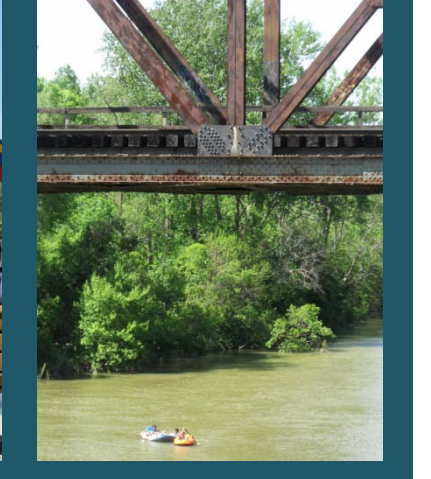
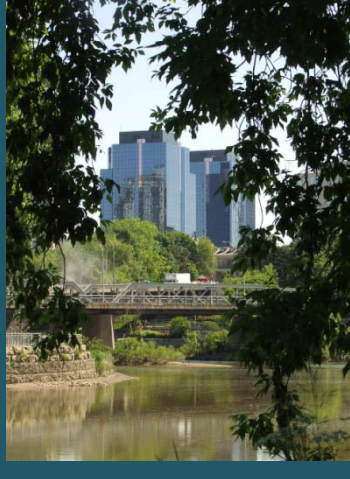


# Thames Valley Corridor Plan

# Action Plan

2011





## Introduction

London has always viewed the Thames Valley Corridor as its most important natural, cultural, recreational and aesthetic resource. It has been called the gem of South-western Ontario with its multi-functional role that has formed London's history and crafted its unique identity. It is a place of stories and a place of memories. It is a place of natural heritage and beauty, of recreation and leisure, of tourism and of servicing the City. It is many things to many people.

In 2000, The Thames River was honoured nationally with the designation of a Canadian Heritage River, a designation bestowed on it for its outstanding cultural and natural attributes, quality recreational opportunities, and demonstration of a healthy river environment.

Council, through its Official Plan, has recognized the importance of the River Corridor and has directed the City to prepare the Thames River Valley Corridor Plan to optimize the multi-functional role of the river valley system in the City over the long term. It was recognized from the outset that the success of the plan required input from the public to help guide the future of the corridor and recognize its rich history. A variety of opportunities were made available for the public to have their input into the future of the corridor, which generated issues ranging from: improved natural heritage protection to water quality to recreation needs to heritage bridge retention. In addition, a Corridor Advisory Committee was assembled representing various interests and they provided expertise into the direction for the future of the corridor.

The goal of the Thames Valley Corridor Plan (TVCP) is to protect and enhance the environmental features of the River Valley while accommodating the multi-functional role of the river valley system over the long-term. The Plan represents an integrated product that illustrates, through a series of maps and supporting documentation, how the protection and enhancements of the valley corridor will be realized through:

- natural heritage protection, including species-at-risk
- new park pathways to complete system gaps, and improved trails
- focussed recreational activity areas and facilities along the Valley
- open space areas for stewardship initiatives and ecological restoration
- park enhancements at the Forks that support Downtown initiatives
- land use guidelines and related policies
- built and natural heritage interpretation possibilities



## ACTION PLAN

- adjacent urban redevelopment opportunities and constraints
- key land acquisition recommendations

The Plan further provides a number of recommendations and action items to achieve this goal. The recommendations and action items have been categorized into 4 key theme areas;

- Natural Heritage, Stewardship, and Protection;
- Celebration, Recreation, Leisure and Tourism;
- Land Use Planning and Management; and
- The Working River.

To summarize the recommendations of the TVCP, the following Action Plan has been prepared. The Action Plan provides a brief overview of the four theme areas in TVCP and outlines the recommendations for the successful implementation of the TVCP. The TVCP also provides timing for each of the action items with reference to possible annual budget implications. From this Action Plan, more focused implementation plans may be prepared for specific recommendations. Full details of the recommendations and action items should be cross referenced in the larger Thames Valley Corridor Plan.

4

The TVCP is an implementation plan intended to span 15 years. Full implementation is subject to funding from City capital and operating budgets, available third party funding, staffing and community partnership opportunities. An implementation review and report will be completed in 2016.

### Character Areas

Section 2.1 Character Areas and Strategies of the Corridor Plan breaks down the components of the corridor into a number of specific character areas based on unique or collective attributes. Key strategies are then applied to each of the character areas which are later used in the foundation and formulation of the recommendations. These character areas, which include corridor gateways, valley crossings, environmentally significant areas, open space/common grounds, activity areas, rivers edge access, heritage sites, urban nodes, edge zones are illustrated in detail on Figures 2 through 5 in the main TVCP document. Map1, of this document, provides a simplified version of these figures and illustrates the key activity areas, the ESAs, the common ground linkages and gaps in the Thames Valley Parkway.

The overall framework for the character of the Thames River Valley in London is one of high activity and “urban” focus at the Forks, to areas of focused activity linked by more natural parklands along the three branches, to our ESAs, Provincial Park and Conservation Area at the City limits.

## Action Items

The Action Items found in this document are grouped under four theme areas: Natural Heritage, Stewardship and Protection; Celebration, Recreation, Leisure and Tourism; Land Use Planning and Management; and The Working River. Within the main document (see Section 3.0 Recommendations of the TVCP) each of these categories includes a listing of the Action items that are provided in a more detailed table including the following elements:

**Recommendation Reference** - identifies the key recommendation or strategy in the Thames Valley Corridor Plan that supports the Action Item.

**Implementation Trigger / Related Items** - this refers to pre-requisites and related items in the Action Plan that should be considered prior to initiating the Action Item.

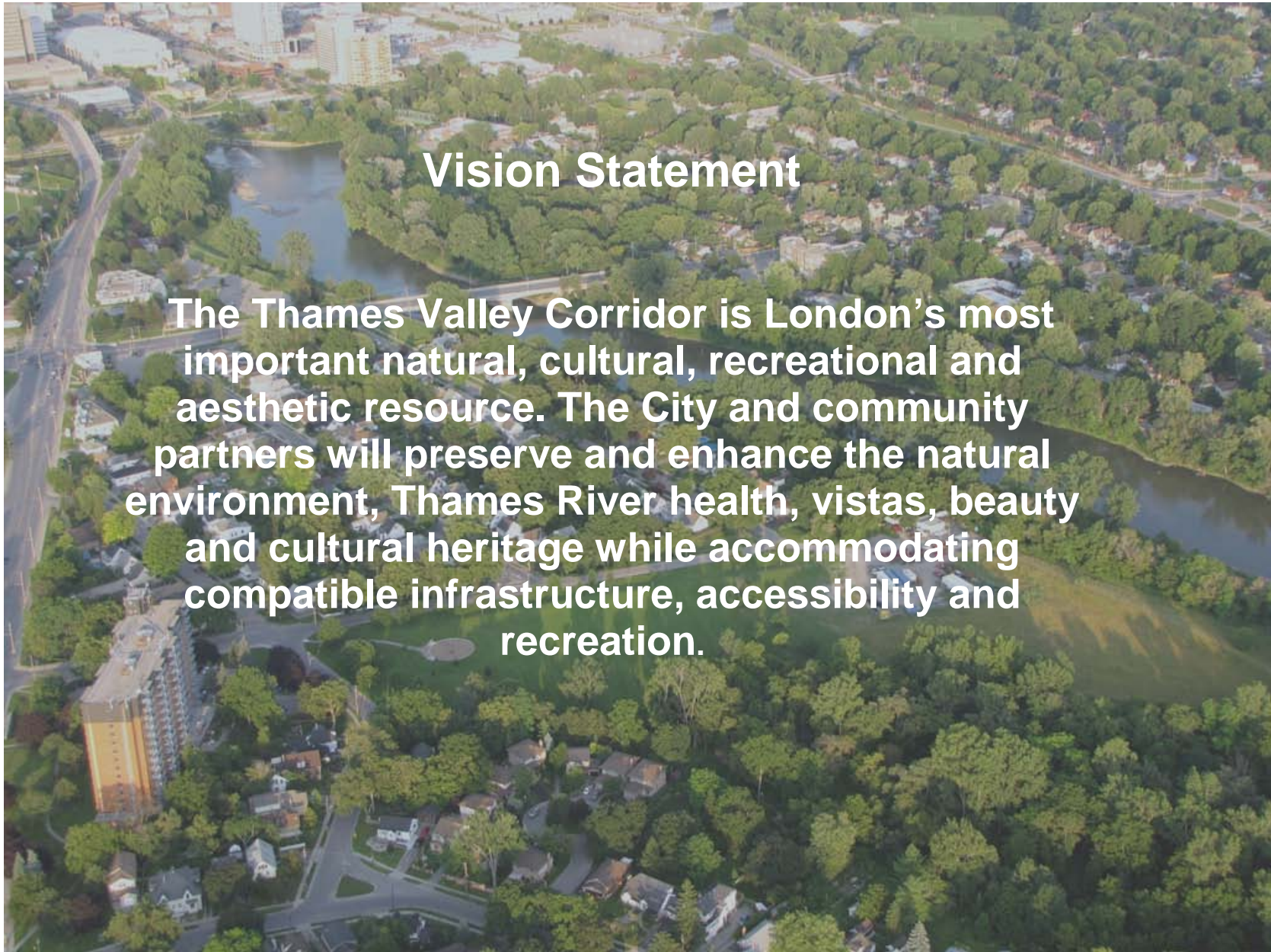
**Suggested Timing** - refers to the year that implementation of an Action Item should commence. Three time frames are used:

- Short Term (1 - 3 years )
- Medium Term (3 - 7 years )
- Long Term (Beyond 7 years)
- 

Short Term projects focus on early, achievable, and practical actions that raise the profile of the Thames Valley River and provide ecological, cultural or recreational benefit. Funding for these activities will be undertaken through existing capital budgets in association with the efforts of other departments or community organizations.

Medium and Long Term projects typically are those that have higher capital costs and greater operational demands and require more detailed planning, design and consultation. They may be piggybacked on other capital or development projects as they come on stream. Long Term capital projects may be the outcome of planning or design studies undertaken for specific areas in the Short to Medium term.





## Vision Statement

The Thames Valley Corridor is London's most important natural, cultural, recreational and aesthetic resource. The City and community partners will preserve and enhance the natural environment, Thames River health, vistas, beauty and cultural heritage while accommodating compatible infrastructure, accessibility and recreation.

**Responsible Departments/Divisions** -identifies city departments that have a role in implementing each action.

**Capital and Operating Costs** - identifies recommendations with capital costs that are not currently in the 10 Year Capital Budget and Forecast. These costs are in 2010 dollars and are considered preliminary estimates and subject to further evaluation of the project parameters, regulatory policies, and budget review / approvals. A number of the proposed capital works projects will need to be preceded by a plan or study. Action Items requiring additional operating costs are noted.

**Potential Partnerships** - identifies where there may be an opportunity or a partnership between agencies, community groups, committees or organizations to assist in implementing or funding the action item.

This document summarizes all of the recommendations into a condensed format outlining the Actions proposed under the four main themes. The Actions are listed by priority under each theme, starting with activities that are currently ongoing or intended for immediate (2012) action, then short-term actions, followed by medium-long term actions.





*Natural Heritage, Stewardship and Protection*



## Overview

One of the most important roles or characteristics of the Thames Valley River Corridor is the natural heritage system. The Thames River Valley is a diverse biological region containing rare remnants of tall grass prairie and supporting woodlands dominated by sycamore, black walnut and hackberry. Numerous species of wildflowers, ferns and sedges can be found in the understory, including a number of rare species and species-at-risk. This ecological gem contains four large Environmentally Significant Areas (ESAs), a Conservation Area and a Provincial Park representing a variety of habitats and landforms associated with the river corridor. In proximity to the river corridor are an additional five ESAs that contribute to enhance the ecological integrity of the corridor. Outside of these significant ecological resources are a number of natural areas that provide additional corridor connections and linkages.

The Plan recognizes this important role and seeks to preserve the environment's existing ecological integrity and enhance its future form and function through action items which require the continuation and expansion of programs to remove invasive species, implement naturalization programs, and encourage education and stewardship programs.

Over the last 15 years, the City has naturalized 12% of its mowed parklands with native vegetation using approximately 48,000 plants on an area of parkland in excess of 25 hectares (62 acres). Continued effort will result in a greater amount of land returning to its native form. As part of the Corridor Study, the consulting team undertook and prepared restoration and management strategies targeting the 47 vegetation patches within the corridor. In recognition of its importance, the City initiated an Ecological Restoration Plan in 2011 that pulls together all of the ecologically focussed recommendations of the TVCP into a project-based plan. This includes addressing invasive species, woodland degradation and species-at-risk habitat protection and enhancement.

The TVCP provides a number of recommendations (see Section 3.0 Recommendations of the Corridor Plan) for the natural environment to protect and enhance this valuable resource and provide opportunities for the creation of new resources by including additional lands into the corridor, and recommending management strategies. The following action items will assist in meeting these objectives and will support the Vision of the Plan.



## NATURAL HERITAGE, STEWARDSHIP AND PROTECTION



### Immediate and/or Ongoing Actions

- Continue restoration activities, supported by allocation of annual budgets for planting and any increased operational costs. Focus efforts on areas of identified Species at Risk; passive use open space lands, stormwater ponds and underutilized park areas adjacent to existing vegetation patches where restoration will have the greatest effect. (Refer to Restoration Strategies maps in Appendix).
- Develop and implement a comprehensive restoration and management program focused on existing vegetation patches with objectives to support and bolster natural areas and habitats.
- Adjust the Corridor boundary to include the Thames Valley Golf Course and the River Road Golf Course / Clark Road Park. As municipally-owned open space contiguous with the Corridor, these lands meet the criteria outlined in Phase 1 of the study.

### Short Term Actions

- Target management efforts on vegetation patches with evidence of heavy invasive species presence. Management initiatives should include invasive species removal, litter clean-up, and management of random trail use (refer to Restoration and Management Strategies maps in Appendix for potential locations).

- Identify potential private land acquisition areas that may facilitate maximizing forest size, shape and contiguous natural vegetation for the entire length of the corridor. Priority areas for acquisition are those with a high Carolinian Plant community (as identified on the City's ELC and database) or that promote interior forest habitats or natural connections to the larger system.
- Identify conflicts between existing trails and terrestrial and aquatic Species at Risk locations within the corridor. Consider permanent or seasonal closures, where needed for habitat protection.
- Where possible, fund the purchase of existing floodplain lands within the corridor possibly using a rejuvenated Scheme 43 Agreement Program in order to protect the corridor and avoid incompatible development.
- Develop a program to protect and manage areas with known locations and significant stands of Sycamore and other unique or rare plant and animal species.
- Produce an informational brochure such as the UTRCA 'Living With Natural Areas' pamphlet for residents living near the Thames River and its tributary creeks, concerning impacts of household products on water quality, illegal dumping, managing yard waste, use of native species in landscaping, responsible use of natural areas. These brochures should complement the series created to illustrate how sewers should be managed (pool maintenance, garborators, etc.)
- Develop a River Stewardship Program to inform the public of the River's sensitive resources and unique management requirements; encourage volunteer and community service programs fashioned after the successful "Friends of..." initiatives.
- Incorporate information about stewardship into the trails signage system.
- Consider the development of, and implement a 'Downspout Disconnect Program' to help homeowners redirect rain from their roofs away from storm sewers and onto lawns and gardens.



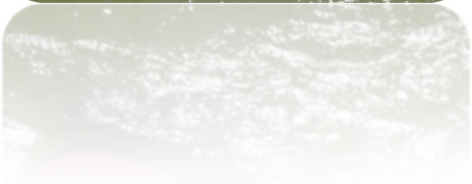
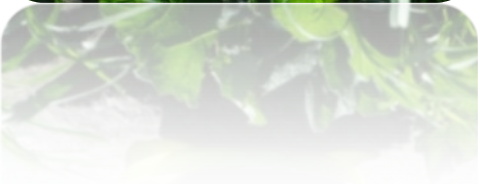
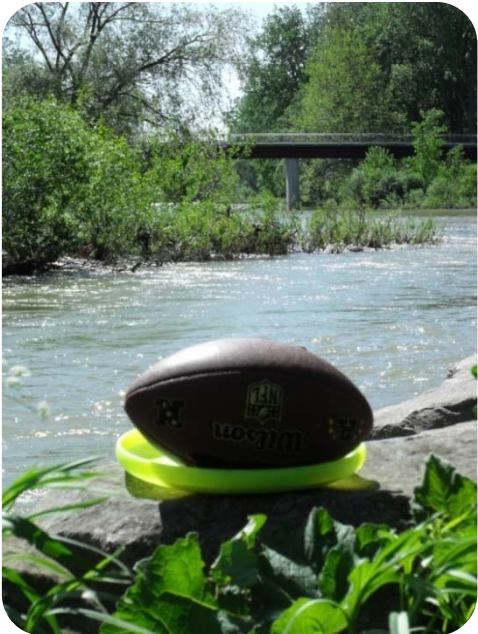
## NATURAL HERITAGE, STEWARDSHIP AND PROTECTION

- Encourage community involvement in the Yellow Fish Road Program or other forms of marking storm drains to heighten awareness about the impacts of pollutants and household hazardous wastes on the River (e.g. 'Friends of Coves subwatershed' implements the program in the Coves area).

### Medium to Long Term Actions

- Develop and update Conservation Master Plans for ESA's within or adjacent to the corridor
- Develop a Cumulative Effects Assessment as part of the development review process for lands adjacent to natural heritage areas to ensure the integrity of the Natural Heritage system is not compromised.
- Work cooperatively with private landowners along the corridor to gradually change vegetation types to native species in order to assist with naturalization of public spaces and avoid encroachment of invasive species (such as buckthorn and phragmites).
- Identify public or private lands in the urban areas of the corridor, or immediately adjacent (i.e. in Edge Zones) which have the potential for vegetation enhancement opportunities. Encourage stewardship efforts and restoration initiatives such as tree planting to increase the urban forest canopy and soften edges within the most urban portions of the corridor.
- Develop and implement a comprehensive restoration and management program focused on existing vegetation patches with objectives to support and bolster natural areas and habitats.
- Investigate opportunities for reasonable cost design modifications to the Hunt Weir to improve river health and fish passage.





**Celebration, Recreation, Leisure  
and Tourism**

## Overview

The Thames River Valley is one of the key defining elements within the City of London: whether it be the continuous multi-use Thames Valley Parkway, the numerous sports fields, the kilometres of breath taking hiking trails, the splash pads, the fishing docks, the dog parks, the golf courses, the magnificent views, or the picnic areas. The corridor offers a vast array of recreation and leisure opportunities that are cherished by the citizens of London and their visitors. It is a place where memories are created and legacies are established.

The Thames Valley Corridor Plan recognizes these features and seeks to provide additional opportunities, while protecting the established natural environment. Imagine jogging, hiking or cycling the entire length of the corridor without entering a roadway, sitting in a public square watching a Sunday afternoon concert, paddling through an undisturbed natural area without seeing the City, sitting on a patio enjoying a beverage and a meal while viewing the river, watching fireworks from a canoe in the river or exploring the history of the river valley. While these provide great opportunities for the citizens of London, they also encourage tourism and business investment to the City as it is a great place to live and work.

Key projects that were identified as high priority items from public include:

The Thames Valley Parkway, a multi-use pathway system running the length of the Thames River. This system is viewed as the City's most valued recreational asset. Public input identified the need to complete key gaps in the pathway system as a high priority. These gaps have been identified in the City's capital budget forecast, beginning with the connection between Richmond Street and Adelaide Street North in 2012; linking Riverbend to Springbank Park in 2015 and completing the Forks "loop" along Riverside Drive to the Cavendish Area under Wharncliffe Road in 2017.



Harris Park is one of the City's best used and premier urban parks. Although well-served by its current facilities in its use as a City-wide events park, the site's profile and image could be enhanced to be more in keeping with its strategic Downtown/Forks location. As well, there are a number of physical issues which should be addressed including: impacts from annual spring flooding, geese management, impacts from events use, conflicts with pedestrian and vehicular circulation, and the lack of a natural river's edge. Potential improvements to the park include: restoration of the Thames River's edge; introduction of urban elements such as a water's edge promenade or overlook; pathways and lighting upgrades and landscape planting and other improvements to enhance the overall aesthetic qualities of the park. The current capital plan is to start the design work in 2014 and begin construction in 2017.

Celebrating our Heritage River. The Thames is a Canadian Heritage River and its valley contains many historical attributes that are not well known or celebrated. The Plan calls for an expanded and consistent interpretive program for the river valley. Working in partnership with many of the heritage groups and volunteers will ensure the City's historical legacy is captured and represented for all to see.

The Corridor Plan provides a number of recommendations (see Section 3.0 Recommendations of the Corridor Plan) to celebrate the history and to improve upon the recreation and leisure activities within the corridor system while protecting the natural environment. The following action items will assist in meeting these recommendations and will support the Vision of the Plan.

**Immediate and/or Ongoing Actions**

- Direction on the continual development of the Thames Valley Parkway (TVP) and best management practices for its successful development
- Identified 'gaps' in the Thames Valley Parkway and other recreational linkages to the Corridor should be completed as funds and opportunities permit.



## Short Term Actions

- Undertake a Master Plan for Harris Park to review the park's potential and to develop recommendations and a plan for upgrading the park. The Plan should address recreation trends and physical issues of spring flooding, geese management, events use, pedestrian / vehicular circulation, and the lack of riparian edge.
- Protect historic and distinctive bridges and features, including those of the modern period, through formal recognition. Heritage Bridge Evaluations should be completed for all bridges that have not been ranked, in order to identify their heritage value. Until such time as the City develops heritage bridge assessment guidelines, the assessments should be completed following the Ontario Heritage Bridge Guidelines for Provincially Owned Bridges (2008). The London Advisory Committee on Heritage shall review all Heritage Bridge Evaluations.
- Major entrance points to the TVP should be marked with trailheads, wayfinding and rest stops. Secondary entrances should be marked with wayfinding signage
- Investigate opportunities for the integration of food service areas or a café in the Springbank Pumphouse and in other existing activity areas, and / or as part of new development lands along the Corridor.
- Develop a family of park and pathway signage for the Corridor consistent with an overall theme or 'brand', and coordinated with other parts of the City Parks system. Develop a logo or brand for the Thames River for signage and communications associated with both the watersheds, and the watercourses (tributaries and river). Signage should consider use by the boating traffic.



## Medium to Long Actions

- Through designation or planning policy, formally recognize cultural heritage landscapes identified as candidates in the Official Plan. These include: Springbank Park and associated features (incl. potentially Thames Valley Golf Course, and Reservoir Park); Forks of the Thames; and the Meadowlily area.



- Undertake a site evaluation and Landscape Plan for the boat launch at Wonderland Rd and Riverside Drive. The Plan should review current uses as a launch for motorized boat, and overall site design with objectives for improvements to overall appearance, amenities, landscaping, and riparian and site ecology. The plan should also take advantage of any possible improvements to the nearby outlet of Mud Creek.
- Undertake investigations to confirm the following areas as cultural heritage landscapes: Killaly Road area; Commissioners Road; Meadowlily Areas (Park Farm and environs); Killaly Meadows area.
- Establish information base about what there is to see and do along the Thames River, and to convey the stories of the River, e.g. a printed guide, interpretive signage, possibly associated with the Bike and Walk Map.
- Celebrate the Canadian Heritage Thames River designation and convey the City's history and evolution through such means as: interpretive programs; plaques / signs; public art; and design of new structures, buildings, and landscaped spaces.





*Land Use Planning and Management*

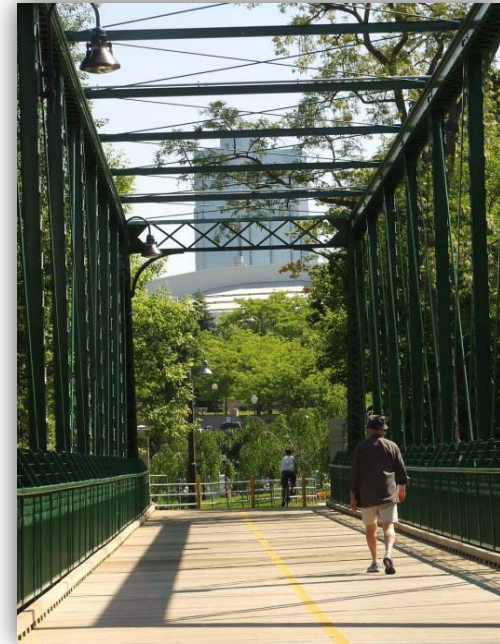
### Overview

The City recognized the need to prepare a comprehensive strategy that will protect and enhance its environmental features and accommodate the multi-functional role of the river valley system over the long-term, through the approval and implementation of the Thames Valley Corridor Plan. There are a number of overarching documents that provide direction to the Thames Valley Corridor Plan and its implementation, including, but not limited to, the Provincial Policy Statement (2005), the City of London Strategic Plan (2007), the City of London Official Plan (2008), the City of London Parks and Recreation Master Plan Update (2009), the City of London Subwatershed Studies (1995), UTRCA Environmental Planning Policy Manual (2006) and the City of London Zoning By-law (1994).

The Official Plan embraces an ecosystem approach to planning with a mandate to maintain and enhance ecosystem health for the abiotic (physical elements such as soil, water, landform), the biotic (plants, wildlife and people) and the cultural (recreation, urban, transportation planning) aspects of the urban “ecosystem”. This level of environmental health will be achieved through sustainable development forms and designs that are pedestrian-oriented, transit-supportive, accessible, and safe and will protect important ecological features and functions of the Thames River Valley and its tributaries.

The City regards the valley lands of the Thames River and its tributaries as the primary open space resource, with the objective to provide a continuous, linear open space network of trails and pathways connecting people and communities with an equitably distributed open space system of natural areas, parks, activity areas and facilities.

The City of London and the Upper Thames River Conservation Authority continue to update strategic plans and prepare new studies to address growth and development, and environmental issues. The following action items implement the recommendations of the Corridor Plan (see Section 4.1 Official Plan Policy Directives and Recommendations) to ensure the objectives listed above are satisfied.



# Land Use Planning and Management

## Immediate and/or Ongoing Actions

- Identify the Corridor boundary and associated policies in the Official Plan (OP) through an Official Plan Amendment and cross-reference the guidelines and strategies of the Thames Valley Corridor Plan in relevant sections of the OP (refer to Section 4.1, following for detailed recommendations).

## Short Term Actions

- Collaborate with the University of Western Ontario and the UTRCA to realize the objectives of both the Campus Master Plan and the Thames Valley Corridor Plan.

## Medium to Long Actions

- Prepare Development Guidelines for urban development and redevelopment located within/adjacent to the Corridor, considering the recommendations of the Thames Valley Corridor Plan.
- Consider developing and implementing a Cumulative Effects Assessment as part of the development review process for lands adjacent to natural heritage areas. This will allow for the cumulative impacts of development on natural heritage features to be accounted for
- Areas identified in the Corridor Plan as having significant Views and Vistas should be considered visually sensitive. New development, as potentially seen within these viewsheds, (or in other highly visible areas as may be identified through the planning and development process) should be subjected to a visual impact assessment to ensure that significant views into and from the Corridor are protected.





*The Working River*

# The Working River

## Overview

Through the settlement of London, the Thames River has functioned as a working river as a source of drinking water, operating mills, a mode of transportation, an outlet for storm and sanitary water. The City has undertaken great efforts and numerous programs to improve the quality of the water from when it enters the City boundaries to when it exits the City. These improvements include better management of stormwater discharge, separation of combined stormwater and sanitary systems, high quality treatment of sanitary flows and increased monitoring of water quality. The City of London has also initiated a partnership with all users of the Thames River system from its head waters to its outlet into Lake St. Clair. It must be recognized that municipal infrastructure does exist and is required to be within and adjacent to the river corridor system. However, improvements in mitigating the impacts of these facilities/ infrastructure on the corridor system, including water quality, visual appearance/ aesthetics, transportation networks and physical predominance, are included within the action items listed below. These action items implement the recommendation and the objectives set out in the main Thames Valley Corridor Plan.



## Immediate and/or Ongoing Actions

- Continue to work through the Thames River Clear Water Revival initiative to focus watershed restoration efforts watershed-wide to effect water quality improvements

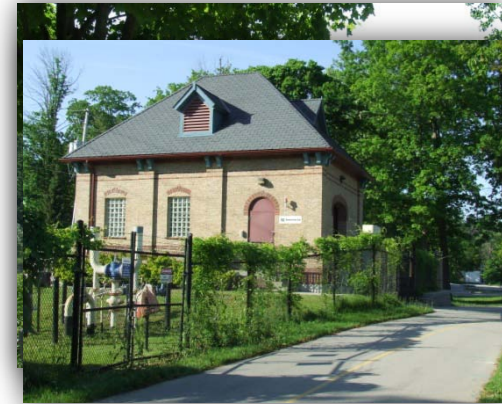


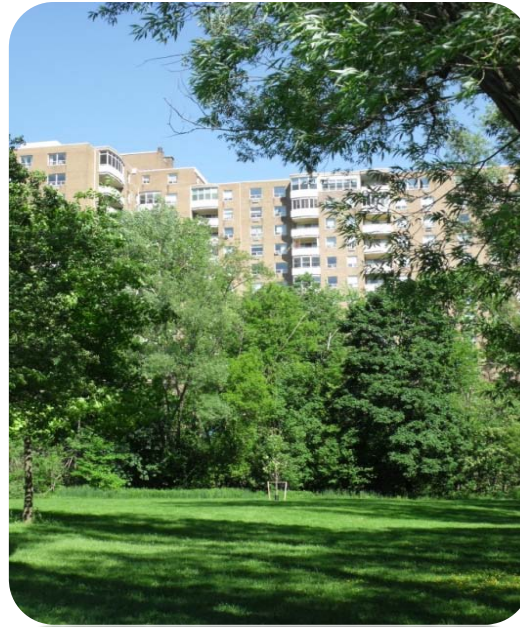
**Short Term Actions**

- Develop Natural Channel Design Guidelines that will be considered and applied to riverbanks associated with new development and redevelopment adjacent to the corridor.

**Medium to Long Actions**

- In conjunction with the completion of an updated Fisheries Management Plan, consider the need for, and ways of improving fish passage, including: modifications to the Hunt Weir, and seasonal operation of the Springbank Dam
- In collaboration with UTRCA, develop a geomorphology study be undertaken along the corridor to identify where erosion spots are likely to occur in the future based on the river morphology. The study could inform a long term ravine rehabilitation, and slope stability erosion and sediment control plan for the corridor.
- Continue the implementation of the Sewer System 20 Year Financial Plan in order to repair and / or replace old infrastructure for the benefit of the Thames River.





Areas of Special Interest



## Areas of Special Interest

In addition to the key strategies of each of the character areas, 20 sites of special interest have been identified in the corridor that warrants additional consideration. These sites range from areas of redevelopment, to buffering of municipal infrastructure, to pathway connections. Each of the sites are graphically identified on Figures 2-5 in the main document and include a brief description of the site and possible recommendations. Listed below are the 20 sites with their recommendations:

### Main Branch

1. **Pollution Control Plants** (Figure 3a, 3c, 4b, 5b)

Recommendation: These sites represent opportunities for demonstration of sustainable measures in landscaping and site maintenance, as well as the integration of green technologies in any plant expansions or new development. The City's commitment to this is demonstrated by past and ongoing initiatives as part of plant expansions.

2. **Child and Parent Resource Institute property** (3b)

Recommendation: Investigate opportunity for potential future acquisition in whole or in part to support recreation and / or natural heritage objectives including a connection of the Thames Valley Pathway from Sanatorium Road to the Oxford Street Works Yard.

3. **Springbank Park** (Figure 3b)

Recommendation: Undertake heritage research and documentation necessary to evaluate whether Springbank Park and environs, including Reservoir Park and the Thames Valley Golf Course, meets provincial criteria for designation as a Cultural Heritage Landscape. Through heritage designation or planning policy, take necessary steps to formally recognize, delineate the boundaries of and establish policies or guidelines to protect any identified cultural heritage landscape(s).



## Areas of Special Interest

### 4. **Thames Valley Golf Course** (Figure 3b)

Recommendation: The golf course is currently excluded from the technical Thames Valley Corridor Boundary. The site is municipally owned and managed open space, is located at a chokepoint where the Thames Valley Corridor falls below a 100m offset from the Thames River, and is significant from a cultural heritage perspective. Consistent with criteria outlined in the Phase 1 report, it is recommended that the Thames Valley Corridor boundary be adjusted to include the Thames Valley Golf Course.

### 5. **Boat Launch at Wonderland Rd and Riverside Drive** (Figure 3a)

Recommendation: Undertake a Master Plan to evaluate current and future potential site uses with objectives for improvements to overall appearance, amenities, landscaping, and site ecology.

### 6. **The Coves** (Figure 3a)

Recommendation: Continue efforts to protect the Coves ESA and other terrestrial features through continued land acquisition, education programs, land stewardship, and best management practices and terrestrial rehabilitation and enhancement initiatives as recommended in The Coves Subwatershed Plan, 2004.

### 7. **City Works Yard in Cavendish Park** (Figure 3a)

Recommendation: Consider relocation of works yard functions, or site improvements as a demonstration of City commitment to sustainable measures in landscaping and site maintenance in support of Thames Valley Corridor objectives.



**North Branch**

**8. Harris Park (Figure 4a)**

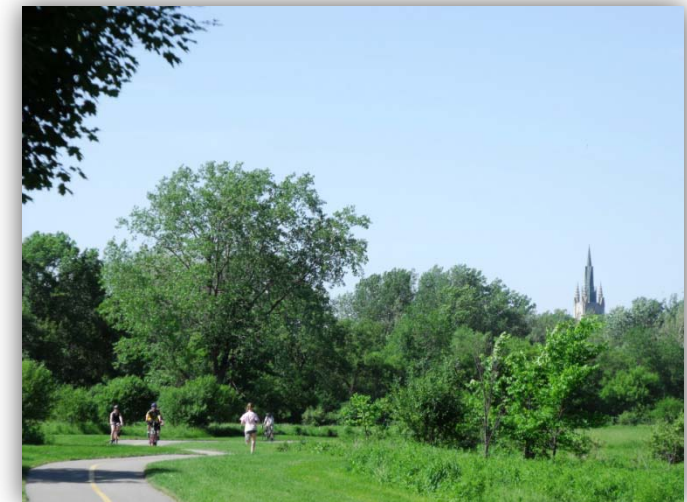
Recommendation: A Master Plan is recommended to review the park’s potential and to develop recommendations and a plan for upgrading the park. The Plan should consider river hydrological functions; address the site’s physical issues; and identify an appropriate program and design that responds to current recreation needs and trends (as identified in the Parks and Recreation Strategic Master Plan) along with better integration with the Downtown

**9. Industrial Commercial Site South of Oxford St. E (Lafarge Property) (Figure 4a)**

Recommendation: Should land uses change, this site provides an opportunity to demonstrate the principles and objectives of the Thames Valley Corridor Plan, and the design considerations noted for Urban Nodes and Edge Zones would apply. Flooding considerations should also be reviewed.

**10. University of Western Ontario (Figure 4a)**

Recommendation: Continue dialogue and collaboration between the University of Western Ontario and the City with regard to any facility or infrastructure development or re-development along this area of the Thames River. Campus planning needs should be considered in establishing pathways and trails and uses within the Thames Valley Corridor and a concerted effort should be made toward environmental stewardship in the management of the Campus lands that fall within the Thames Valley Corridor.



## Areas of Special Interest

### 11. **Combined Landbase** of the London Scouts/Tri-shores Councils, and Sisters of St. Joseph properties (Figure 4b)

Recommendation: Continue efforts to extend the Thames Valley Parkway or a recreational linkage through this area using easements or through potential acquisition of the valley lands should land use changes be contemplated. Natural features will require further evaluation and identification of measures for protection.

### 12. **Open Space Lands along Adelaide Street North of Windermere Road** (Figure 4b)

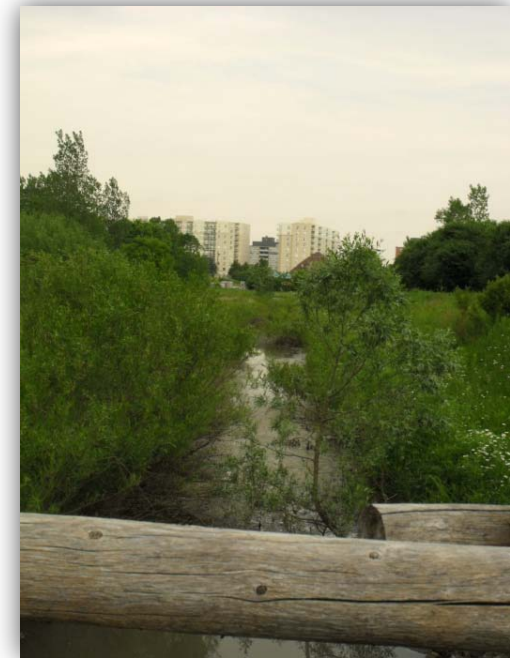
This site is an example of the issue regarding lands in the Thames Valley Corridor zoned OS4 which are generally comprised of flood plain lands and erosion hazards. The adequacy of the OS4 zoning regulations as they relate to the protection of significant environmental features on riverine hazard lands versus the more stringent requirements of OS5 has been raised, and are being addressed through separate study.

### 13. **Aggregate Resource Lands North of the Thames River, East of Clarke Road** (Figure 4c)

Recommendation: Any future land use change and restoration of the lands once operations cease should consider the site's potential contribution to the ecological connectivity and functions of the Thames Valley Corridors, and support the concept of a gateway in this location.

### 14. **Linkage to Fanshawe Conservation Area** (Figure 4d)

Recommendation: The potential to create an open space and recreational linkage between the Killaly Meadow publicly owned lands and Fanshawe Conservation Area should be investigated. The development of a linkage will need to consider: land ownership; the Killaly Meadow ESA; and the impact of adding on UTRCA's operational budget of adding any additional conservation lands. Due to the presence of the ESA, the recreational linkage might need to consider a road-based route.



**South Branch\***

\* Note of the Thames River through London is commonly referred to as the South Thames River or ‘South Branch’.

**15. London Hydro Lands (Figure 5a)**

Recommendation: In its current use as a public utility, this site provides an opportunity to demonstrate a more positive relationship to the Thames Valley Corridor through site improvements, landscaping and buffer. Should the site become an area for redevelopment the design parameters noted for Urban Nodes and Edge Zones would apply, and better connections to the TVP are needed.



**16. Former South Street Hospital Property (Figure 5a)**

This site is a City-owned former hospital property with redevelopment potential on a premier site adjacent to the Thames Valley Corridor overlooking the Thames River Valley. The location has been identified as an Urban Node in the Thames Valley Corridor Concept plan, with design parameters to include consideration of views, building form and scale, setbacks from the valley edge (as determined through a geotechnical study), and other urban design guidelines.



**17. Watson Street Park (Figure 5a)**

Recommendation: The large expanses of mown open space for undefined purposes provides opportunities for restoration to infill gaps in the vegetation canopy, and expand/buffer the existing rare vegetation community. Management recommendations for the natural area include control of invasive species, management of random trails and litter removal. Opportunities to improve stormwater quality may require reconfiguration of portions of this land. Watson Park is also identified as a potential location for a new Thames River edge access point.

## Areas of Special Interest

### 18. Open Space Area Adjacent to South Branch Park 1 (Figure 5a)

Recommendation: The site has been identified by the City as a site of interest for acquisition for recreation purposes. Opportunities for the site include trailhead facilities, improved access to the Thames Valley Parkway, enhancement of passive recreation and park facilities suited to the local neighbourhood.

### 19. Meadowlily Area - Park Farm/Meadowlily Woods ESA (Figure 5b)

In 2011, several separate but interrelated studies were underway for lands in the Meadowlily area:

Meadowlily Secondary Plan and Environmental Assessment: A city led and funded area study that is providing a comprehensive assessment of the opportunities and constraints for the planning and development of approximately 95 hectares of land bounded by the Thames River, Highbury Avenue and Commissioners Road. As set out in London's Official Plan (Sect. 2.6.8), the area study will provide the basis for an Official Plan amendment that will identify or refine environmental features, areas and natural resources; apply specific land use designations; and evaluate transportation routes (including pedestrian and bicycle routes and multi-use pathways) and servicing infrastructure requirements.

The Meadowlily Bridge Study: A study of the 1910 bridge which included: determining if there is a basis for heritage designation, both municipally and provincially; a detailed structural inspection and load capacity evaluation; and recommendations for future rehabilitation and maintenance.

The findings of these studies should be incorporated into the Action Plan including timing and budget costs.

### 20. River Road Golf Course (Figure 5c)

It is recommended that the boundary be adjusted to include the golf course lands and Clarke Road Park. As a municipal operation, the River Road Golf Course also provides an opportunity to serve as a demonstration of best management practices in support of ecological objectives. Other active recreational opportunities may exist within this area.



