

FIRST IMPRESSIONS COMMUNITY EXCHANGE

Team



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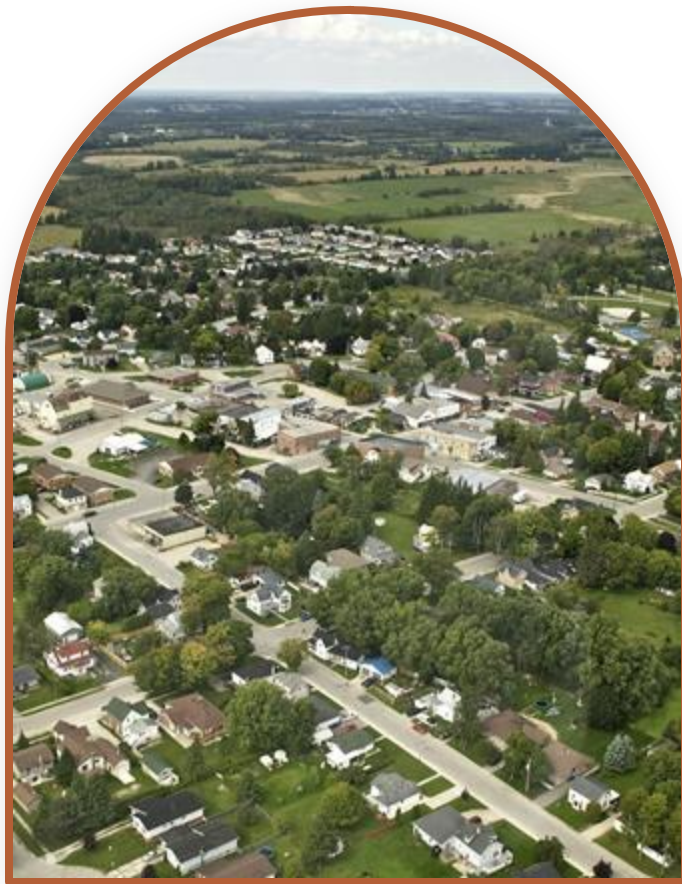


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First Impressions



Preconceived Notions

- Small town (village) charm.
- Historical character that can be preserved, e.g. train station history.
- Unknown location, character, and history.
- Small landmarks and dispersed community.
- Small one-lane roads.

Online Forums

Notable Thoughts from the Community:

- Some are upset with the removal of the railway track as it could have been used as a transit stop for commuters going to Toronto.
- Some are upset with lack of unique restaurants and places to eat out.
- Issues with lack of healthcare in the area.
- Food costs of groceries stores high.
- Issues with road conditions especially during the winter.

Online Community Forum Links:

- [Reddit: Is anyone here from Dundalk Ontario](#)
- [Reddit: Life in Dundalk Ontario](#)





HEALTH, EMERGENCY, & SOCIAL SERVICES

Health, Emergency, & Social Services

Existing Services:

- 3 Dentist Locations
- Fire Department
- Pharmacy
- Walk-in Clinic
- Dundalk Public Works
- Parks and Greenspace



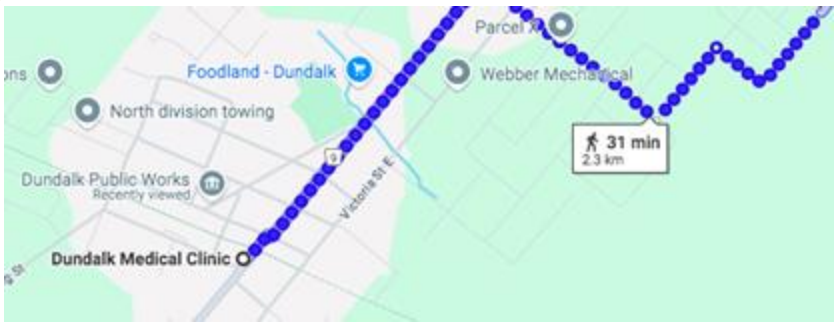
Health, Emergency, & Social Services

Strengths

- **Clustered Uses:** The pharmacy, walk-in clinic, and dentist are in close proximity of each other allowing easy navigation from one service to another.
- **Dundalk Public Works:** engages community and services issues regarding transit networks, water systems, and public infrastructure.



Health, Emergency, & Social Services



Weaknesses

- **Service Efficiency:** location of services are far and people can get stuck in harsh weather when trying to get medical help.
- **Lack of Signage:** for Municipal buildings or public services which makes it difficult to navigate or utilize important services.

Health, Emergency, & Social Services

Opportunities

- There's a need for more medical facilities and clinics in downtown.
- Vacant lots have the opportunity to host more emergency responders.
- Provide community support locations for members to report safety issues and local crime.
 - Note: The crime incidents will be reported to the nearby police station. This location is to ensure the community feels safe and has a place to report to in case reaching police is difficult.





RETAIL & COMMERCIAL SERVICES

Retail & Commercial Services

Strengths

- **Diverse Business Mix:** Such as financial institutions, agricultural supply retailers, hardware stores, restaurants, grocery store, convenience store.
- Several local businesses support the rural farming community.



Weaknesses

- **Accessibility:** Due to aging infrastructure, is an issue in older buildings and storefronts.
- **Aging Infrastructure:** Buildings beyond disrepair would require costly renovations for safety and maintenance.
- **Vacancies:** Presence of vacant buildings disrupts retail clusters and aesthetics of Downtown Dundalk; Reduces foot traffic.
 - Current vacancies evident on 14, 30 Proton North, Morgan Avenue
- **Missing Businesses:** Grocery Store.
- **Lack of Online Presence:** Difficult to gather information about services available.

Retail & Commercial Services

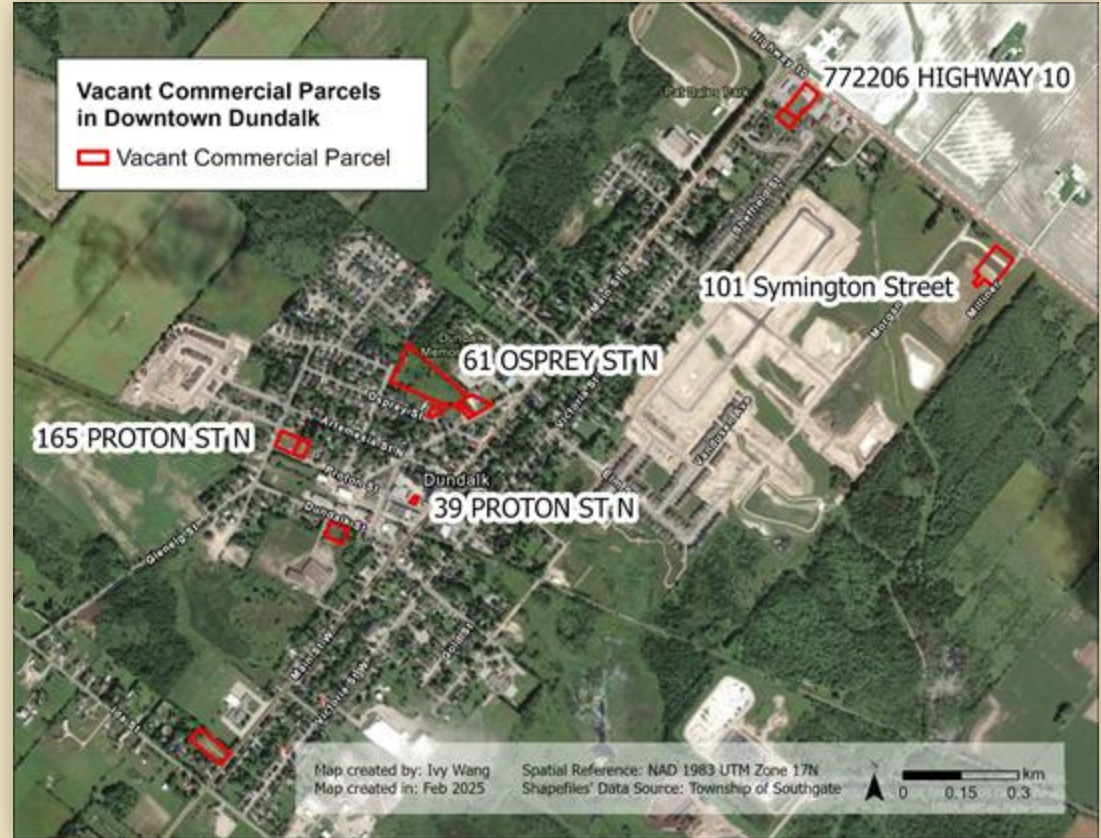
Opportunities

- Develop **missing stores** and amenities where **vacant buildings** are
- Create **social hubs** to expand pedestrian-friendly areas that encourage shopping, dining, and social interaction
- Highlight historic significance for **tourism growth**
- Increase **community engagement** by hosting events in underutilized spaces to boost economic activity and social interaction
 - Pop-up and temporary attractions like markets and festivals



Potential Redevelopment Ideas

- Grocery store
- Dollar store
- Larger parks with seating and playground amenities
- Pharmacy
- Medical Clinic
- Museum emphasizing Dundalk's heritage
- Widened sidewalks with more street furniture





CULTURE & HERITAGE

Culture & Heritage

Existing focal points include:

- Station Library
- Olde Town Hall
- Lion's Club Parkette
- Historic red brick buildings





Culture & Heritage

Strengths

- **Repurposing:** Reuse of historic buildings for community use (Station Library)
- **Contrast:** Historic buildings will contrast with new development
- **Gateways:** Location of heritage features create gateways into the downtown
- **Signage:** Banners and street lights signify the start and end of downtown

Weaknesses

- **Abandoned:** Historic buildings are vacant and in disrepair
- **Expensive Restorations:** Difficult and costly to protect and restore historic buildings
- **Lack of Emphasis:** Not enough focus and space is given to existing focal points to draw people in



Heritage Opportunities

- More public art and natural landscaping to characterize the downtown
- Creating focal points using existing buildings and landscaped space
- Retaining the façades of old buildings to preserve the existing character
- Potential agricultural museum to showcase the town's history





DESIGN & LANDSCAPING

Design & Landscaping

Strength

S

- **Historic Character:** The old buildings and train-based streetscape add personality and charm.
- **Greenery:** The downtown area is surrounded by lush greenery.
- **Mixed-Use Core:** Many residential spaces are integrated with stores and essential resources, making downtown accessible for nearby residents.
- **Street-Oriented Buildings:** Several buildings are placed at street corners rather than parallel, creating small public spaces that enhance social interactions.



Design & Landscaping

Weaknesses

- **Limited Social Spaces:** Few indoor and outdoor spaces for gathering outside of work hours.
- **Wayfinding Issues:** Lack of clear signage for streets and businesses.
- **Pedestrian Challenges:** Wide roads make crossing difficult.
- **Limited Amenities:** Few large supermarkets or stores offering basic goods.
- **Lack of Parks & Recreation:** Insufficient park space for exercise and social activities.
- **Aesthetic Concerns:** The downtown lacks visual appeal beyond building sidings and greenery.



Design & Landscaping

Opportunities



- **Improved Signage:** Install vibrant and larger welcome signs for Dundalk.
- **Social Hubs:** Create linear social spaces, such as along Proton Street.
- **Better Lighting:** Enhance public spaces with lighting to improve safety and connectivity.
- **Pedestrian-Friendly Design:** Widen sidewalks and narrow roads for better walkability.
- **Transform Vacant Spaces:** Convert empty lots into plazas or event spaces.
- **Reinforce Downtown Identity:** Activate underutilized parcels with needed services and activities.
- **Encourage Active Transportation:** Improve road designs to support cycling and walking.



COMMUNITY MOBILITY

Community Mobility: Strengths



Pedestrian Safety

- Main St/Proton St signaled crosswalk; zebra crosswalks.
- Ample on-street parking encourages visitors, especially from out of town.



Accessibility

- Tactile Walking Surface Indicators at pedestrian crossings.
- Priority handicap parking locations; curb cuts.



Street Facade, Transit Terminal Location

- Wide sidewalk portions; seating, aesthetic planters.
- Grey Transit Library Terminal situated in prime location for visitors (encourages visiting main attraction).
- Compact downtown area makes it feasible to implement pedestrian-friendly initiatives.

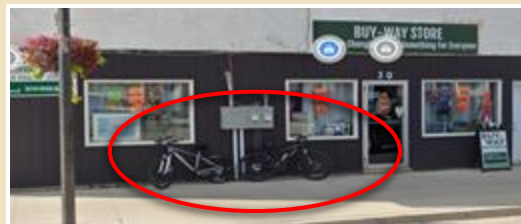
Community Mobility: Weaknesses/Opportunities

Transit Availability & Library Terminal

- Weekday-only Grey Transit may discourage weekend out-of-town visitors (Route 1: Dundalk to Owen Sound).
 - **Opportunity:** Add weekend schedule, community shuttle.
- Library Terminal: Lack of amenities for transit users.
 - **Opportunity:** Consider visible route signage, benches, lighting.
- Lack of crosswalks at Proton St/Holland St stop sign.



Community Mobility: Weaknesses/Opportunities



Cycling Amenities

- Lack of bike parking
 - **Opportunity:** More bike hoops at Terminal/Library, on sidewalk, at central location (e.g. Lions Club Parkette).

- Lack of bike lanes



Opportunity: Consider bike symbols in travel lane to indicate shared space; draw from “Complete Streets” approach.

Street Amenities

- **Opportunity:** Consider adding small surface parking lot.
- **Opportunity:** Enhance streetscape aesthetics: flower planters, benches.



Example: Historic Main Street, Newmarket, ON



RECREATION & TOURISM

MARCH BREAK

AT THE LIBRARY

March 11 - 14

TUESDAY

Lobby the Magician- 10am
Join Lobby for a magic show and dance party!
All ages, 1-2 adults per family.
Pick up your free ticket in advance.

Nailed It! Teen Edition- 2pm
Compete in 3 rounds of dessert decorating to see if your team Nails It or Falls It!
Best dessert in each round gets a prize!
Teams of 2. Ages 12-18. Must register.

Stop by all week and do the scavenger hunt! Ages 3-12

WEDNESDAY

Kids STEAM- 11am
Have fun with Outdoor! Ages 8-12.

Kids Craft- 1pm
Join us for a show/fake craft! Ages 8-12.

THURSDAY

Kids Movie- 1pm
Join us to watch Transformers One. Ages 3-12. Under 5 must have a parent present. Please bring your own water bottle.

Teen Smash Bro Tournament- 3pm
Complete on the Switch for a chance to win a \$25 gift card. Ages 12-16.

Teen Scary Movie and Pizza- 6pm
Enjoy pizza while you watch A Quiet Place: Day One. Ages 13+.

FRIDAY

Story Time with Baby Chicks- 3pm
Listen to a story by author Carolyn J. Morris and visit with her baby chicks. All ages. 1-2 adults per family. Pick up your free ticket in advance.

Southgate Public Library
80 Proton St. N., Dundalk
519 923-3248

Registration Required



Recreation & Entertainment

Strengths

- **Community Engagement:** Many community events bring residents together in the Southgate area.
- **Tourism Appeal:** The historic character of buildings attracts visitors.



Recreation & Entertainment

Weaknesses

- **Limited Population Size:** Small population restricts big-city entertainment options like arcades.
- **Lack of Social Spaces:** The town could benefit from more community gathering areas.
- **Underutilized Parks:** Existing parks lack sufficient social and recreational opportunities.



Recreation & Entertainment

Opportunities

- **Embrace Rural Identity:** Introduce more fairgrounds events and farmers markets and bring some of these elements to the downtown.
- **Curated Local Experiences:** Develop local small-town attractions unique to Dundalk such as a curated movie theatre.
- **Highlight History:** Increase public displays showcasing Dundalk's heritage.



CONCLUSION & RECOMMENDATIONS

Conclusion

Positive Features about Dundalk

- Historical-home style of commercial buildings gives a welcoming feeling.
- Particular rural character - ex. Library
- Ample on-street parking encourage out-of-town visitors



Biggest Challenges for Dundalk

- Accessibility - distance from resources to residential areas especially for those near Highway 10
- Amenity improvements for library bus terminal



Recommendations

Biggest Opportunities for Dundalk

- Addition of new buildings to provide more accessible stores and services. Examples: grocery, dollar store, medical clinic, and police stations.
- Increasing the density of storefronts in the downtown area for a continuous commercial street facade
- Enhance streetscape from both urban design and mobility perspective, to improve pedestrian amenities, emphasize Dundalk's heritage and aesthetic appeal.



THANK YOU

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