

# Morrisburg Model Village Proposal to South Dundas Municipal Council

## From the Morrisburg Waterfront Committee

### Introduction

In the Morrisburg Water Front Committee meeting on 19 July, 2017, John Gleed presented a proposal to create a **“Morrisburg Model Village”** of Morrisburg as it was in the 1950s before the St Lawrence Seaway flooding in 1958. The proposal received warm support from the committee and we recommended that the proposal be presented to the South Dundas Council for review and approval.

The presentation was made at the South Dundas Council meeting on 22 August. We believe the presentation was well received by Council and, subject to finalizing the specific location on the waterfront, appeared to have general support. The resulting article in the Morrisburg Leader (30 August 2017) and the St Lawrence Piks Facebook Page post (24 August) were very well received by the community, with strong encouragement to go ahead.

This document presents a formal proposal from the Morrisburg Waterfront Committee to the South Dundas Municipal Council to get go ahead approval in principle for this project, subject to the finalization of the specific waterfront location with the South Dundas Municipal staff .

### Background

On 1 July, 1958 in the final stage of the St. Lawrence Seaway construction project the coffer dams were breached and the flooding of the old downtown area of the village of Morrisburg began.



Flooding of Morrisburg Lock 23

Morrisburg was more fortunate than the other “Lost Villages” that were completely flooded and had to be moved and rebuilt from scratch at locations removed from the new waterfront.



Much of the residential area was not lost and many of the striking old historical residences and churches were preserved. Most importantly, Morrisburg's close relationship with the river was retained.



However, the old downtown area was lost under the river for ever.





## The Proposed Morrisburg Model Village

We are proposing to create a “Model Village” of Morrisburg as it was in the 1950s, prior to the St. Lawrence Seaway flooding and to locate it on the waterfront path, overlooking the old downtown area to the south, now flooded

### Examples of Model Villages



Bourton on the Water in the UK – 1:9 scale and 1:81 scale. See <http://themodelvillage.com/>

Toronto

Ottawa

Under Construction!



Our Home and Miniature Land – see <https://www.miniatureland.ca/> - 1:87 scale (HO Railway Models) – we will attempt to set up meetings with this organization to look for their input & advice and to explore the potential benefits of some kind of ongoing interactions/partnerships.

We propose to use the 1:87 scale (the HO Model Railway Scale) for the proposed **Morrisburg Model Village**.

This has the benefit of making lots of pre-built models available for purchase at very reasonable costs (see <https://www.walthers.com/>) for Buildings, Cars, Vans & Trucks, Trees & other vegetation, People, etc. – to make our model village much more realistic and attractive.

The **Morrisburg Model Village** will depict in miniature, the pre-seaway area of the village from **Augusta Street** in the west to the east end of old **Lock 23** (south of the current location of the **Cruickshank Amphitheatre**) and from **First Street** in the north to the south end of **Lock 23** (about 300m south from **Cruickshank Amphitheatre** shoreline). This is an area of about 1000m E to W by 600m N to S. Based on this, our model village would be about 12m by 7m (40 by 23 feet), not including the boundary and viewing areas around the model village.





This is a **Then & Now Overlay Map** of the area – 1950s Ontario Hydro Map with today’s Google Earth Satellite image. The **YOU ARE HERE** point on the map is the first of the proposed locations for the **Morrisburg Model Village**. There are several good alternative locations on the waterfront path:

1. North of the waterfront path, on the west side of the path up to Canada Way. This is directly north and looks out over the river to where the old downtown and Lock 23 was situated;
2. On the east side of the path up to Canada Way. Again, this is directly north and looks out over the river to where the old downtown and Lock 23 were. It has the advantage of not being directly adjacent to the Ball Diamond.
3. North of the waterfront path, to the west of the Cruickshank Amphitheatre and adjacent to it. This has the advantage of being closer to parking (Beach Parking Lot – to be expanded).

The final location will be confirmed in discussions with South Dundas Council & staff.





## Proposed Project Approach

This project will be tackled with high community involvement and support, in a similar manner to the very successful Earl Baker Park Garden, Playground, Splashpad and Dog Park projects. The basic approach will be as follows:

Build a Concrete Pad to represent the 1950 Topography (approximately 12.5m by 8m {41' by 26'})

- Appropriately contoured to scale, with about a 15cm {6"} drop from the First & Augusta high point down to the canal & river levels as they were then - at the 1:87 scale
- Streets painted with concrete paint as per the **Then & Now Overlay Map**
- Highlighting the streets now underwater (blue?)

Distribute house & building model creation out to the community (estimated 200 houses and other buildings) to Create or Sponsor building to:

- Schools (Shop Classes for model building and model painting by Art classes?)
- Businesses & Other Organizations
- Families & Individuals

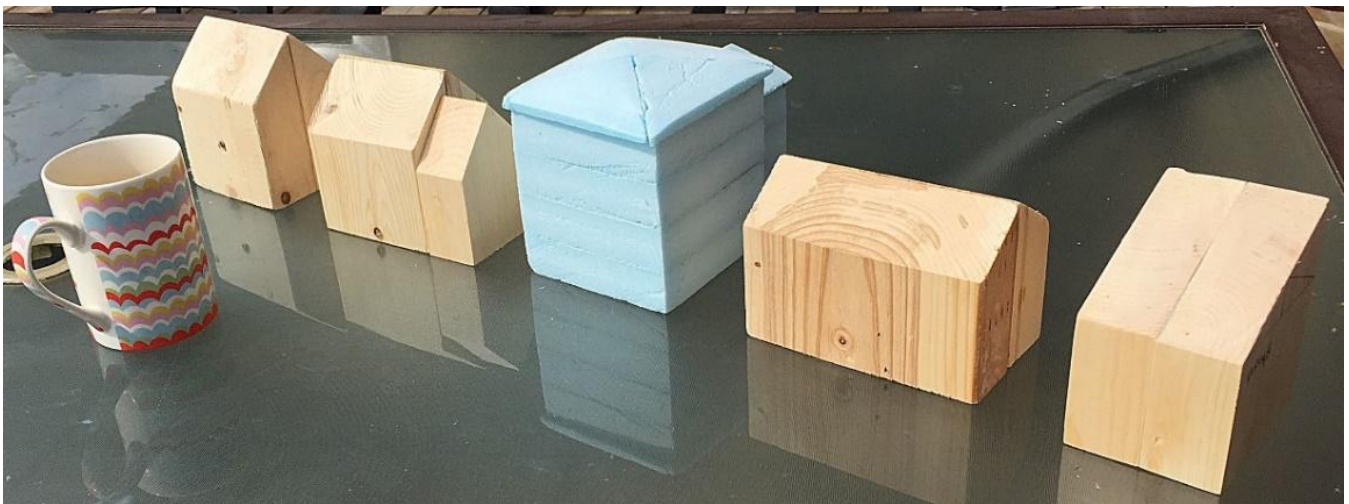
At the 1:87 scale most house model will be less than 6 x 6 x 6 inches. We anticipate that most will be made from wood. However, several alternative approaches may be utilized:

For each building model, we would provide photograph(s), measurements (actual/estimated) and any other available useful information. We intend to put special emphasis on creating high quality models for the "Notable" buildings (e.g. Churches & Classic homes such as the Gorrell house, Bayne house, etc.)

Potential methods/materials to create models

- Machined & Carved wood blocks
- Fibreglass
- 3D Printed
- Sculptured Pottery Clay & Polymer Clay
- Molded Plaster
- Cut & Carved Insulation Foam (high density)
- Shaped sheet metal

Painted to varying levels of detail - by the creators, painting volunteers and high school art classes

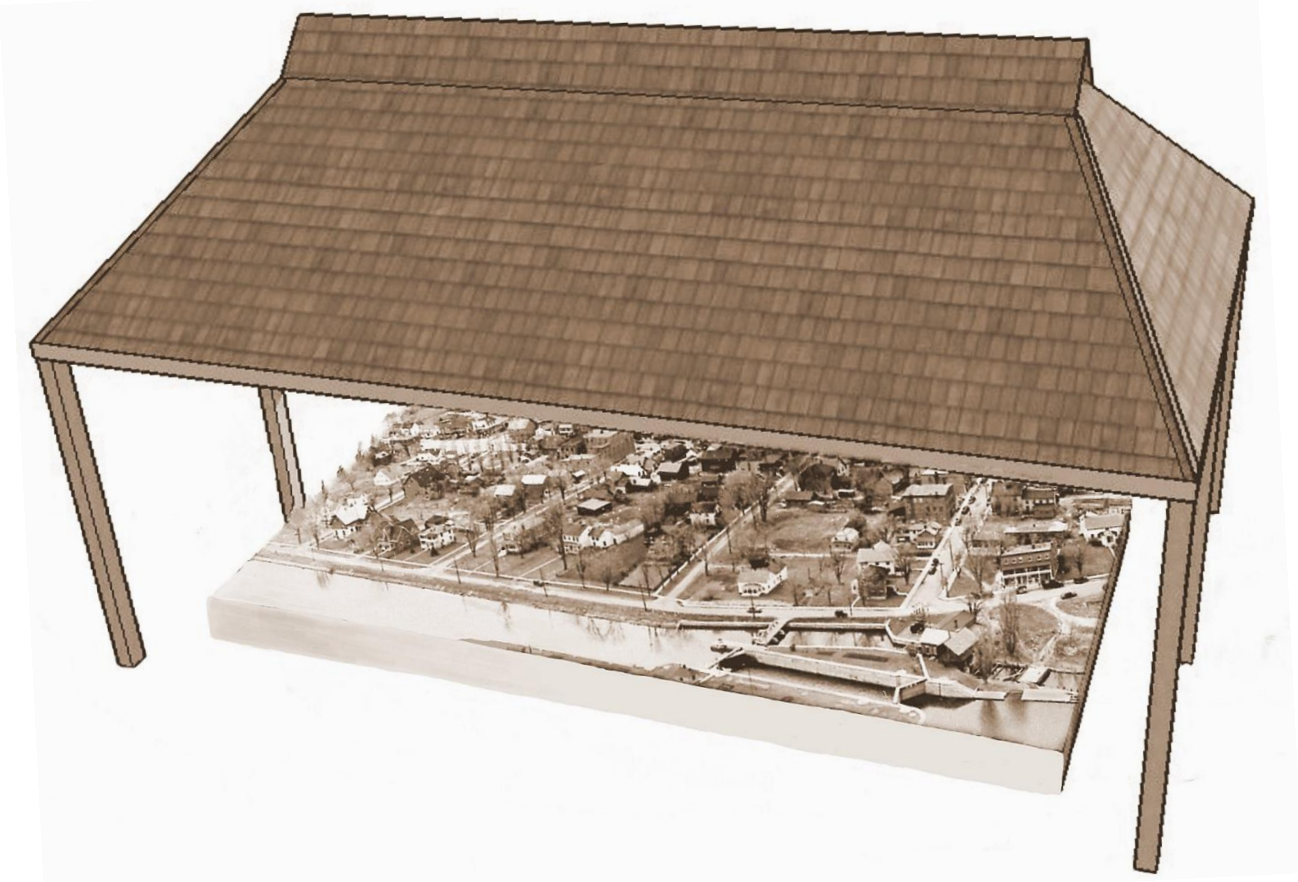


**More research must be carried out to determine the best & most cost-effective ways to protect the Model Village from the year-round stresses of the elements and potential damage from vandalism.**



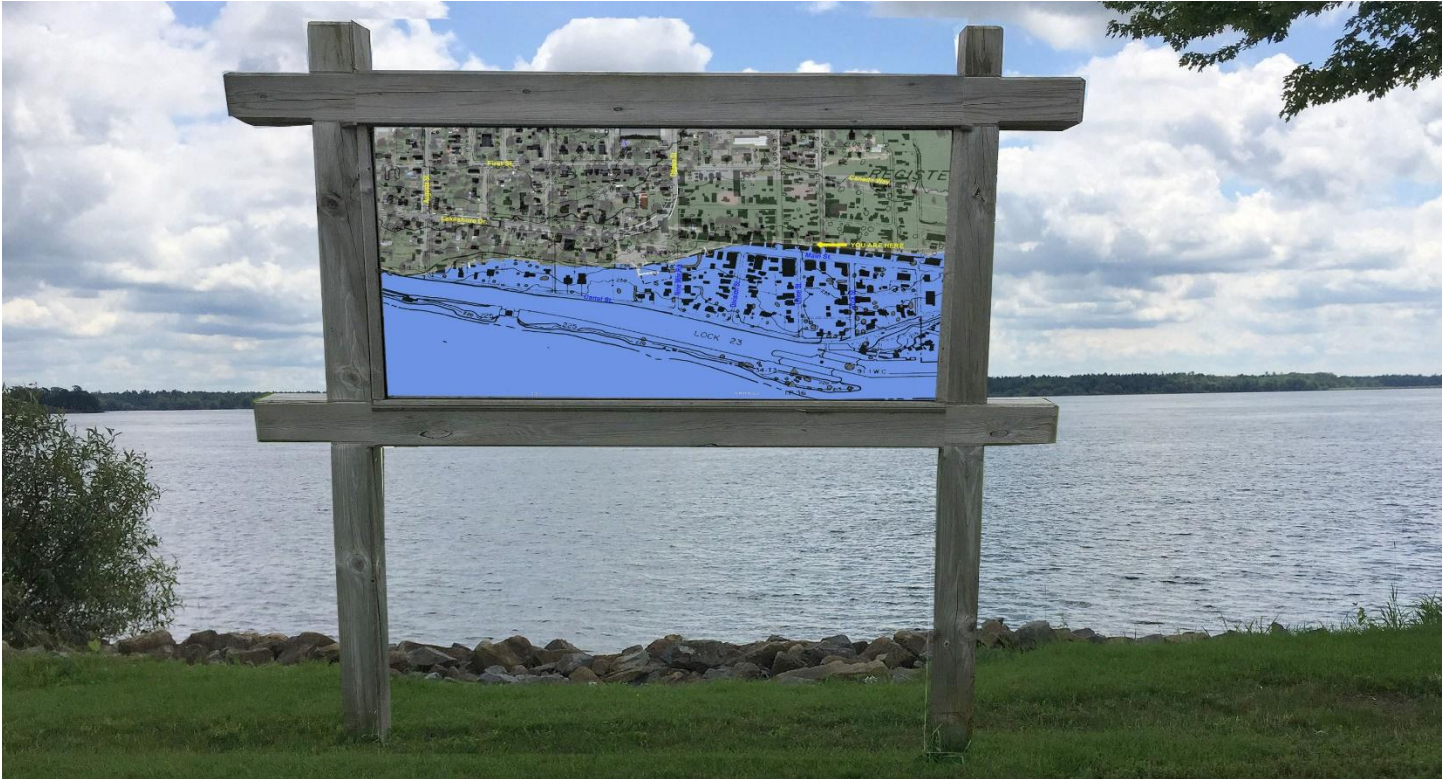
# What the Morrisburg Model Village Will Look Like

An Artist's Impression:





## Waterfront Sign



As an integral part of the model village, we will place a **Then & Now Overlay Map** sign at the waterfront. It could look something like this: looking south toward the flooded old downtown – with a prominent **“YOU ARE HERE”** marker. It will be designed with the same look and feel as the lock signage being installed this fall.

## Estimated Building Costs

The proposed **Morrisburg Model Village** represents an area 1000m by 600m, at the 1:87 scale this gives a model village of 1,150cm by 700cm (38' by 23'). If we add a 1m wide path around the actual model, it means that the Total Model Village plus viewing area will be 1,250cm by 800cm (41' by 26') - **Total Area: 100 sq m (1100 sq ft).**

The estimated cost of the required 1100 sq ft **Concrete Pad** (at approximately \$9 /sq ft) is about **\$10,000.**

**Concrete Paint @ \$2/sq ft:** is about **\$2,000**

The estimated cost of a **Pavilion Roofed Area** (at approximately \$34 /sq ft) is about **\$34,000.**

A **Wrought Iron Perimeter Fence** of 41m (135') @ \$30/ft: is about **\$4,000** – the cost of a Tempered Glass Fence will likely be considerably higher (TBD).

We will likely require a **Security System** for the Morrisburg Model Village – for example: motion detector activated lights and cameras with remote monitoring at an estimated maximum cost of **\$2,000.**

**Model Houses/Buildings** – say 200 models at an average cost of \$100 each: Total: **\$20,000.**

Contingency Overage Allowance of 40% - Maximum **\$28,000.**

**TOTAL ESTIMATED MORRISBURG MODEL VILLAGE BUILDING COST: \$100,000**

This estimate must be carefully reviewed by qualified experts in the construction business.

## Estimated Fundraising Requirement and Approach

Based primarily on the experience with the Earl Baker Park Playground & Splashpad projects, we are confident that this amount can be raised with “In Kind” contributions, community donations, sponsorships, grants, etc. (\$10 per South Dundas Resident).

Additional fundraising is required to provide funds for ongoing maintenance and improvements. We will create the “**Morrisburg Model Village Ongoing Improvements, Maintenance & Support Fund**” as a way to source these needs. Our initial funding target for this Fund is estimated at **\$100,000**.

**Our Total Initial Fundraising Target therefore will be \$200,000.**

We believe that there will also be good ongoing opportunities to secure additional funding for the “**Morrisburg Model Village Ongoing Improvements, Maintenance & Support Fund**”.

## Next Steps and Schedule

The first step will be to put together a strong Project Team which will operate as a Subcommittee of the Morrisburg Waterfront Committee.

This team will organize and manage the project to its completion – including developing and maintaining a detailed project plan and financial plan, with monthly reporting to the Waterfront Committee.

We are planning to finalize the location with South Dundas Council and designated municipal staff **by the end of the year at the latest**. This will allow us to do site preparation in Spring 2018 and carryout the installation of the Concrete Pad to represent the 1950 Topography (approximately 12.5m by 8m). It will be appropriately contoured to scale, with about a 15cm drop from the First & Augusta high point down to the canal & river levels. Then the streets will be painted onto the pad with weatherproof concrete paint to correspond to the Overlay Map at the 1:87 scale. We plan to highlight the streets now underwater by painting them blue.

As a minimum, together with the waterfront sign, this will allow us to schedule an official **Morrisburg Miniature Village Opening Ceremony on 1 July, 2018**. This date is important because it is the **60<sup>th</sup> Anniversary** of when the St Lawrence Seaway coffer dams were breached and the flooding began and was completed to current water levels in only a few days. It can also be part of the Canada Day celebrations.

## Go Public and Promotion Plan

Our priority will be to present the Morrisburg Model Village concept and plan to the community. Our major objectives will be:

1. To get feedback, suggestions and other ideas on how to build and improve the project.
2. Solicit house and building model builders, artists and other support.
3. Solicit support of all kinds, donations in money and “in kind”. We will pay special attention to soliciting contributions to the proposed **Morrisburg Model Village Ongoing Improvements, Maintenance & Support Fund** – both from onetime contributions and modest ongoing regular contributions.
4. We will be aggressively pursuing funding and grant opportunities from government and private organizations.

How will we accomplish this?

A **Morrisburg Model Village Facebook Page** has already been set up and we are proceeding to add information. See <https://www.facebook.com/MorrisburgModelVillage/>. A **Morrisburg Model Village Website** has already been set up and we are adding content. See <http://morrisburgmodelvillage.ca/>. We will be aggressively promoting our FB Page and Website and soliciting “likes” & “shares” and links from individuals, groups, organizations and especially media and



related FB Pages and websites. We will be making information and promotional releases to local Press and Online Media and we intend to schedule at least one Public Meeting in the Fall to present our project and get feedback.

## Benefits to the South Dundas Community

There are many benefits to the South Dundas community in going forward with this project:

1. A clear demonstration of the Morrisburg Waterfront Committee capability to “get things done” on the waterfront, giving more support and credibility for future plans;
2. A great addition to attract visitors, new residents and businesses to South Dundas that fits in well with and compliments current major area attractions such as Upper Canada Village, Upper Canada Playhouse, Lost Villages Museum, Lock 23 Diving Enthusiasts;
3. A demonstration to older residents that “**We Do Remember**” and a great Morrisburg history educational opportunity for our younger residents;
4. The benefits of taking on major projects to strengthen the community spirit and pride are already very apparent from our experience with the Dog Park, the **Earl Baker Park** Gardens, Playground and Splashpad. We believe that the Morrisburg Model Village project has the potential to contribute even more to our sense of community.

We believe that we can expect strong encouragement and support from the OPG Visitor Centre in Cornwall, Lost Villages Museum in Long Sault and Upper Canada Village – both in the project development and with ongoing mutually beneficial synergistic promotion of each other’s visitor sites on social media, website references, etc.

An ancillary benefit of going forward with this project is that the concept could potentially also be applied in several other communities affected by the St. Lawrence Seaway Construction – such as Iroquois & the other “Lost Villages” in SDG.

We are **ready and eager to go** on this great project. We request the South Dundas Council to accept this report and confirm its support for the project to move forward.