

Landons Bay

Concept Plan Narrative

Landons Bay will be dramatically transformed into a learn-to hub centred around significant Indigenous storytelling elements in the landscape.

The concept plan for the site incorporates the following major programmatic elements:

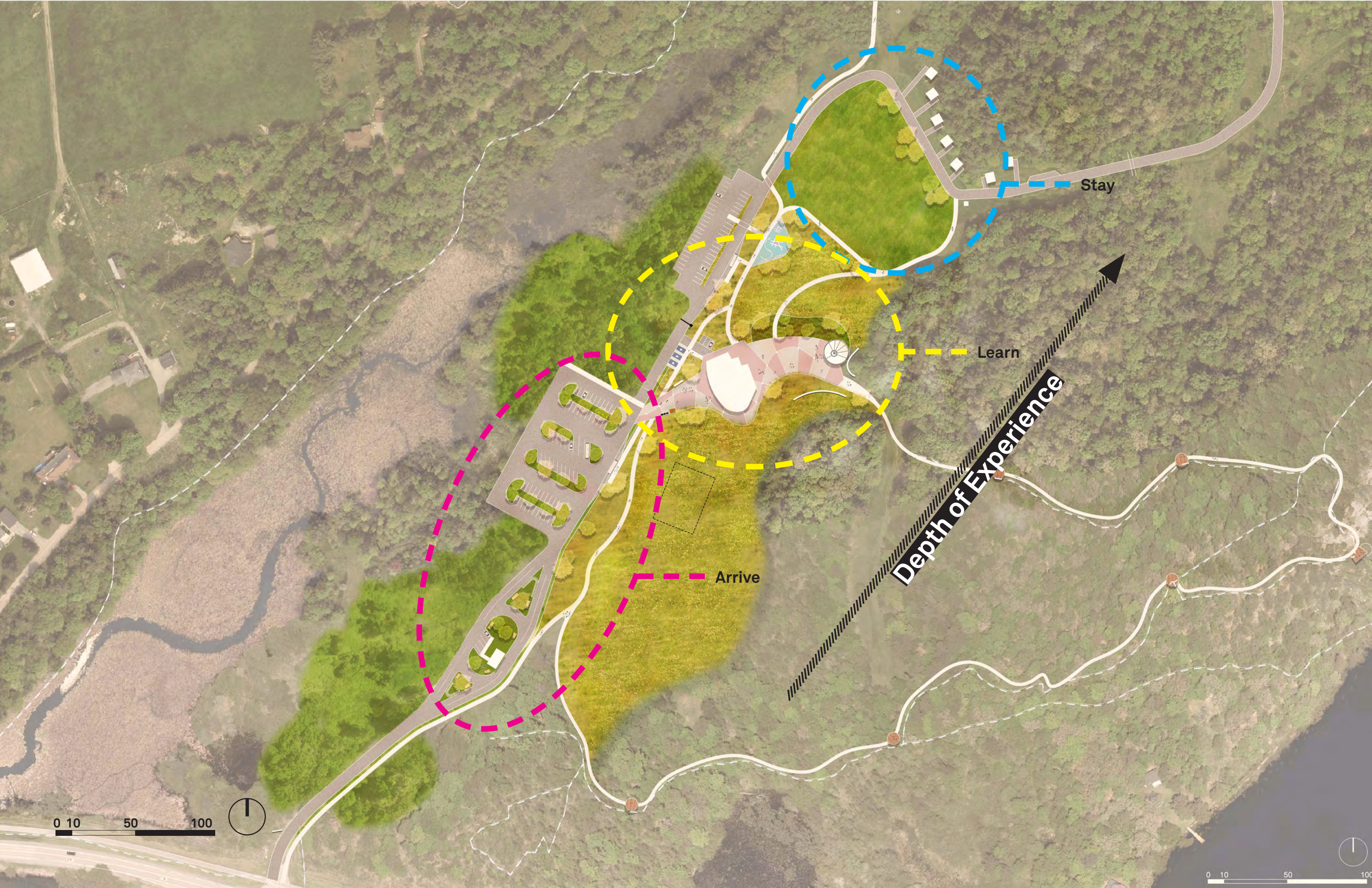
- The Thanksgiving Address Learning Loop trail, an Indigenous storytelling trail
- An outdoor Indigenous Gathering Place for gathering and learning, inspired by Indigenous teachings
- A new Visitor's Centre/Learn To Hub
- An arrival plaza, between the Visitor's Centre and the day-use parking lot, which acts as an arrival procession to the building and forms a part of the Thanksgiving Address Learning Loop
- A camping area for large groups in an open field

- Roofed accommodations
- A playground for day-use visitors and campers
- A streamlined entry experience for vehicles, pedestrians, and bicycles
- An optimized trail and driveway network
- A lookout platform
- A gatehouse
- Extensive green infrastructure
- Formalized outdoor recreation places including a playground and picnic area
- Extensive habitat restoration and afforestation zones

The site maintenance yard is located well away from the main elements of the site, down an improved access road connection near the old barn.

The following pages outline the concept plan using a series of annotated, coloured plans.





Stay

Learn

Arrive

Depth of Experience

0 10 50 100

0 10 50 100

Landons Bay

Indigenous Design Narrative

Through ongoing workshops and meetings with representatives of Akwesasne, the Indigenous Design Studio / Brook McIlroy both presented ideas and listened for emerging themes that could be shared through design, programming, and interpretation. It was clear from what we heard that the opportunity to embed Haudenosaunee cultural teaching, history and programmatic elements makes for an enhanced and much needed response to the design of Landons Bay. Picking up on natural features and existing elements, the design goal to embed Indigeneity with a focus on local cultural knowledge is strengthened by ongoing relationships committed to by Parks Canada.

Major cultural ideas included the Thanksgiving Address, peacemaker narrative, smoky fire ceremony, Mohawk plant/agricultural knowledge, archaeological evidence, craft/artisanship, language reclamation and positive relationship building. From what was shared by the Indigenous stakeholders, IDS / BMC proposed a series of scaled design interventions that demonstrated the application of thematic/cultural elements. The intent is that these elements will provide a framework from which the design iterations to follow will pick up on and be created further via continued consultation.

On a macro scale a Thanksgiving Address (Ohén:ton Karihwatéhkwen) walking trail unveils, through a Haudenosaunee lens, the relationship we must foster to come from a place of gratitude and connection to all beings that support our lives. This realization is a key understanding that places us within the greater circle with a focus on relationship building. The beginning of this ‘understanding’ trail loop connects to a multi-use outdoor learning space, plaza and interpretive center creating another level of engagement that provides both passive and active learning opportunities. The proposed Indigenous Gathering Place offers a space in which to gather and share in educational moments signaled by an iconic structure, fire element and placement on the boundary between built and natural. The plaza and adjacent planting area create linkages and broader multiuse spaces that connect back to the interpretive centre which serves as a base from which programming can be delivered.

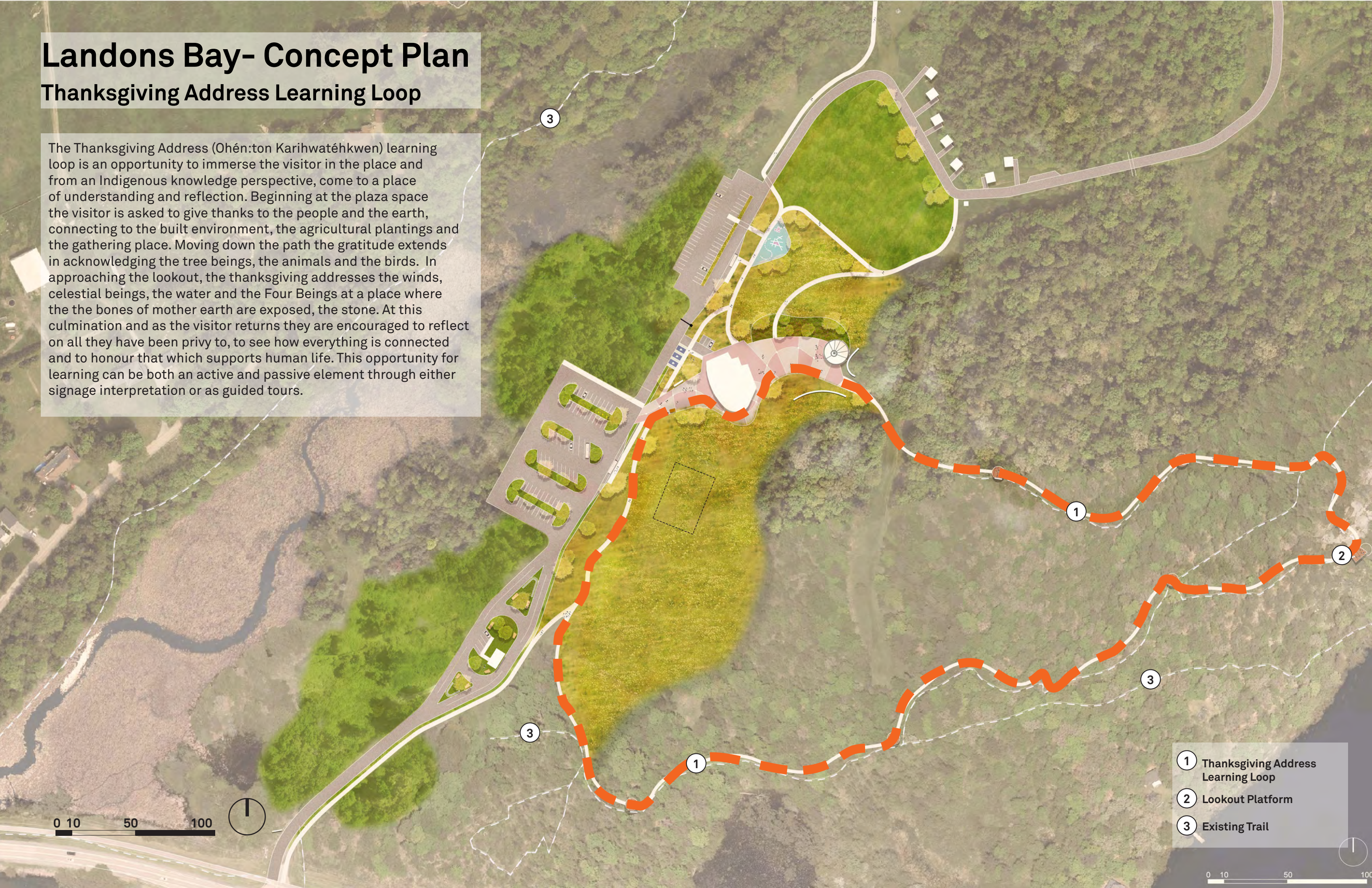
The goal for the design of Landons Bay is to weave Indigenous knowledge through the site in both built and natural environments such that the experience is one that supports sharing, understanding and reflection. In this way the visitor/staff upholds, promotes, and encourages learning, growing and relationship-based knowledge transfer.



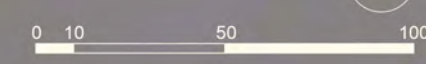
Landons Bay- Concept Plan

Thanksgiving Address Learning Loop

The Thanksgiving Address (Ohén:ton Karihwatéhkwén) learning loop is an opportunity to immerse the visitor in the place and from an Indigenous knowledge perspective, come to a place of understanding and reflection. Beginning at the plaza space the visitor is asked to give thanks to the people and the earth, connecting to the built environment, the agricultural plantings and the gathering place. Moving down the path the gratitude extends in acknowledging the tree beings, the animals and the birds. In approaching the lookout, the thanksgiving addresses the winds, celestial beings, the water and the Four Beings at a place where the the bones of mother earth are exposed, the stone. At this culmination and as the visitor returns they are encouraged to reflect on all they have been privy to, to see how everything is connected and to honour that which supports human life. This opportunity for learning can be both an active and passive element through either signage interpretation or as guided tours.



- ① Thanksgiving Address Learning Loop
- ② Lookout Platform
- ③ Existing Trail



Landons Bay- Concept Plan

Camping Area



- ① Road to maintenance yard/compound
- ② Ecopassage
- ③ Access Road
- ④ Compost toilet
- ⑤ Multi-use Trail
- ⑥ Camping and Bioswale
- ⑦ Roofed accommodations
- ⑧ Natural Playground

Landons Bay- Concept Plan

Camping Parking, Meadow & Playground



- ① Camping parking
30 cars+10 staff
- ② Natural Playground
- ③ Meadow 1.00m to 1.2m
height
- ④ Multi-use Trail
- ⑤ Three Sisters Garden
- ⑥ Indigenous Gathering Place
with Group Fire Pit
- ⑦ Access Control Gate
- ⑧ Naturalized Area
- ⑨ Ecopassage

0 5 20 50



Landons Bay- Concept Plan

Visitor's Centre, Entry Plaza & Indigenous Gathering Place



- ① Thanksgiving Address Learning Loop
- ② Indigenous Gathering Place with Group Fire Pit
- ③ Outdoor Learning
- ④ Three Sisters Garden
- ⑤ Multi-use Trail
- ⑥ Visitors Centre/ Learn To Hub
- ⑦ Arrival Court
- ⑧ PC Signage
- ⑨ Bike parking and water station
- ⑩ Shaded seating area
- ⑪ Accessible Parking
- ⑫ Gate
- ⑬ Interpretive Stone Wall at Trailhead
- ⑭ Staff Parking & Service Area
- ⑮ Relocated Septic



Conceptual Visualization. Final design to be developed in a later phase of work.

The Indigenous Gathering Place is an outdoor learning venue that anchors the rear plaza and the Thanksgiving Address Learning Loop trail.

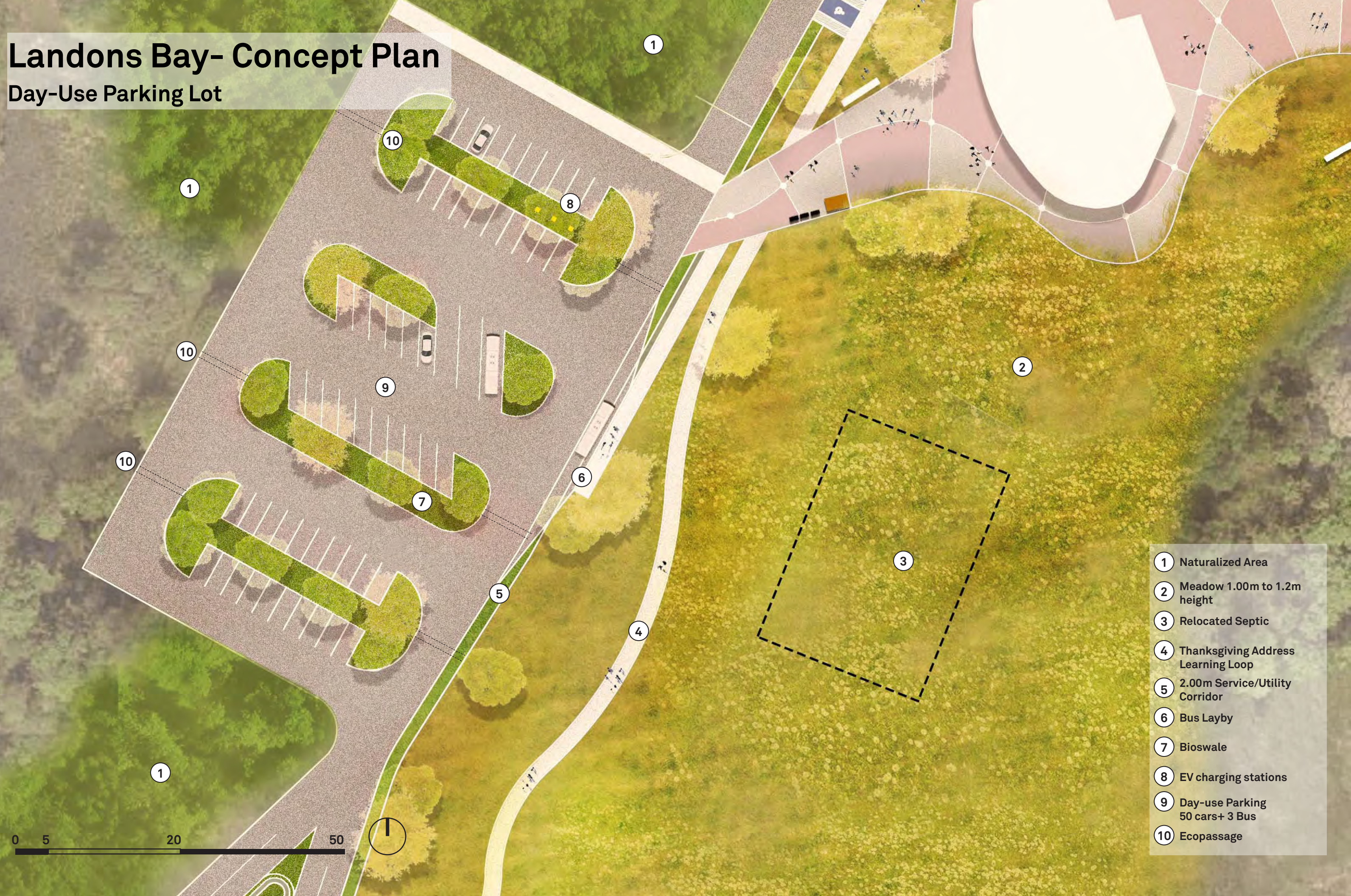


Conceptual Visualization. Final design to be developed in a later phase of work.

The entry plaza links the day-use parking lot to the new Visitor's Centre/ Learn To Hub and creates a place for meeting and storytelling. The linear plaza is a part of the Thanksgiving Address Learning Loop so has embedded storytelling elements. The plaza also incorporates functional elements such as seating, signage, and bicycle parking. The entry plaza is bordered by extensive naturalized areas.

Landons Bay- Concept Plan

Day-Use Parking Lot



- ① Naturalized Area
- ② Meadow 1.00m to 1.2m height
- ③ Relocated Septic
- ④ Thanksgiving Address Learning Loop
- ⑤ 2.00m Service/Utility Corridor
- ⑥ Bus Layby
- ⑦ Bioswale
- ⑧ EV charging stations
- ⑨ Day-use Parking 50 cars+ 3 Bus
- ⑩ Ecopassage

0 5 20 50



Landons Bay- Concept Plan

Gatehouse



- ① Naturalized Area
- ② Meadow 1.00m to 1.2m height
- ③ 2.00m Service/Utility Corridor
- ④ Stone arrival feature
Indigenous theme
- ⑤ Gatehouse
- ⑥ Bioswale
- ⑦ Thanksgiving address
Learning loop
- ⑧ Existing Trail
- ⑨ Ecopassage

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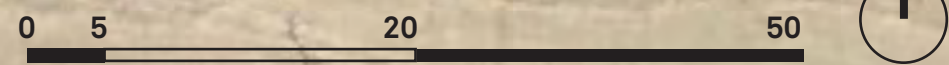


Landons Bay- Concept Plan

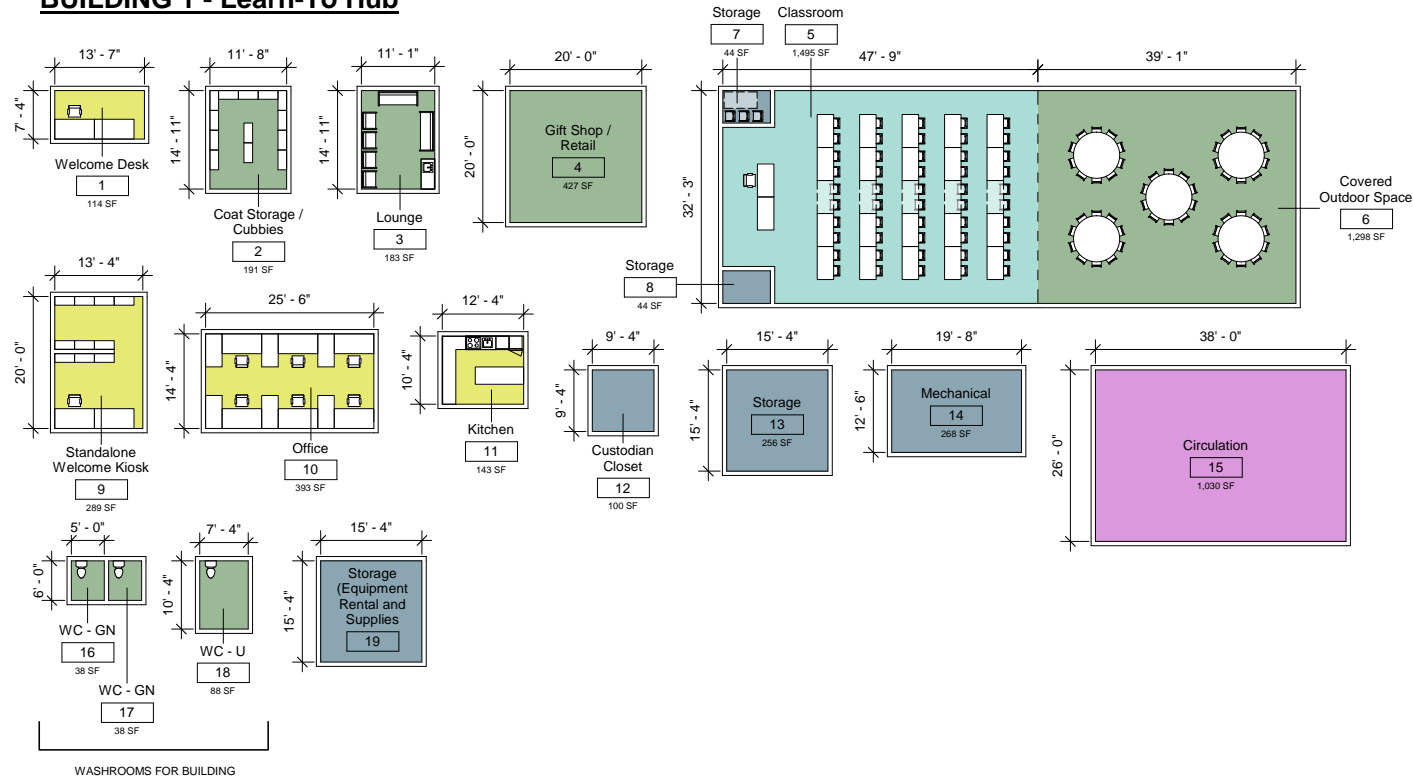
Entry Drive



- ① Naturalized Areas
- ② Multi-use Trail
- ③ 2.00m Service/Utility Corridor
- ④ Entry Signage
- ⑤ Existing trail
- ⑥ Multi-use trail highway crossing location
- ⑦ Ecopassage



BUILDING 1 - Learn-To Hub



Department Legend

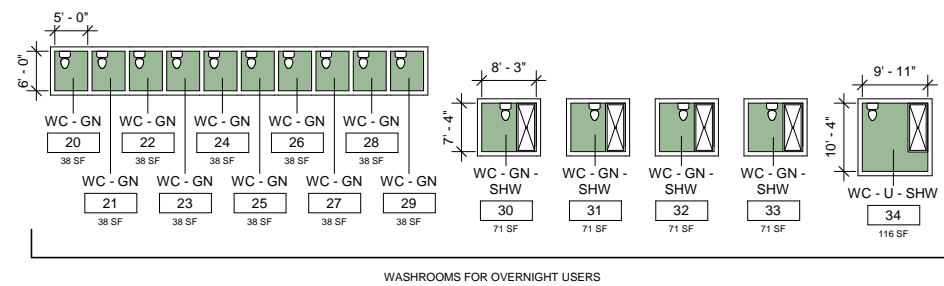
- Back-of-House
- Circulation
- Learning
- Public
- Staff

Building 1 - Learn-To Hub				
#	Name	Department	Area (sf)	Area (sm)
1	Welcome Desk	Staff	114 SF	10.59 m ²
2	Coat Storage / Cubbies	Public	191 SF	17.79 m ²
3	Lounge	Public	183 SF	17.04 m ²
4	Gift Shop / Retail	Public	427 SF	39.64 m ²
5	Classroom	Learning	1,495 SF	138.88 m ²
6	Covered Outdoor Space	Public	1,298 SF	120.63 m ²
7	Storage	Back-of-House	44 SF	4.08 m ²
8	Storage	Back-of-House	44 SF	4.10 m ²
9	Standalone Welcome Kiosk	Staff	289 SF	26.87 m ²
10	Office	Staff	393 SF	36.47 m ²
11	Kitchen	Staff	143 SF	13.28 m ²
12	Custodian Closet	Back-of-House	100 SF	9.29 m ²
13	Storage	Back-of-House	256 SF	23.78 m ²
14	Mechanical	Back-of-House	268 SF	24.87 m ²
15	Circulation	Circulation	1,030 SF	95.73 m ²
16	WC - GN	Public	38 SF	3.50 m ²
17	WC - GN	Public	38 SF	3.50 m ²
18	WC - U	Public	88 SF	8.18 m ²
19	Storage (Equipment Rental and Supplies)	Back-of-House	256 SF	23.78 m ²
			6,695 SF	622.00 m ²

Building 2 - Overnight Guest Facilities				
#	Name	Department	Area (sf)	Area (sm)
20	WC - GN	Public	38 SF	3.50 m ²
21	WC - GN	Public	38 SF	3.50 m ²
22	WC - GN	Public	38 SF	3.50 m ²
23	WC - GN	Public	38 SF	3.50 m ²
24	WC - GN	Public	38 SF	3.50 m ²
25	WC - GN	Public	38 SF	3.50 m ²
26	WC - GN	Public	38 SF	3.50 m ²
27	WC - GN	Public	38 SF	3.50 m ²
28	WC - GN	Public	38 SF	3.50 m ²
29	WC - GN	Public	38 SF	3.50 m ²
30	WC - GN - SHW	Public	71 SF	6.63 m ²
31	WC - GN - SHW	Public	71 SF	6.63 m ²
32	WC - GN - SHW	Public	71 SF	6.63 m ²
33	WC - GN - SHW	Public	71 SF	6.63 m ²
34	WC - U - SHW	Public	116 SF	10.82 m ²
			778 SF	72.30 m ²

NOTE: Building areas in tables are to centreline of walls. Dimensions on sheet are to interior finished face of walls.

BUILDING 2 - Overnight Guest Facilities



WASHROOM CALCULATIONS

For building and overnight guests only

FOR OVERNIGHT GUESTS	
150 overnight guests	15 washrooms required 5 showers
One washroom for every 10 campers of each sex in a recreational camp.	(including 1 universal washroom/shower)

FOR BUILDING	
79 occupants	1 universal and 2 GN washroom required
Based on an A2 occupancy	One universal washroom / floor

1 Programme Diagram

1 : 150

Landons Bay Visitor Centre Architectural Program

Landons Bay

Climate Adaptation & Conservation Strategies

Climate Positive Design

During the detailed design of the site (the next phase of work), Parks Canada and the consulting Landscape Architect should design the site using a carbon analysis tool to analyze the carbon footprint of redeveloping and operating the site. The purpose of this analysis during the design process is to minimize the time the site takes to return to “Climate Positive” status.

The designers should use the carbon calculator tool at www.climatepositivedesign.com and make design, material and planned operations decisions to minimize the embodied carbon going into the site and maximize the carbon sequestration capacity of the site post development.

Green Infrastructure

The site should be designed to not require a stormwater connection using Low Impact Design principles and green infrastructure so all stormwater is dealt with on site (ie - no stormwater is sent into the municipal stormwater system).

All large impervious paved areas (parking lots & plaza) are drained into stormwater infiltration areas (bioswales) to eliminate the need for traditional ‘grey’ stormwater infrastructure. Large infiltration areas in the main parking lot can receive stormwater runoff from these paved surfaces. The plazas at the visitor’s centre can drain into the adjacent meadow areas, which can act as a bioswale. The camping parking lot can drain towards a swale between the lot and the wetland.

Universal Design

Landons Bay is a topographically diverse site so special attention must be given to making the site universally accessible.

The first priority is to ensure the visitor’s centre, day-use parking lot, and Indigenous gathering place are all fully accessible.

Camping facilities should also be fully accessible, including the roofed accommodations, the open camping area, restroom facilities and the associated parking area.

It will not be possible to make the Thanksgiving Address Learning Loop trail fully accessible as the trail traverses a steep slope through a mature forest. A separate trail planning exercise will help identify an appropriate trail section that can be fully accessible.

The following features should be incorporated into the site to ensure it is universally accessible:


- flush entrances into the visitor’s centre (no stairs or ramps)
- accessible parking stalls adjacent to the visitor’s centre and in the main parking lot
- curb ramps or raised walkways to ensure easy access from parking lot to visitor’s centre
- detectable warning strips at all driveway crossings
- accessible camping facilities
- accessible picnic tables
- concrete bench pads with wheelchair parking extensions

Probable Site Servicing

Landons Bay will require full site servicing to support the proposed visitors centre and park amenities. This includes the need for a sanitary sewer, water supply, hydro and gas. Private telecom will also be required for a high-speed internet connection.

The site should be designed to not require a stormwater connection using Low Impact Design principles and green infrastructure so all stormwater is dealt with on site (ie - no stormwater is sent into the municipal stormwater system). Because the site is adjacent to a wetland, the water table is presumably quite high so proposed infiltration areas must be investigated with the relevant approval agencies (Conservation Authority, Ministry of Natural Resources & Fisheries, Environment Canada, etc.).

Parks Canada should commission a municipal engineering firm with knowledge of the area to undertake a utilities study to investigate the availability and capacity of the required servicing connections for Landons Bay. This will inform the detailed design process, an architectural feasibility study for the visitor’s centre, and costing.



Appendix A
Landons Bay
Indigenous Design Elements

**Thousand Islands National Park
Concept Plans for Landon's Bay**

April 30, 2021

BrookMcIlroy/

What we heard from our last meeting

Knowledge Sharing:

The Ohén:ton Karihwatéhkwen

Akwesasne Clan stories

Edge of the woods teaching

The Peacemaker

Maple syrup teachings

Foundation of the Huadenosaunee Confederacy

Sweet grass teachings

Program

Ohén:ton Karihwatéhkwen Trail

A firepit to facilitate teachings

Basket weaving form

Seasonal based activities/teachings

Healing Forest

A gathering site

Deer hide tanning area

White stone and White Pine for the Peacemaker

Discuss Akwesasne Clan stories

Incorporation of language by Akwesasne

Medicines and biodiversity

Respect Mother Earth

Incorporate Medicine Plants

History

The bones of Mother Earth

History of the site and Akwesasne

Archeology: best not to dig into Mother Earth and disturb the artifacts and history there.

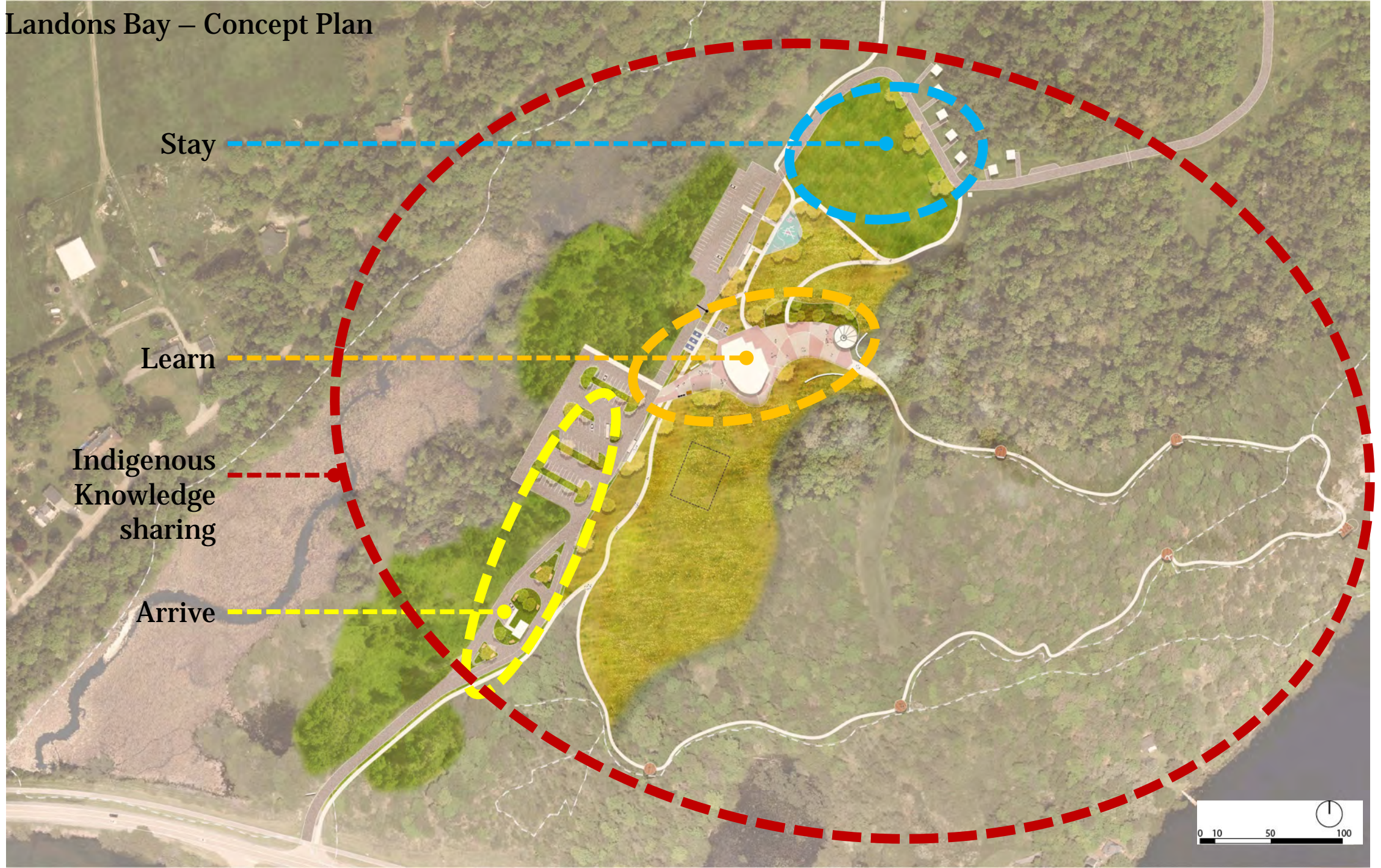
Landons Bay – Context



Landons Bay – Concept Plan



Landons Bay – Concept Plan



Stay

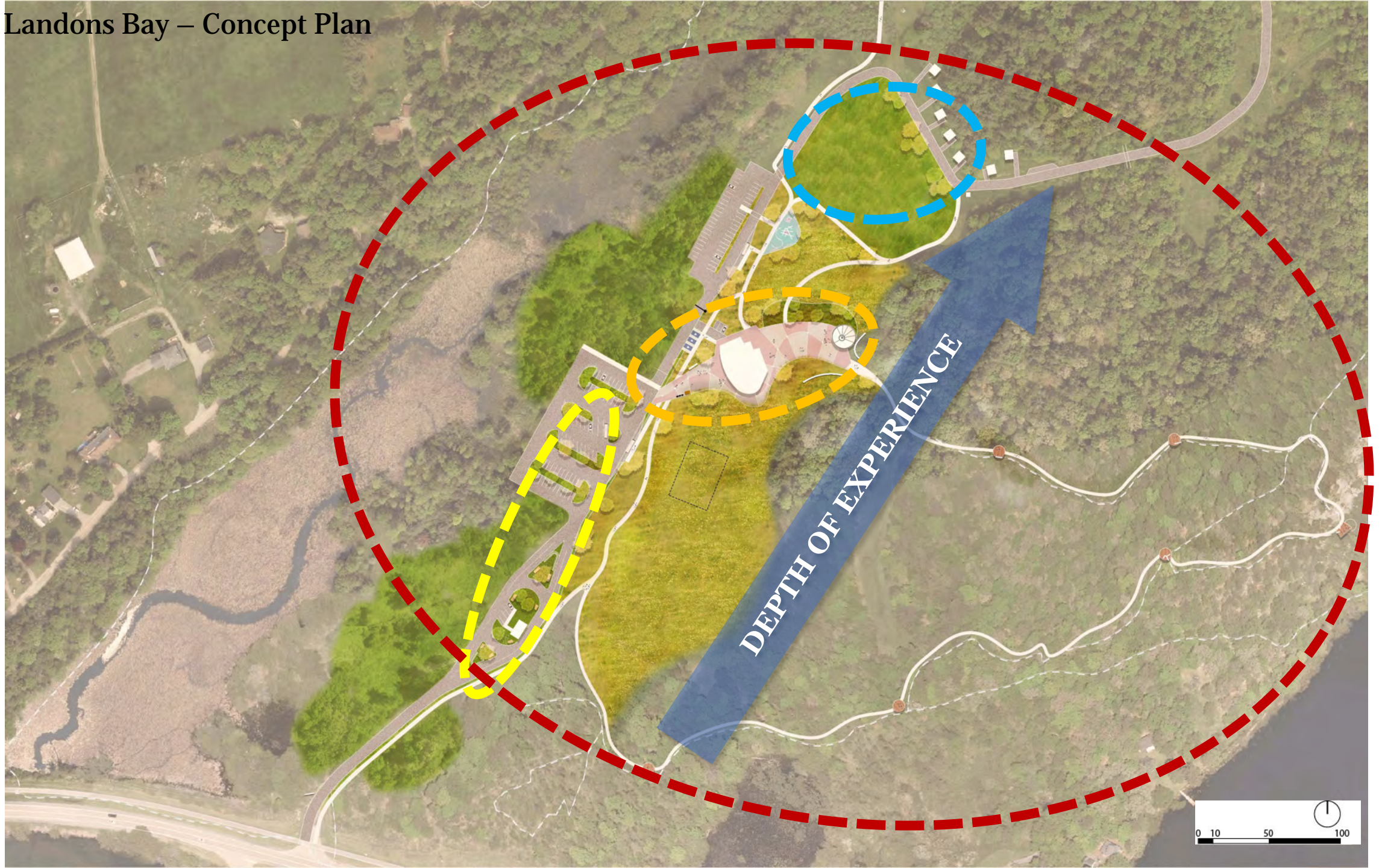
Learn

Indigenous
Knowledge
sharing

Arrive



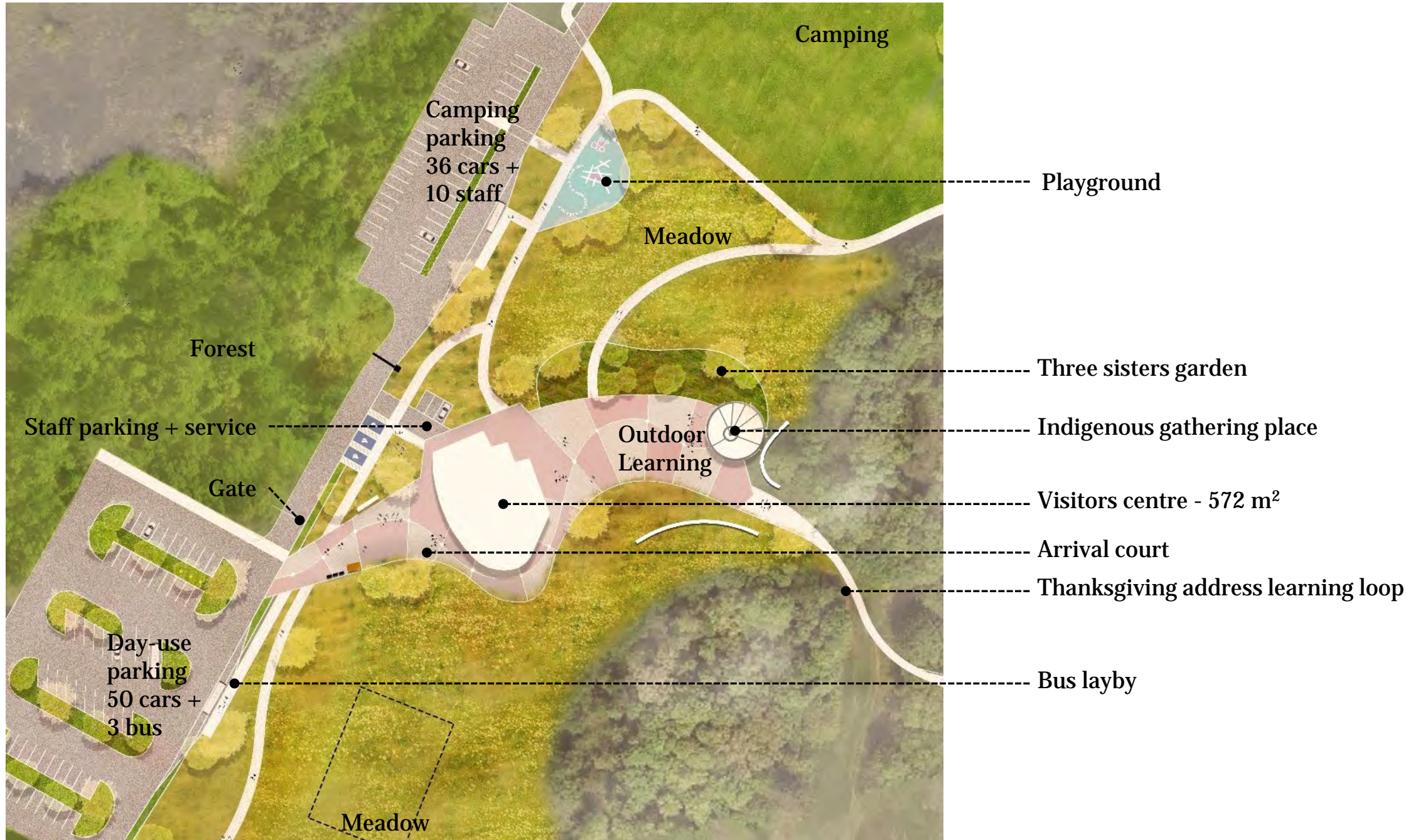
Landons Bay – Concept Plan



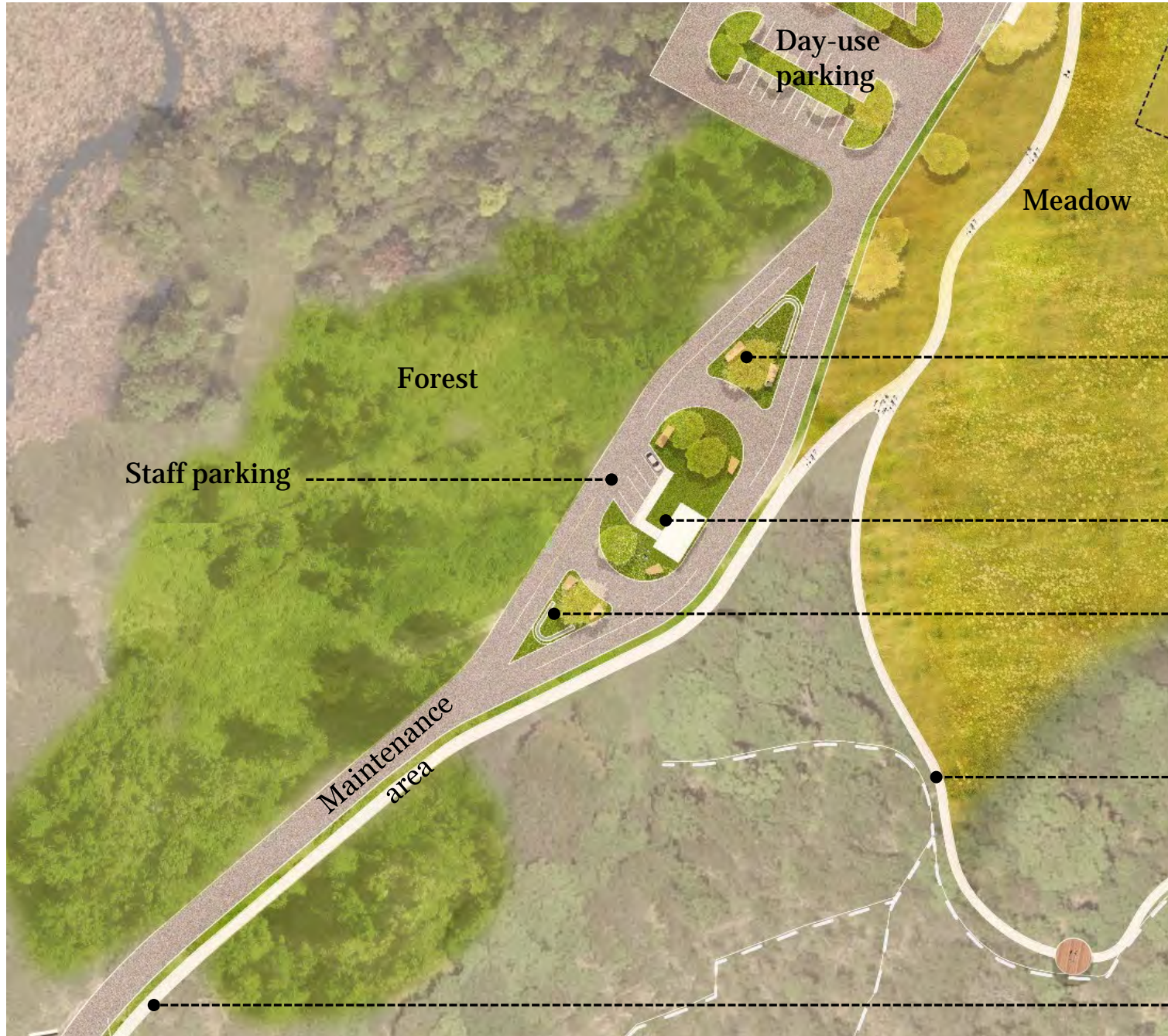
Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



Landons Bay – Concept Plan



Landons Bay – Concept Plan



Day-use parking

Meadow

Forest

Staff parking

Maintenance area

Stone arrival feature – Indigenous theme

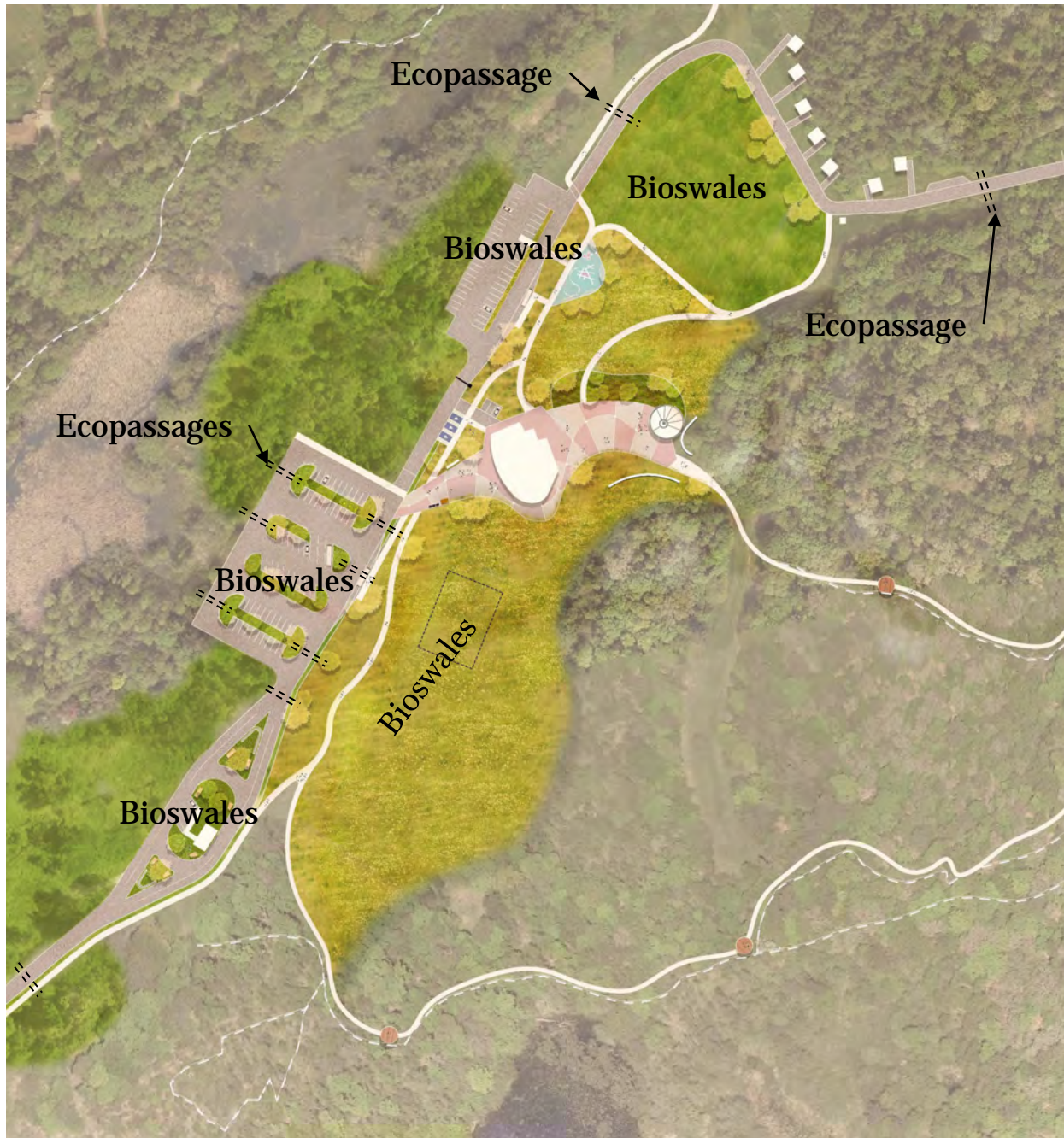
Gatehouse

Stone arrival feature – Indigenous theme

Thanksgiving address learning loop

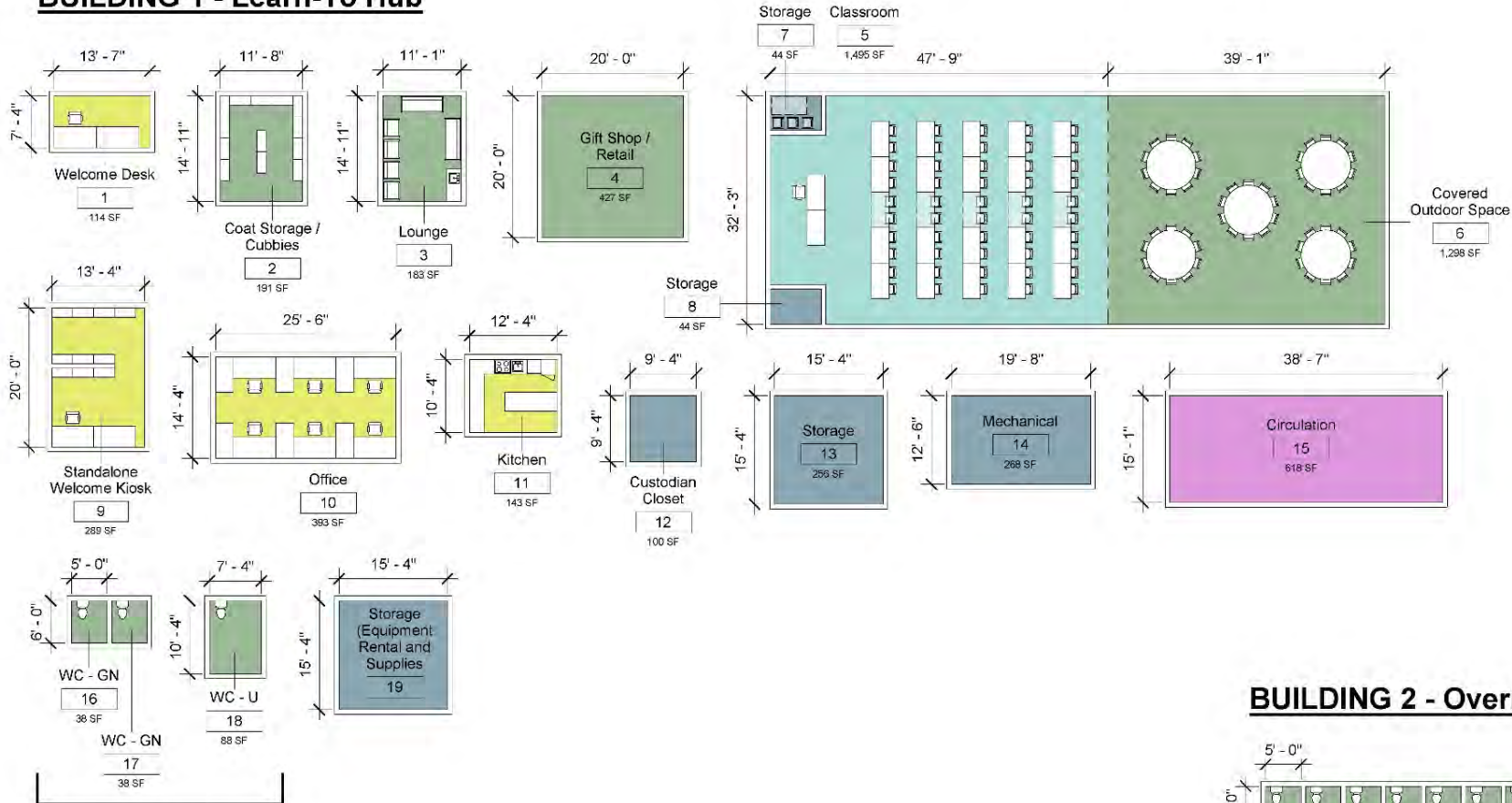
Multi-use trail

Landons Bay – Concept Plan – Green Infrastructure



Landon Bay Revised Architectural Program

BUILDING 1 - Learn-To Hub

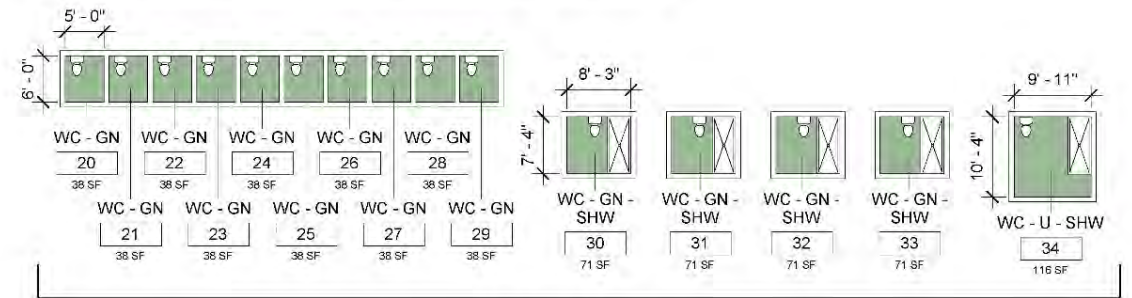


WASHROOMS FOR BUILDING

Department Legend

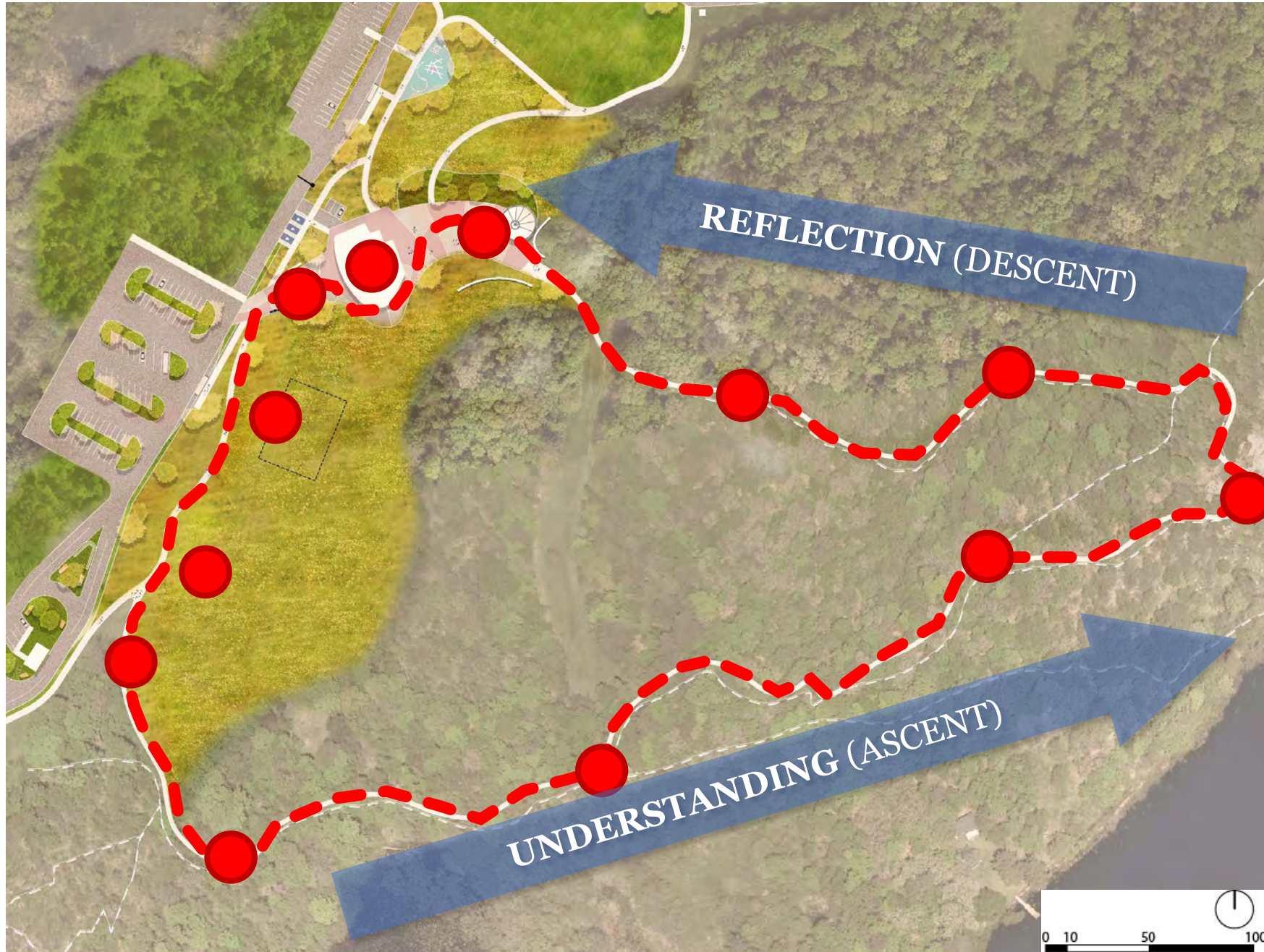
- Back-of-House
- Circulation
- Learning
- Public
- Staff

BUILDING 2 - Overnight Guest Facilities



WASHROOMS FOR OVERNIGHT USERS

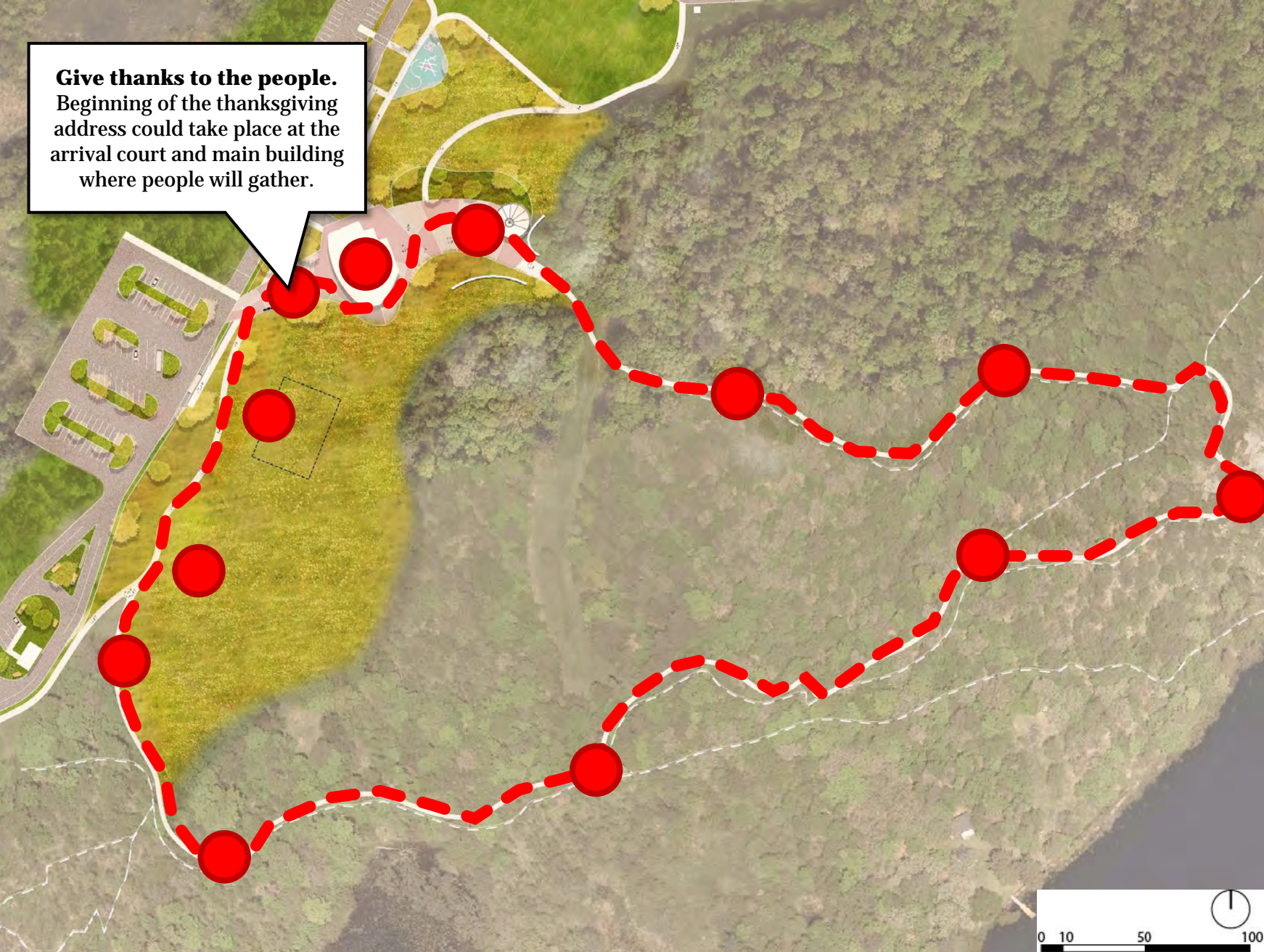
Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



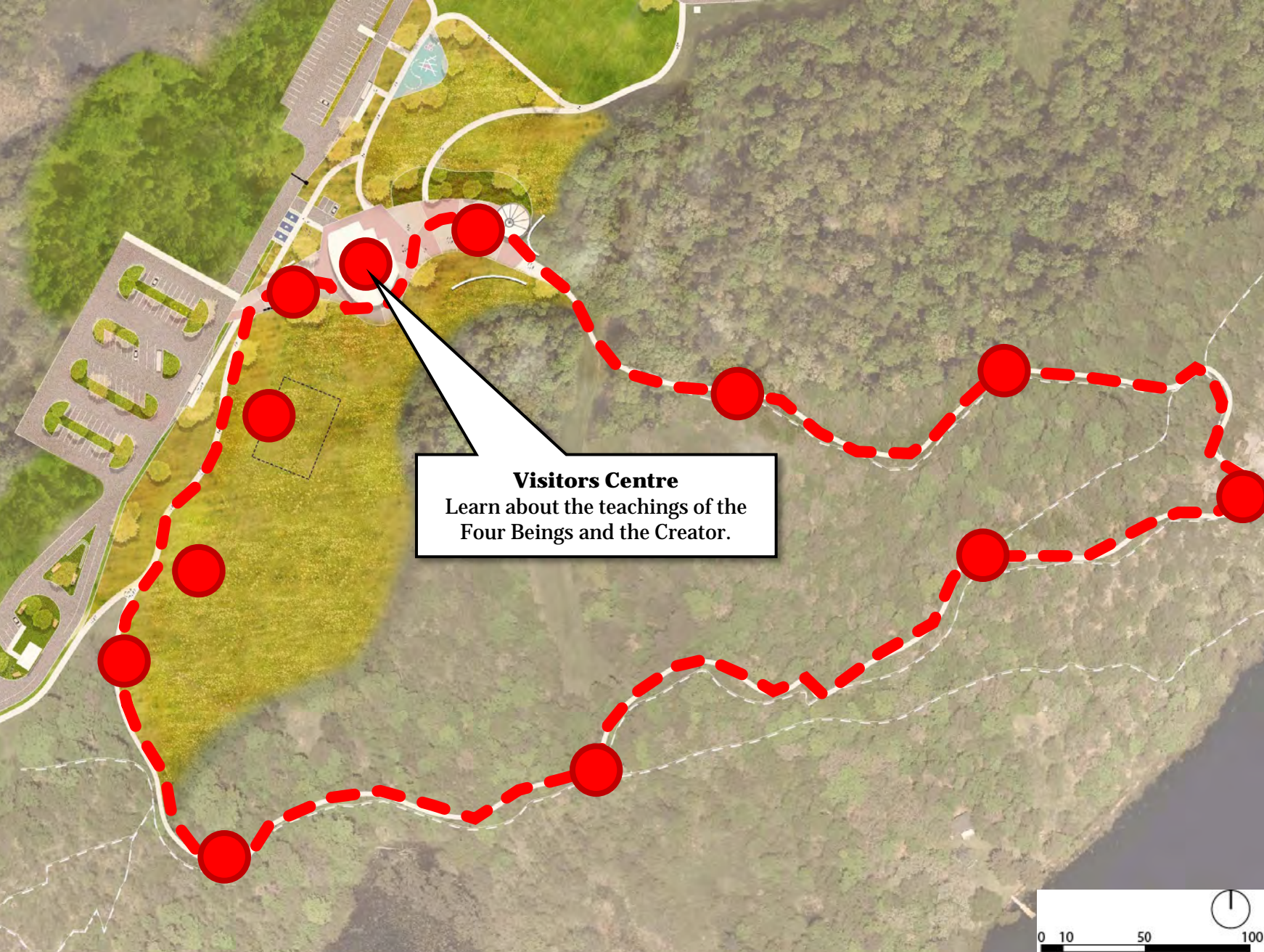
Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



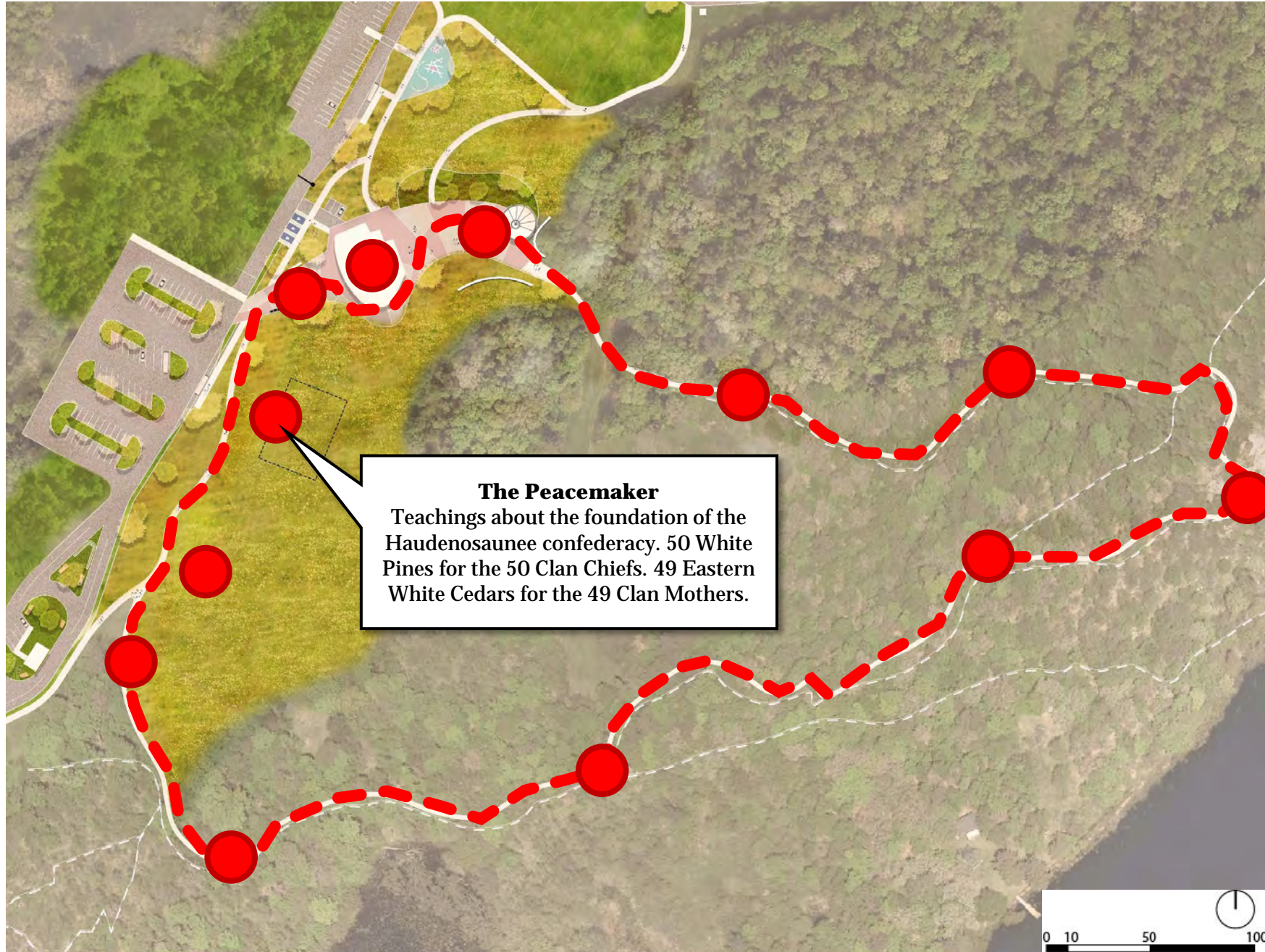
Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



Landons Bay – Concept Plan – Thanksgiving Address Learning Loop

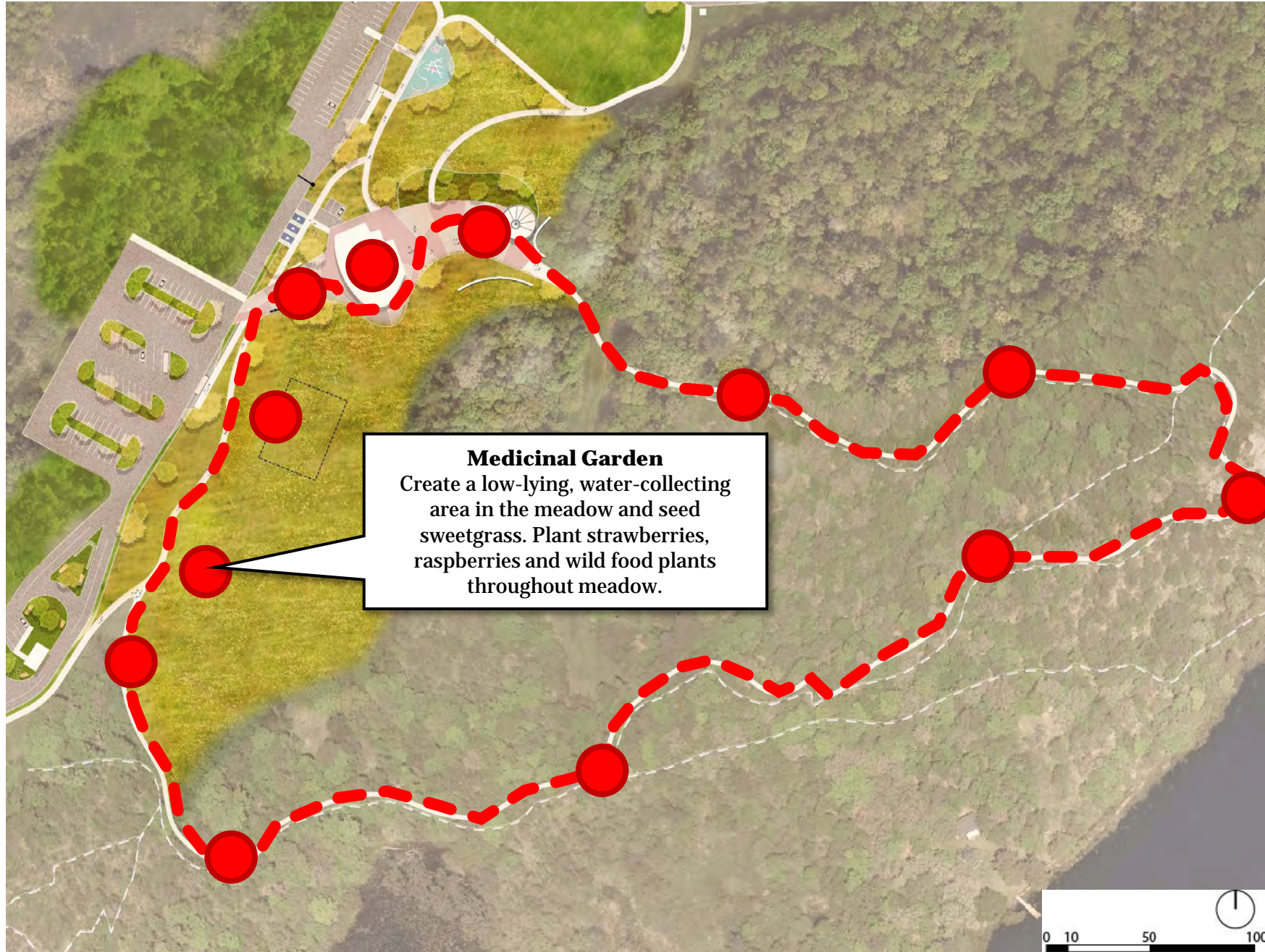


White Cedar grove



White Pine grove

Landons Bay – Concept Plan – Thanksgiving Address Learning Loop

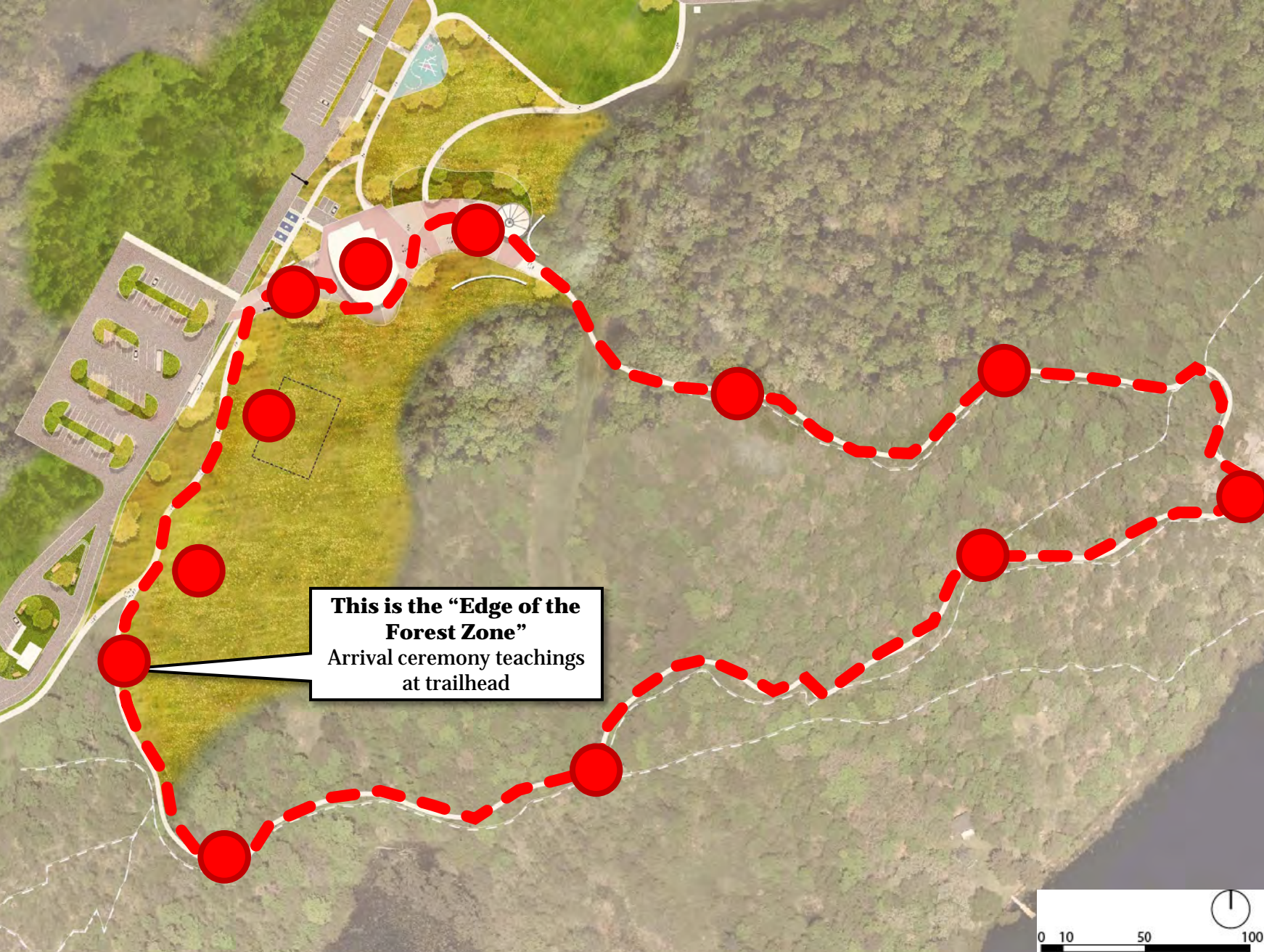


Wetland to grow sweetgrass

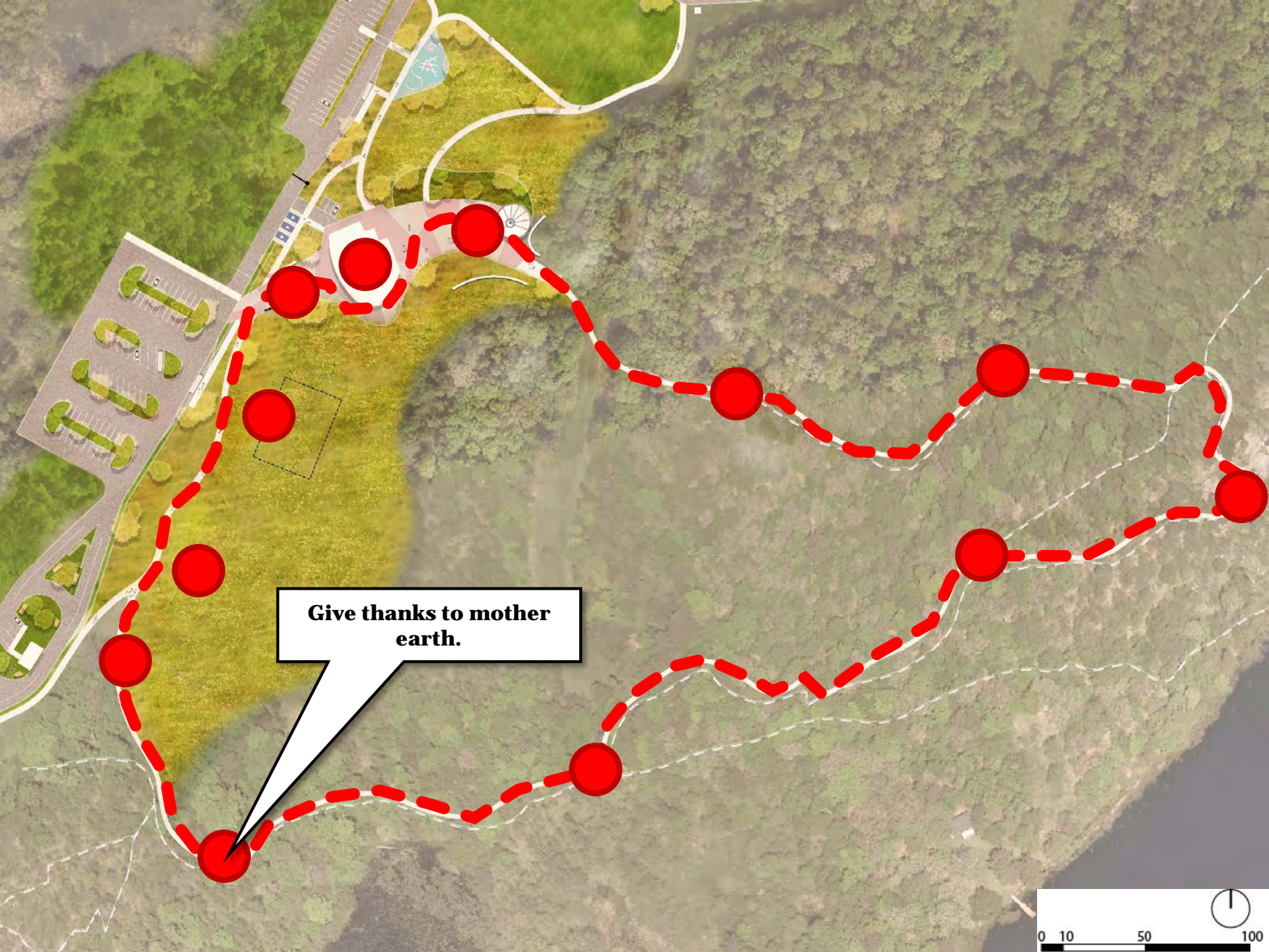


Sweetgrass

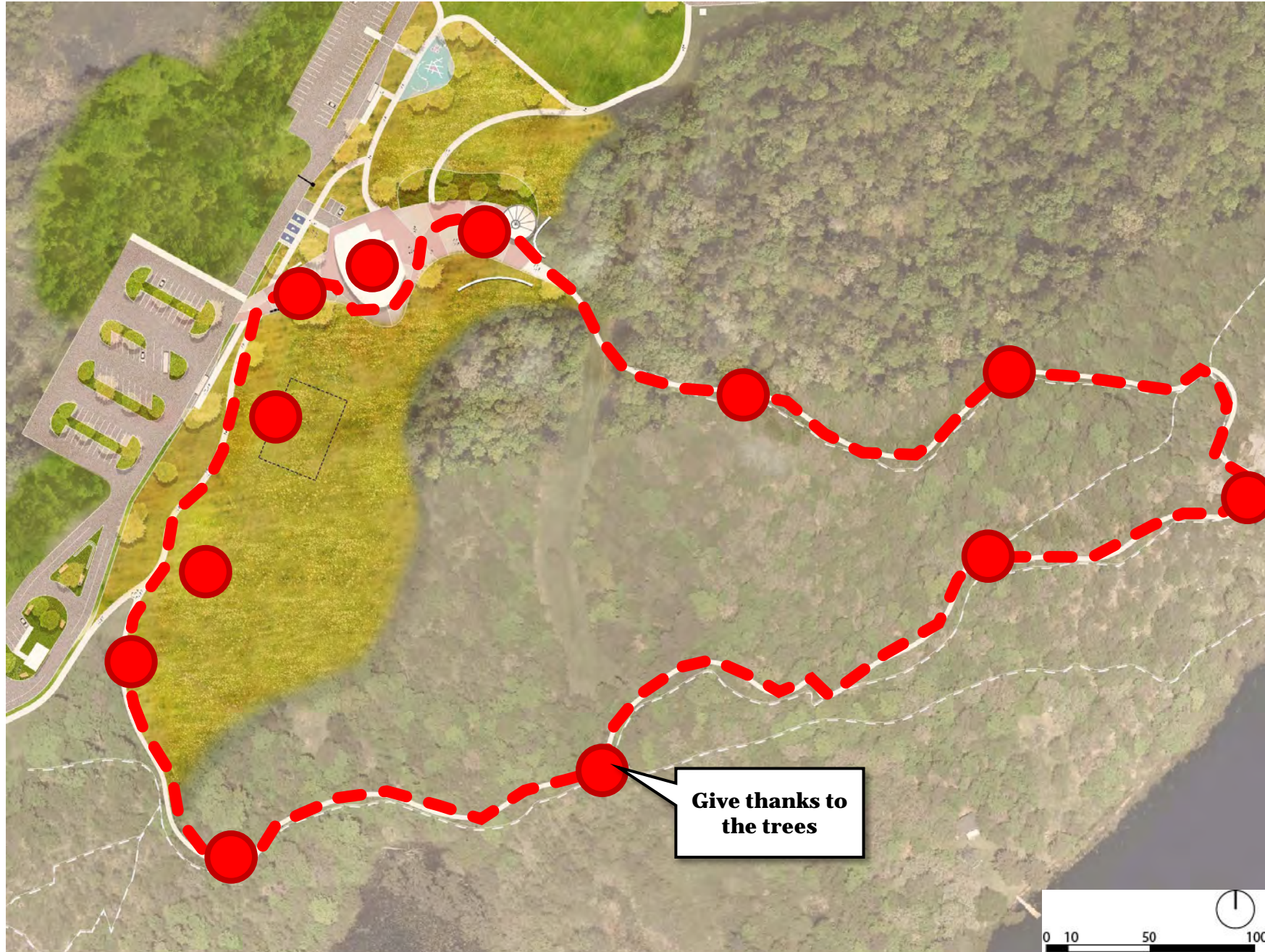
Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



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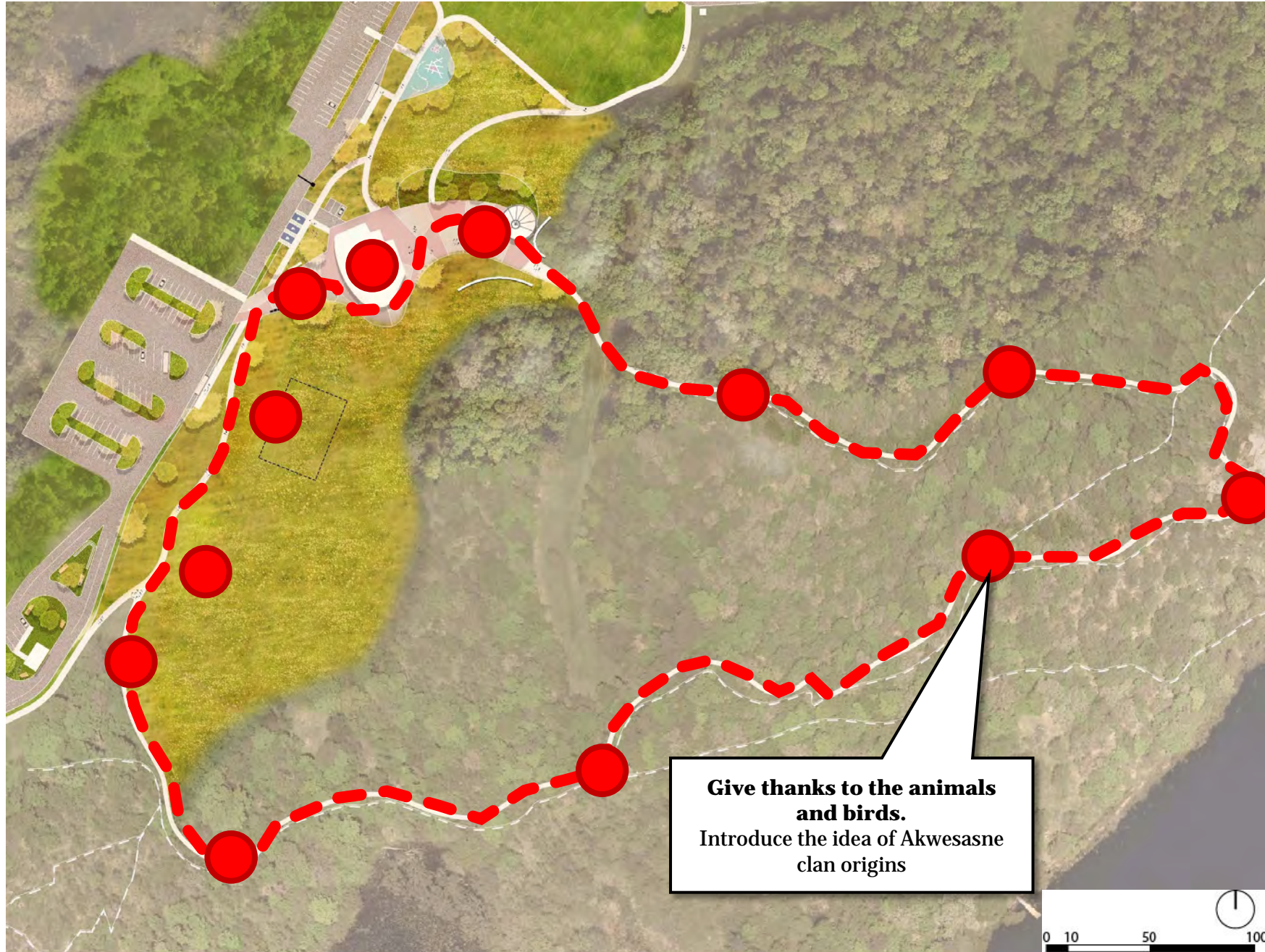


Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



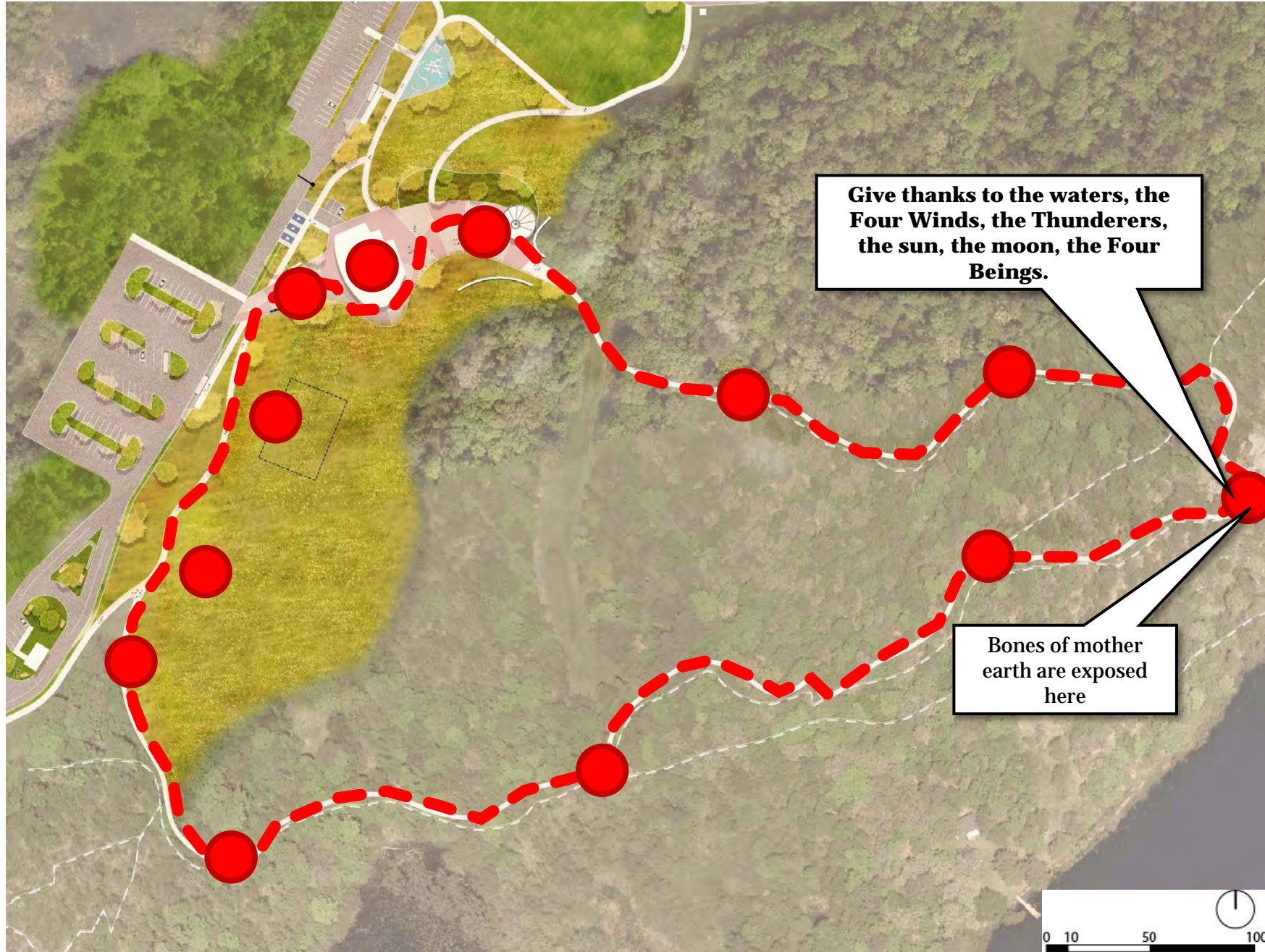
Walking through the forest

Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



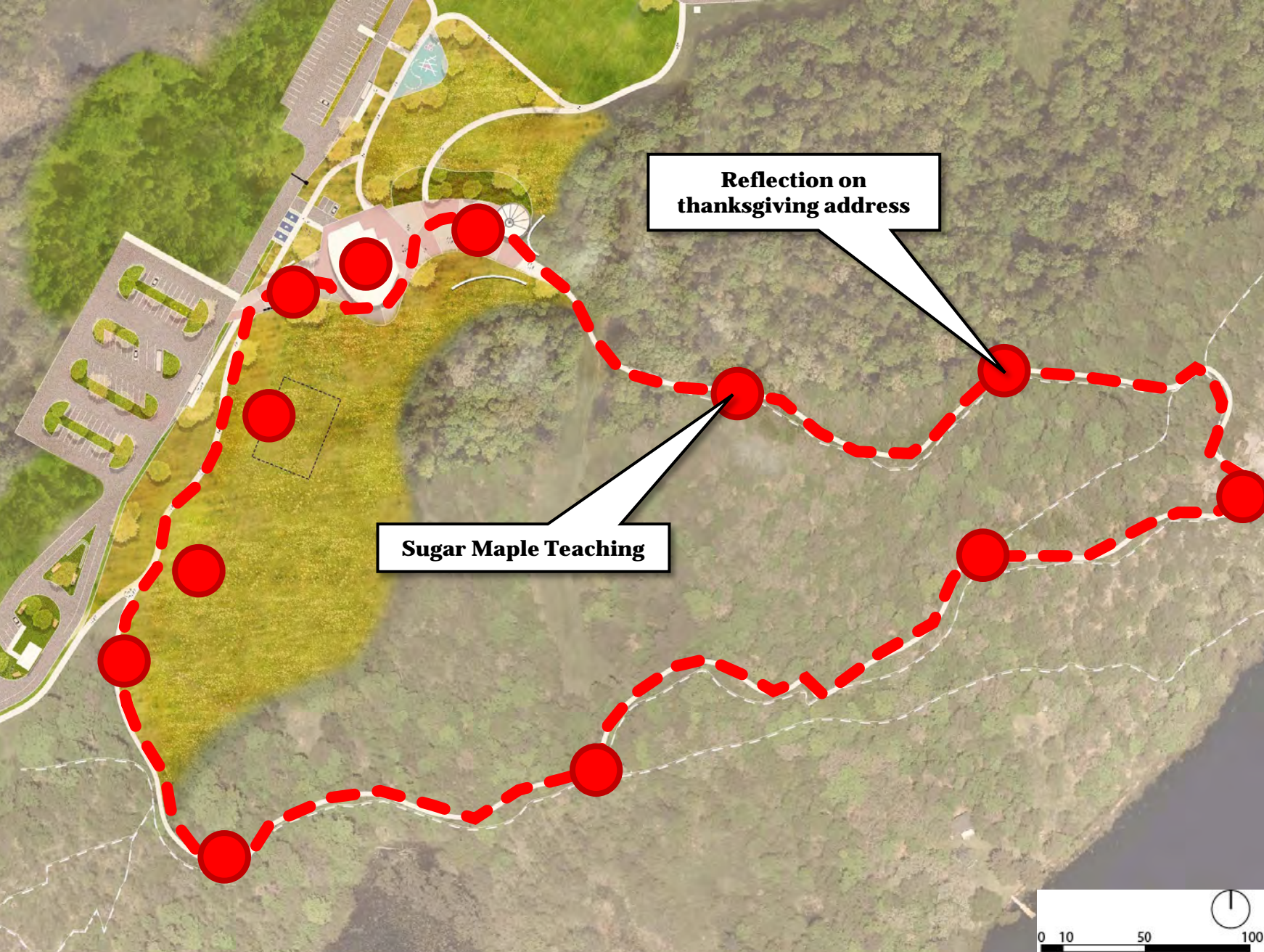
Akwesasne Clans

Landons Bay – Concept Plan – Thanksgiving Address Learning Loop

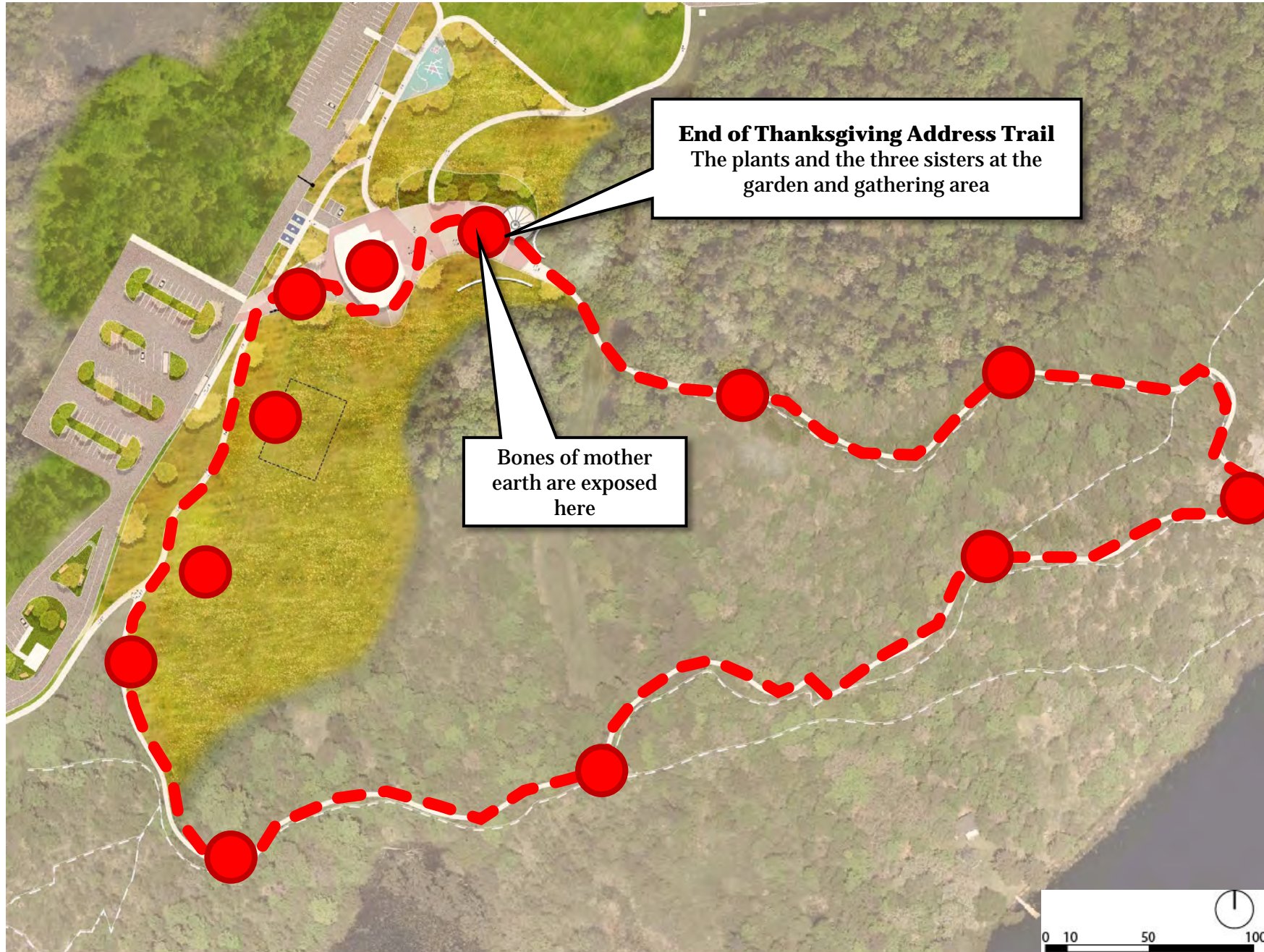


Landons Bay lookout

Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



Landons Bay – Concept Plan – Thanksgiving Address Learning Loop



Opportunities - Plaza



Themes:

- Historical timeline
 - Glacier
 - Peacemaker
- Seasoned themes
- Wampum
- Archaeology
- Clans
- Confederacy
- Map/Journey
- Moon Calendar
- Cultural story
- Indigenous Astronomy



Illustrate St. Lawrence River in its entirety



Include the stars and the Great Bear story



Opportunities – Playground



Thematic Ideas:

- Turtle Island
- 13 Moons Calendar
- Strawberry and raspberry patches
- Snow Snake game



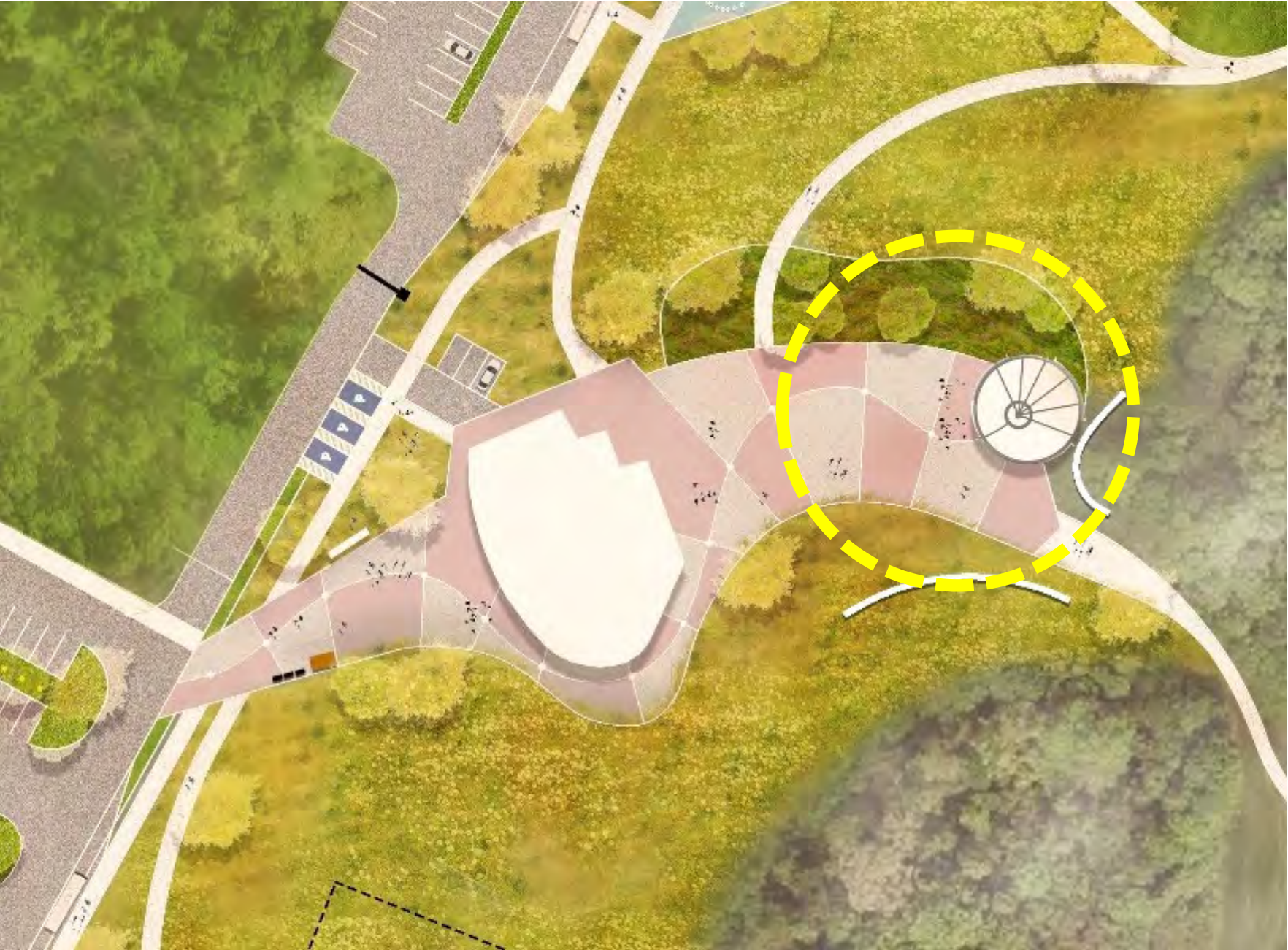
Examples of possibilities for turtle element

Opportunities – Visitors Centre



- Building as canvas
- Orientation Space
- Protected Teaching Space
- Embedded Interpretive Elements
- The building can emphasize the Four Beings and how they guide us with the teachings of the Creator during our journey on Mother Earth.
- The building can demonstrate and teach about Seven Generation thinking and planning.
- A space for preparing traditional teas.

Opportunities – Learning Area



- Fire
- Agricultural Area
-3 sisters
- Story Sharing Space
- Space for Tobacco offering
- Ending of Thanksgiving Trail



Mohawk College Hoop Dance