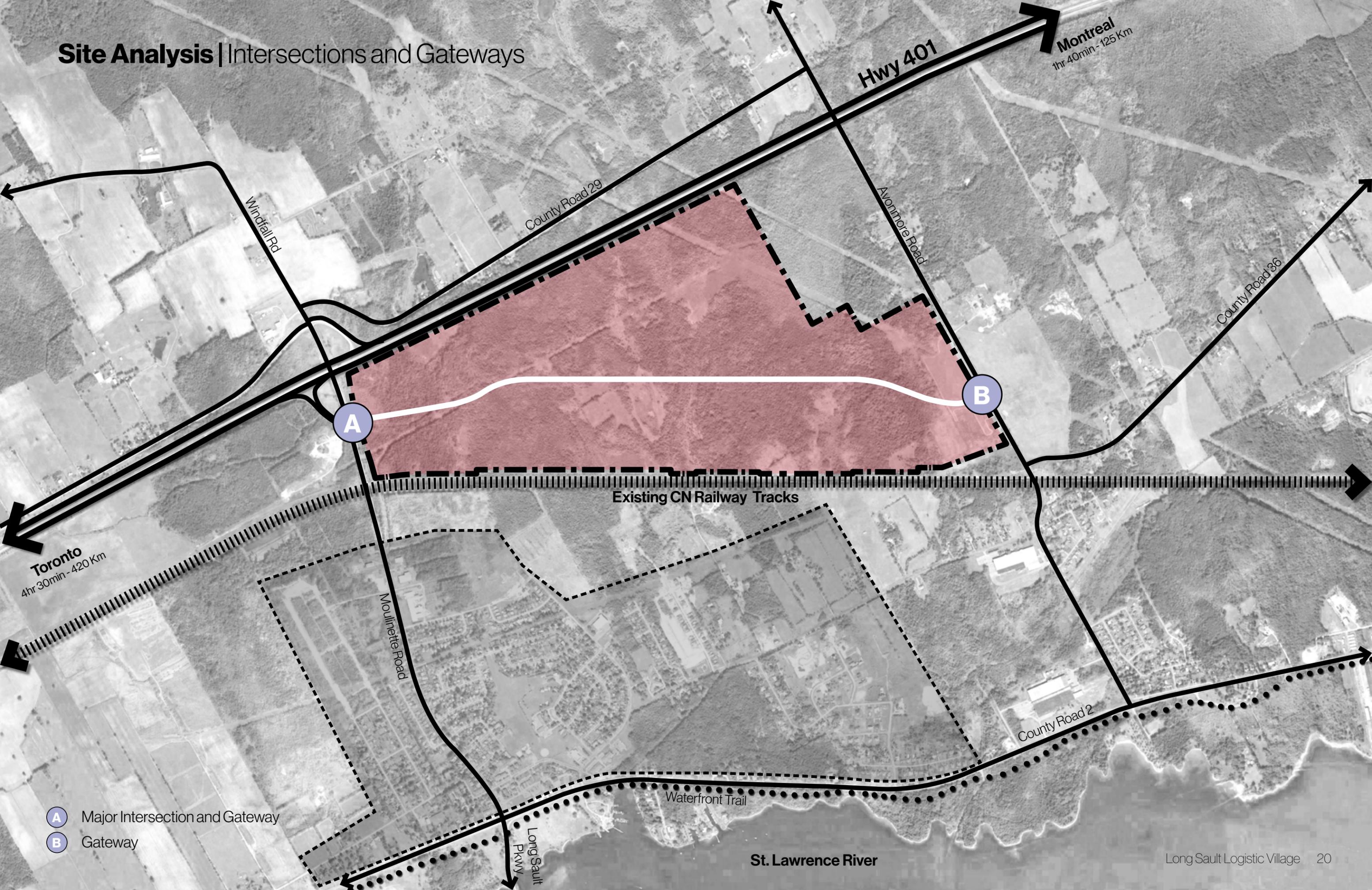
St. Lawrence River

# Site Analysis | Frontage



- 1 Moulinette Road (522.70m)
- 2 Avonmore Road (823.70m)
- 3 Highway 401 (2095.00m)

# Site Analysis | Intersections and Gateways



**Toronto**  
4hr 30min - 420 Km

**Montreal**  
1hr 40min - 125 Km

Hwy 401

Windfall Rd

County Road 29

Avonmore Road

County Road 36

A

B

Existing CN Railway Tracks

Moulinette Road

County Road 2

- A Major Intersection and Gateway
- B Gateway

Long Sault Pkwy

Waterfront Trail

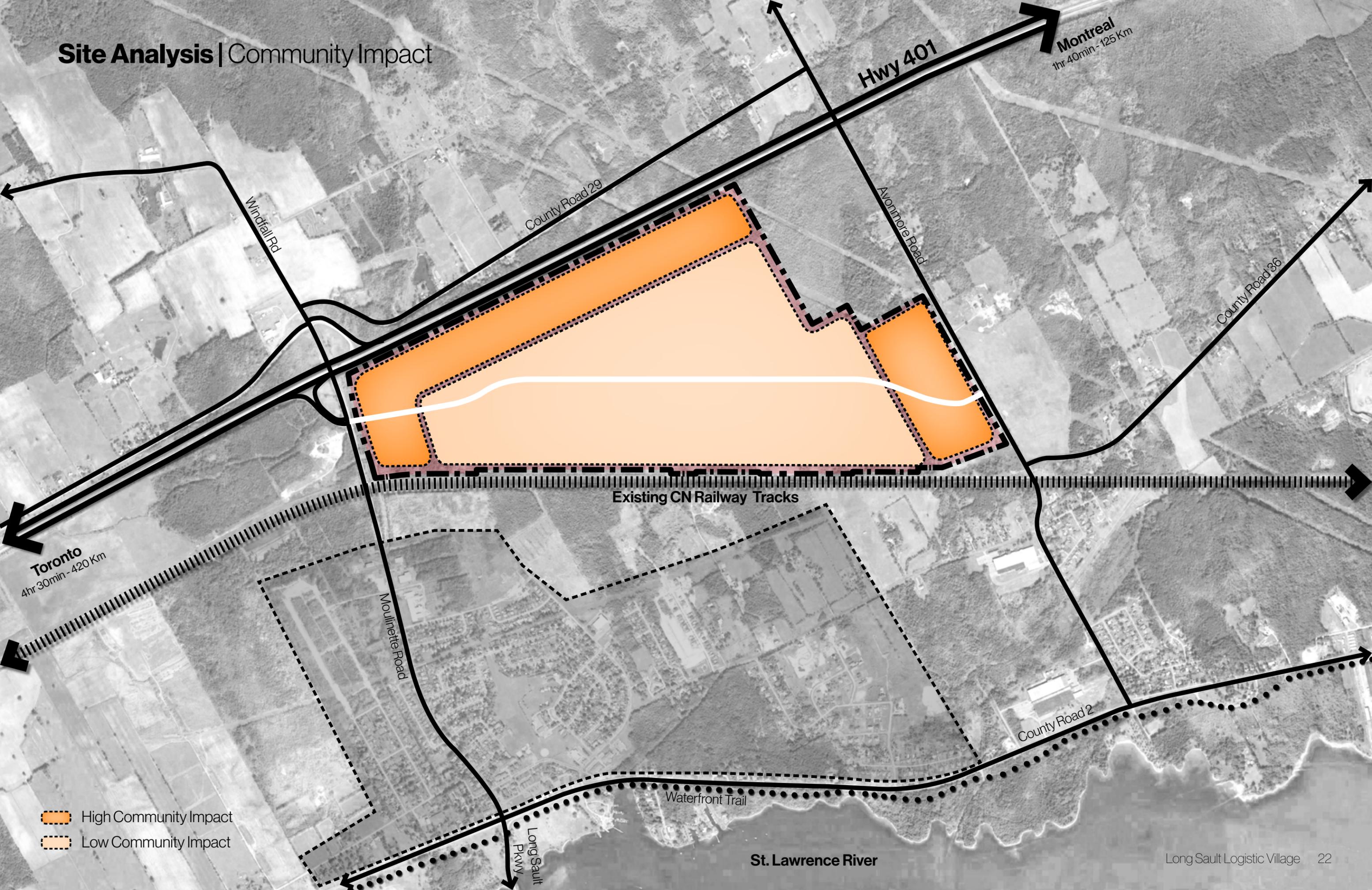
St. Lawrence River

# Site Analysis | Site Visibility



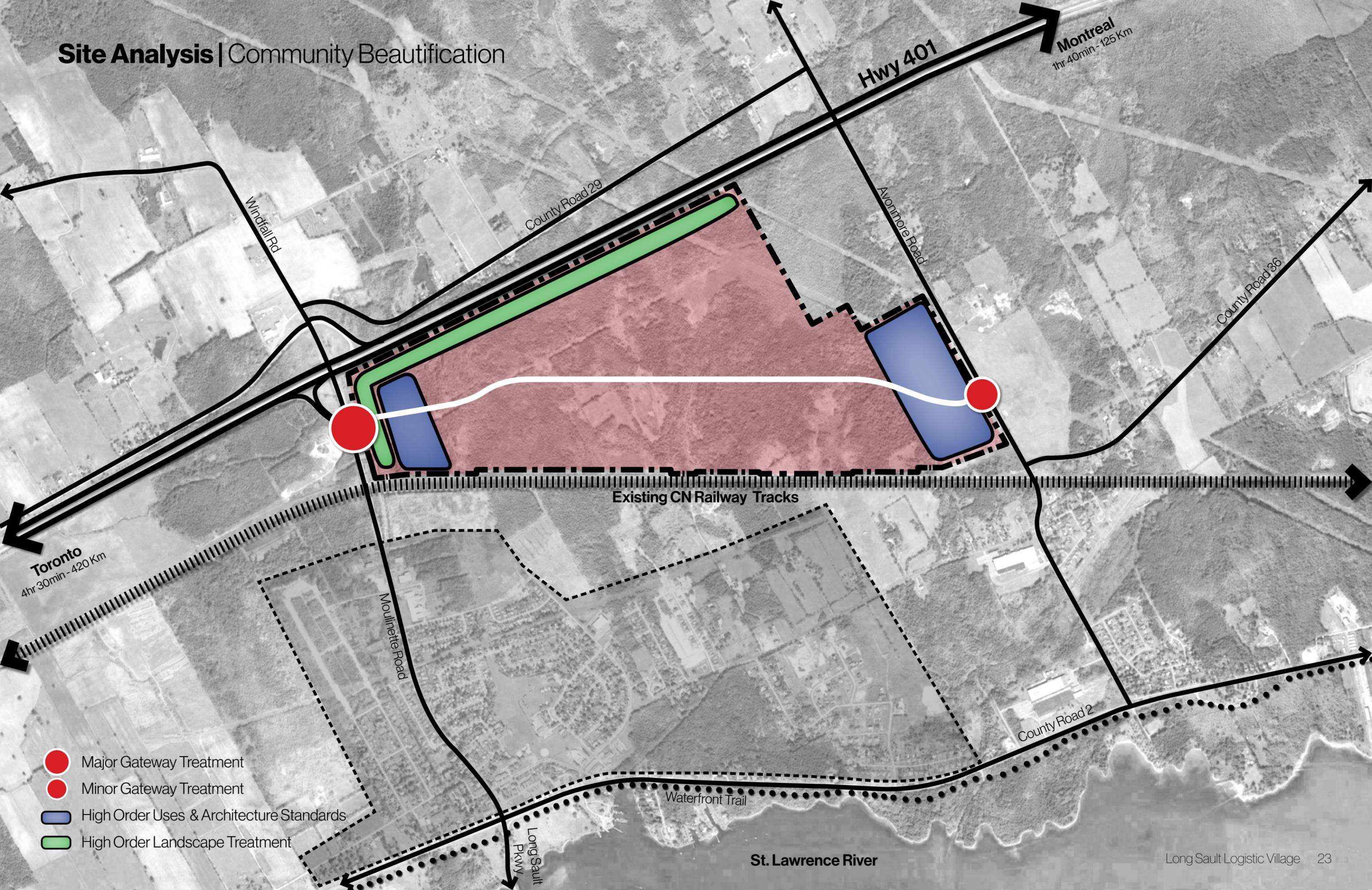
- High Volume Views
- Low Volume Views

# Site Analysis | Community Impact



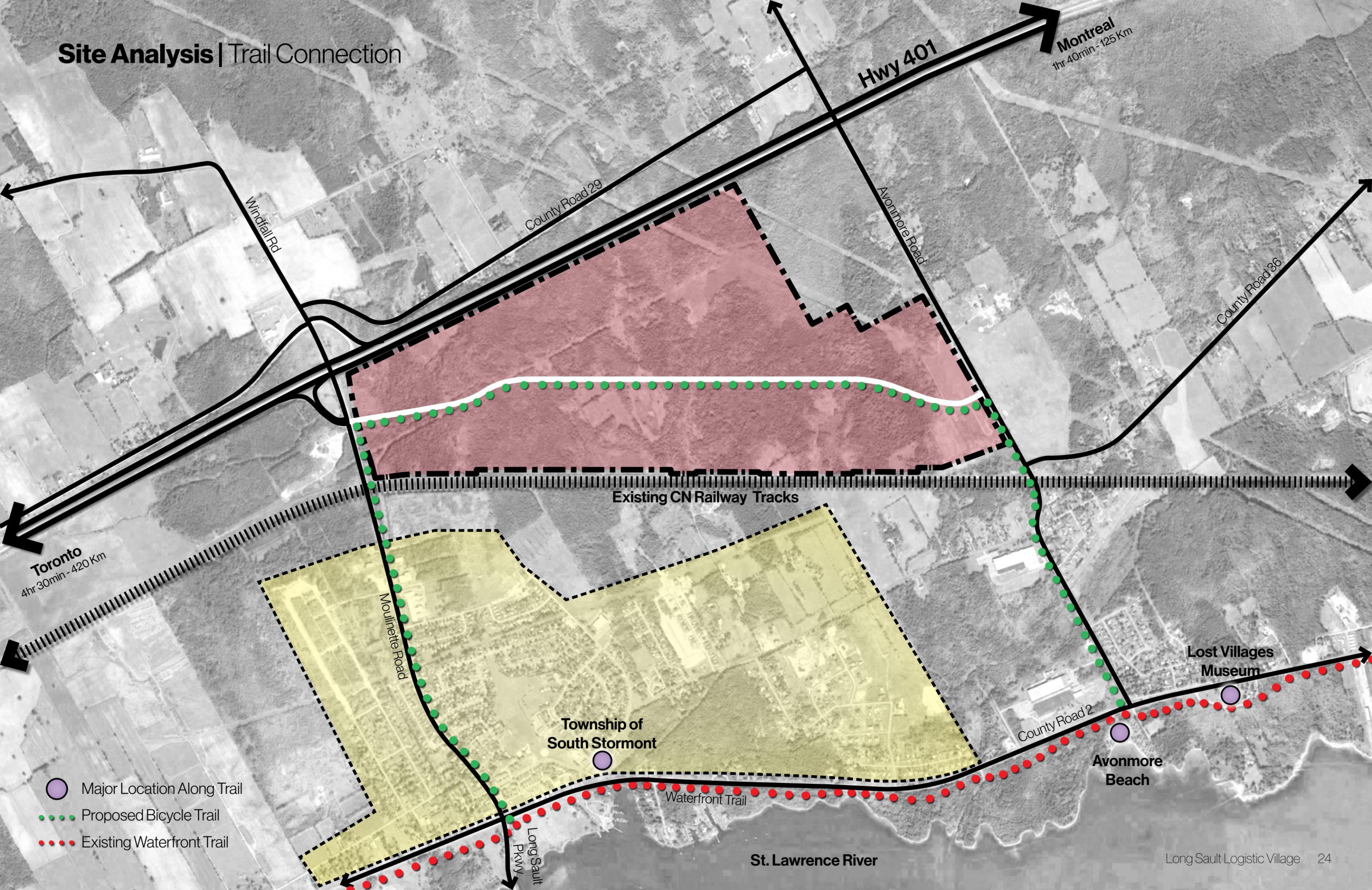
-  High Community Impact
-  Low Community Impact

# Site Analysis | Community Beautification



- Major Gateway Treatment
- Minor Gateway Treatment
- High Order Uses & Architecture Standards
- High Order Landscape Treatment

# Site Analysis | Trail Connection



**Toronto**  
4hr 30min - 420 Km

**Montreal**  
1hr 40min - 125 Km

Hwy 401

County Road 29

Avonmore Road

County Road 36

Existing CN Railway Tracks

Moulinette Road

Township of South Stormont

County Road 2

Avonmore Beach

Lost Villages Museum

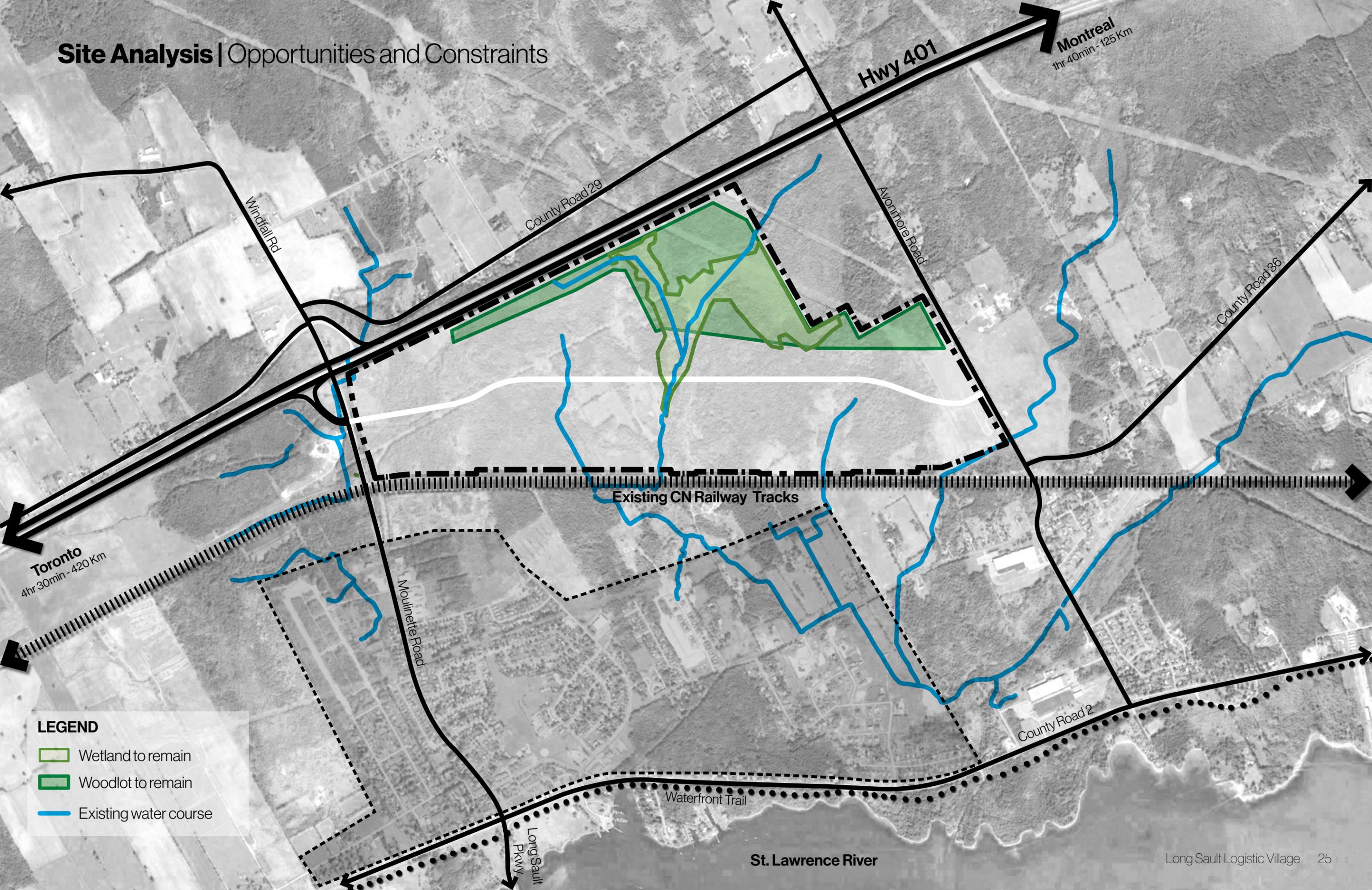
St. Lawrence River

Long Sault Pkwy

Waterfront Trail

- Major Location Along Trail
- Proposed Bicycle Trail
- Existing Waterfront Trail

# Site Analysis | Opportunities and Constraints



**Toronto**  
4hr 30min - 420 Km

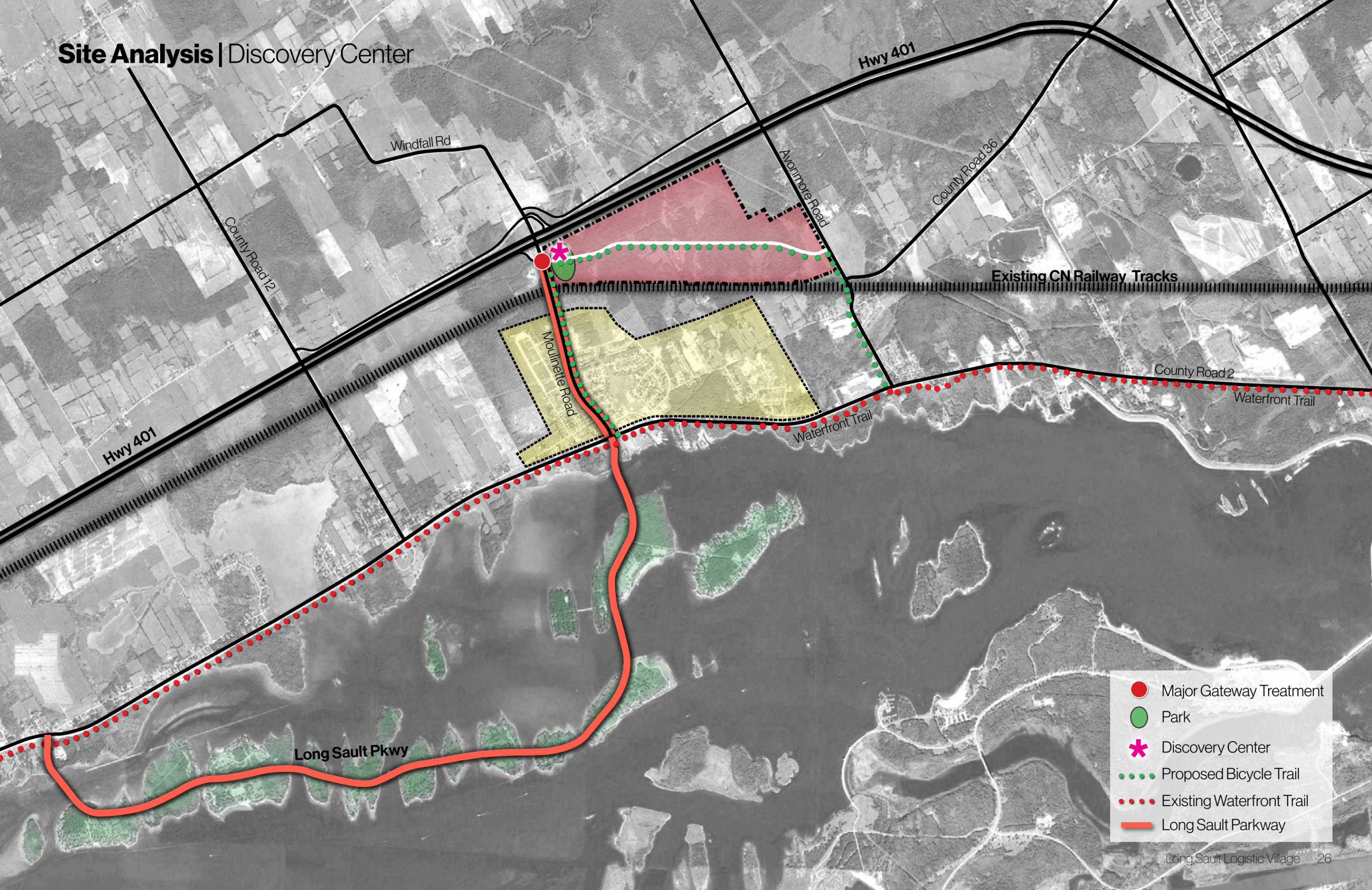
**Montreal**  
1hr 40min - 125 Km

**LEGEND**

- Wetland to remain
- Woodlot to remain
- Existing water course

St. Lawrence River

# Site Analysis | Discovery Center

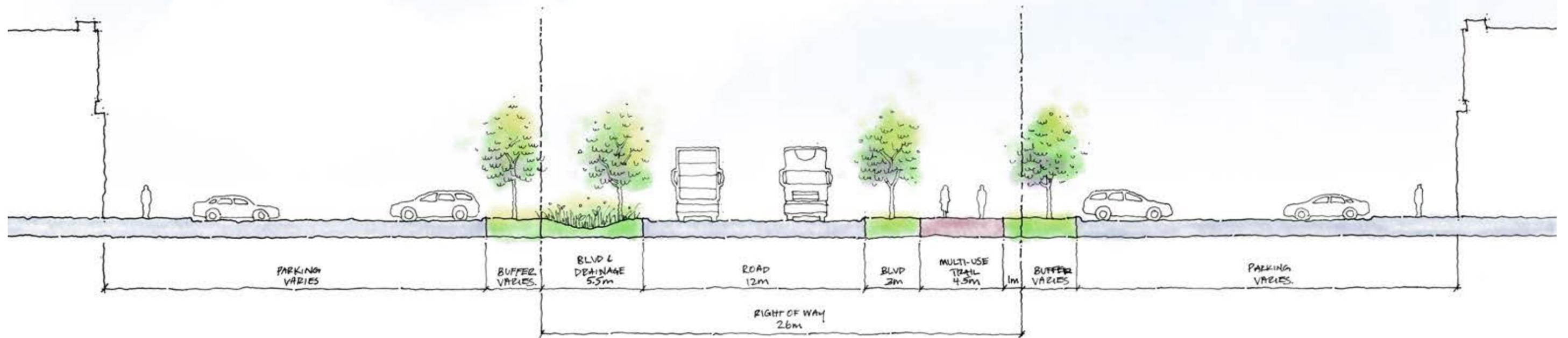


- Major Gateway Treatment
- Park
- \* Discovery Center
- Proposed Bicycle Trail
- Existing Waterfront Trail
- Long Sault Parkway

# Concept Plan - For Discussion



# Concept Right of Way 26.0m- For Discussion



***Community centered progress***

***technological***

***industrial***

***economic***

***sustainable***

***cultural***

***innovative***

***local + national***

