

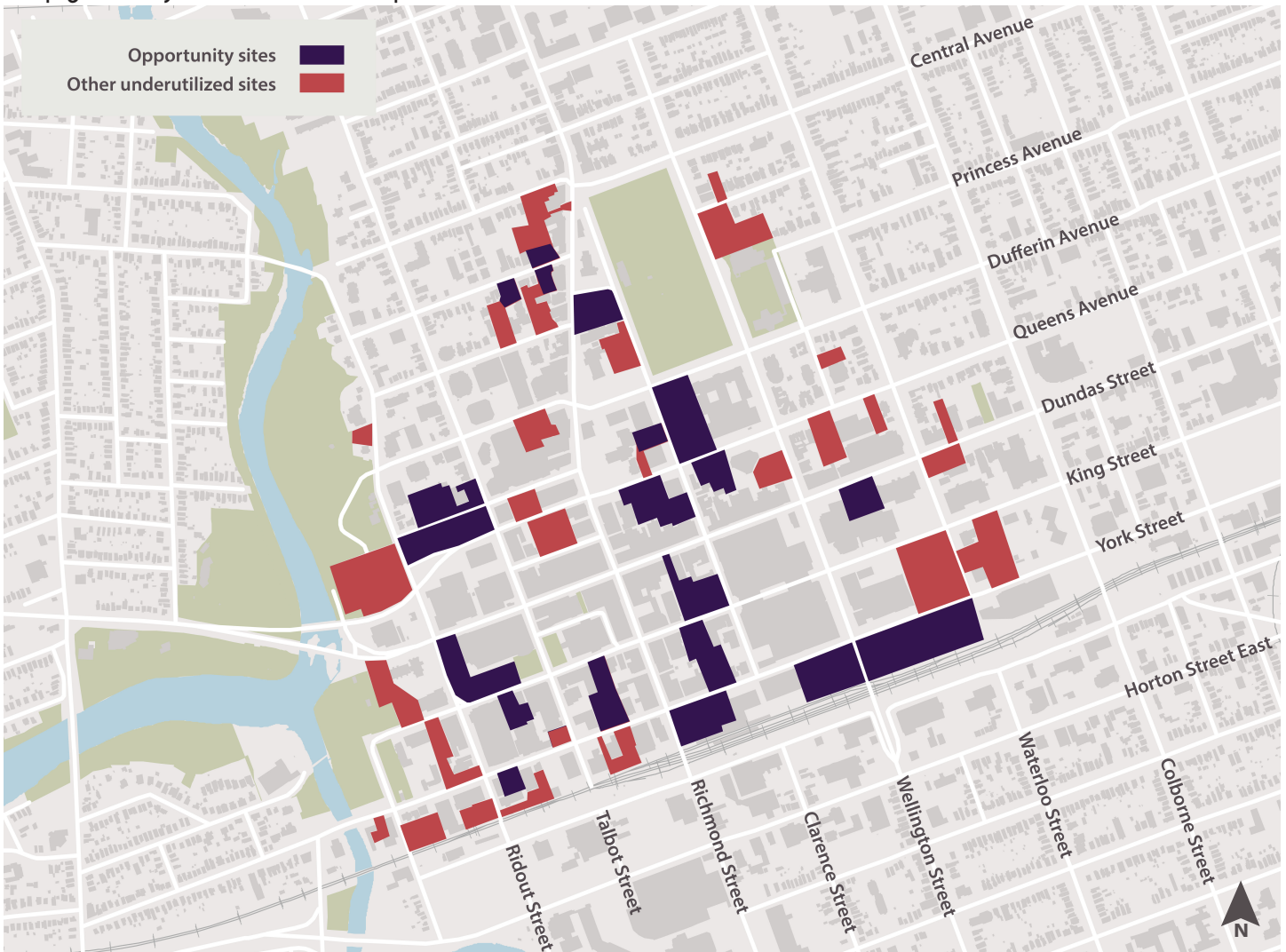
Redevelopment Opportunities

Within the downtown there are many underutilized sites and opportunities for redevelopment. Surface parking lots, in particular, present ideal conditions for redevelopment, as there is relatively little site work needed before new construction can begin. There is no net loss of the parking anticipated in the redevelopment of these parking lots, as parking can be regained by incorporating underground and structured parking into the design of the new development.

Of these underutilized sites, there are opportunity sites where new development could bridge streetwall gaps and/or link activity generators. These strategic locations are priority sites for redevelopment.



Map 5: Priority Sites for Redevelopment



Parkland and Public Space

The downtown has a number of public squares and parks and is well serviced by the extensive park system along the Thames River. The *Thames Valley Corridor Plan* directs future park development along this corridor. The majority of public space downtown is municipally owned. Other spaces, often publicly accessible, complement this inventory.

The City of London is continually working to increase the number of trees within the downtown. New tree pit technologies are implemented as opportunities arise, such as during large capital projects or underground utility upgrades, and particularly around areas with high pedestrian activity. This technology brings larger rooting areas which allows for larger, healthier, longer-living trees.

The average diameter of a downtown tree is



Map 6: Parkland and Public Space



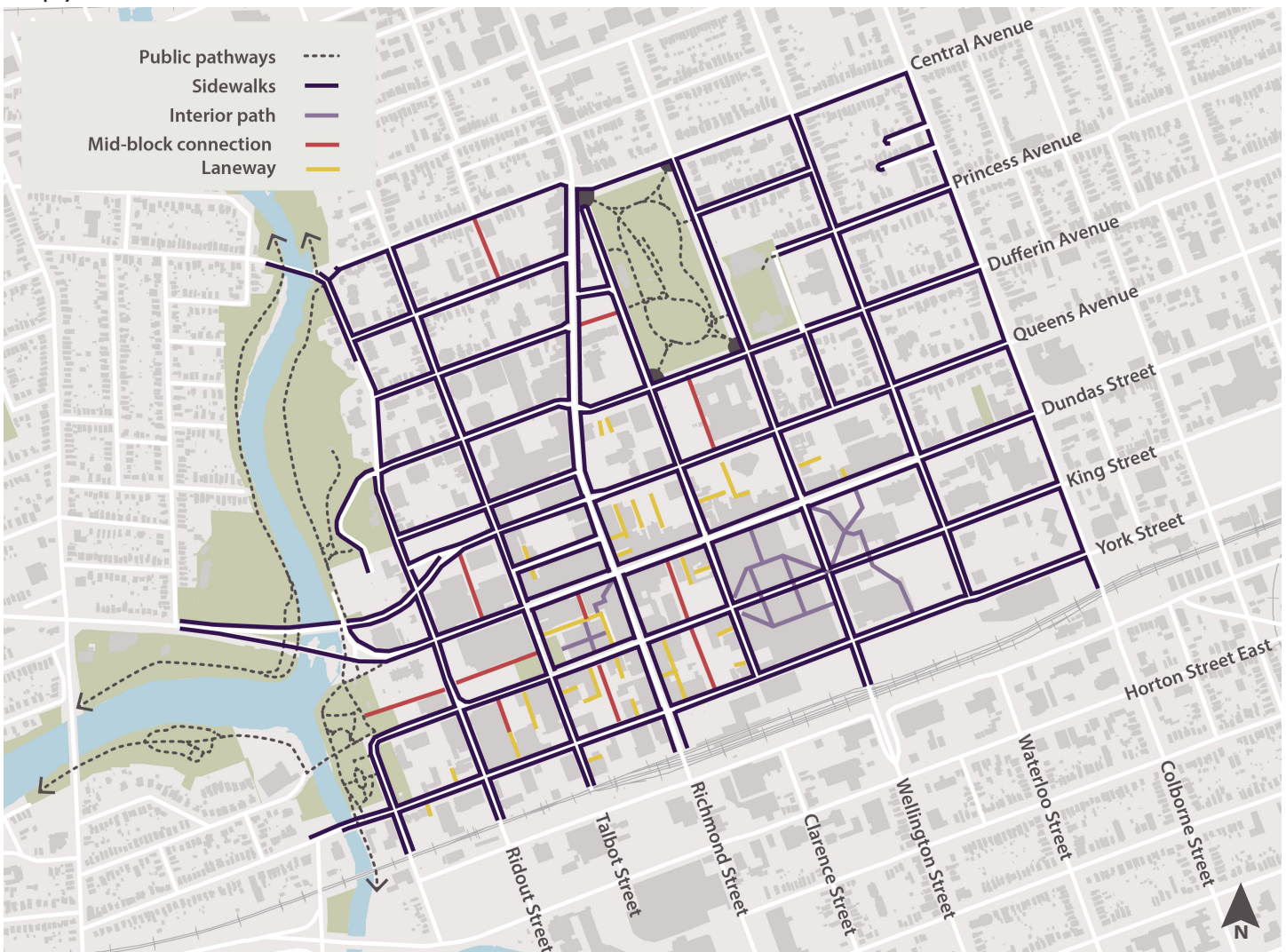
Pedestrian Movement

The downtown has a well-connected pedestrian framework of sidewalks, pathways and laneways. This established network facilitates pedestrian movement throughout the downtown. Linking to this network from the surrounding neighbourhoods is essential for maintaining the relationship between the downtown and these surrounding neighbourhoods.

Opportunities exist to enhance the existing pedestrian network and experience, both by adding new connections and improving the condition of the existing network.



Map 7: Pedestrian Movement



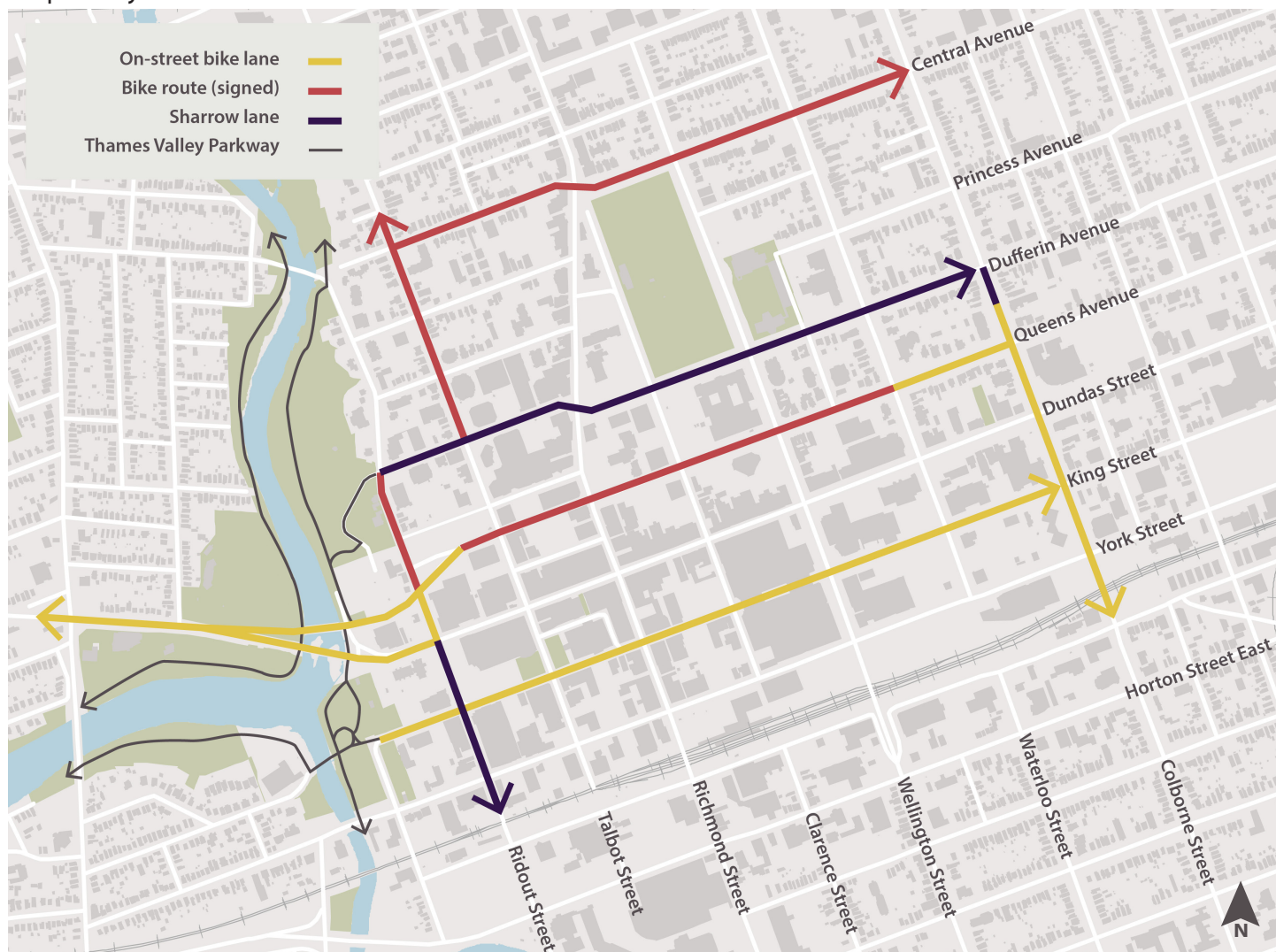
Bicycle Network

The downtown has many opportunities for recreational and commuter cyclists, connecting to the Thames Valley Parkway and over 150 kilometres of pathways across the city. The *Bicycle Master Plan* guides route selection and bicycle parking within the city and promotes cyclist safety and wayfinding; a new plan for cycling routes in the downtown will be established through the preparation of the *Mobility Plan* in 2015.

The Thames Valley Parkway is **40km** long.

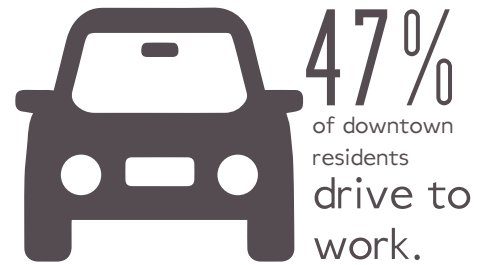


Map 8: Bicycle Network

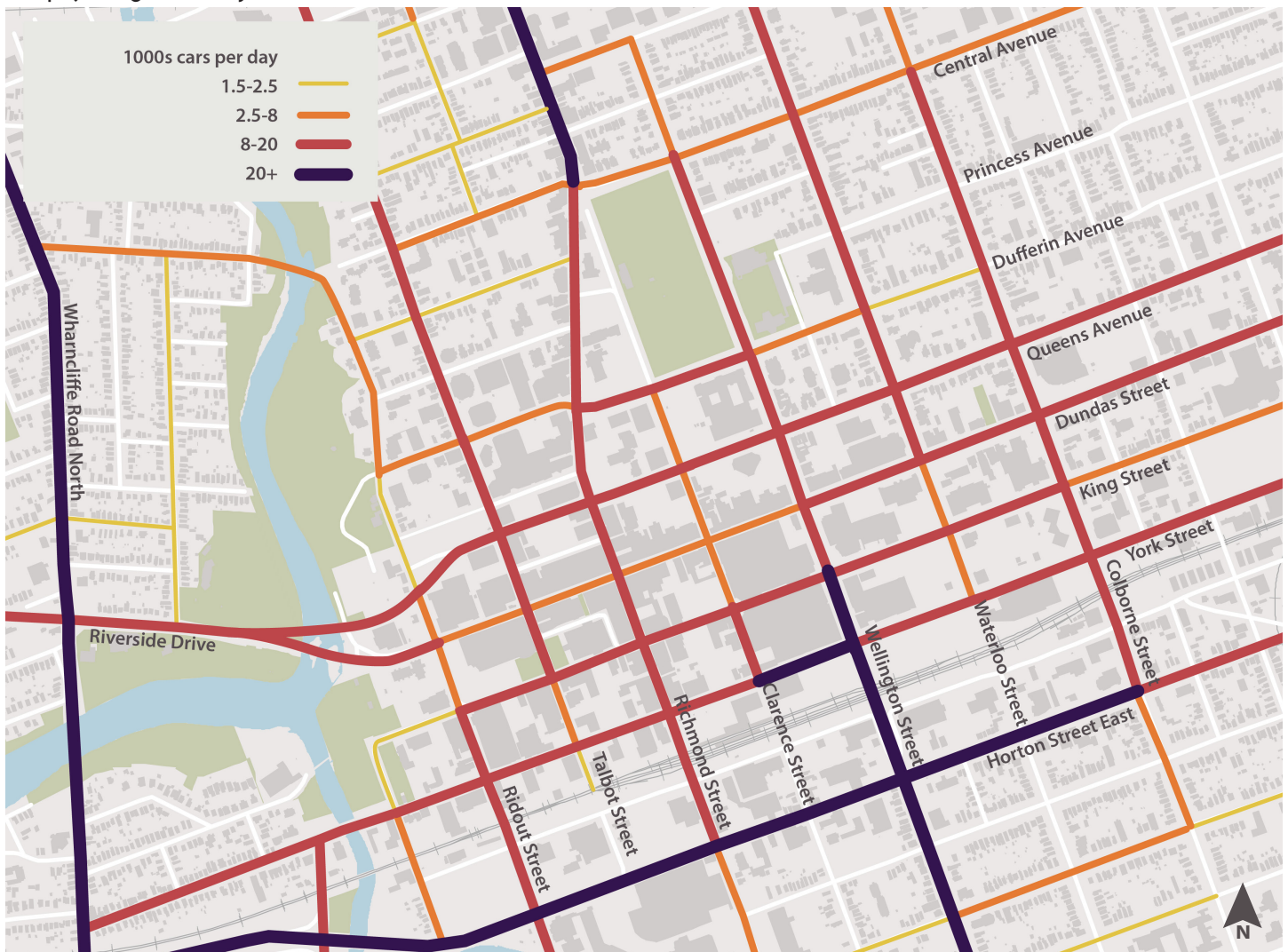


Vehicle Volumes

The downtown's vehicle network is a grid of one-way and two-way streets. As can be seen from the map below, the major east-west vehicle connection is York Street, while the north-south connections are primarily Wellington Street and Richmond Street.



Map 9: 2013 Two-Way Vehicle Volumes



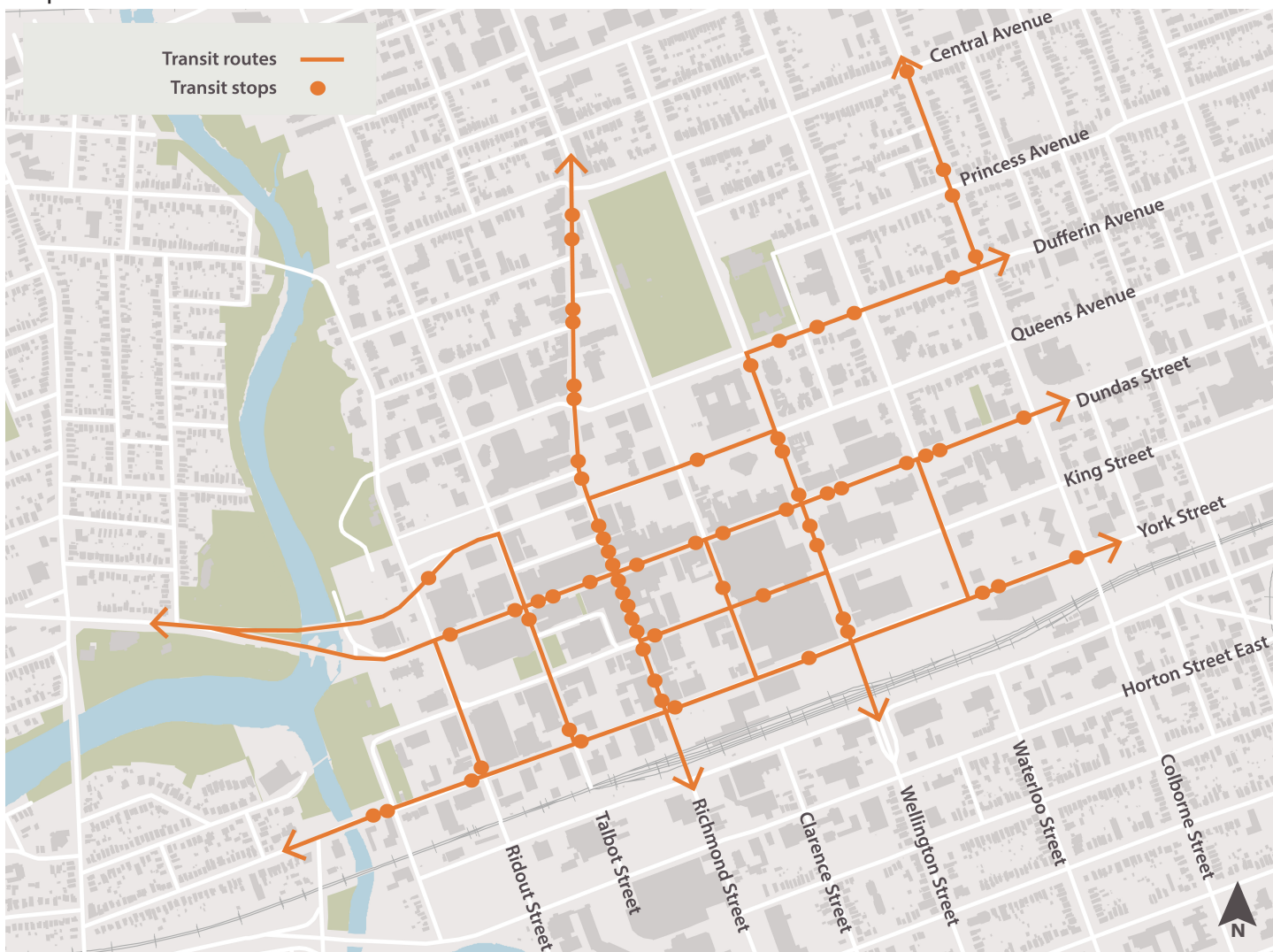
Transit Network

The downtown is well serviced by the London Transit Commission, with 19 bus routes currently running through the downtown. Major transfer points occur along Richmond and Dundas Streets, with the most concentrated number of stops being at that intersection.



Approximately 11 percent of trips to and from the downtown area are made using transit. Public transit ridership has been increasing over recent years and is expected to continue this trend as the city's growth centralizes. To accommodate this demand, service upgrades are being reviewed through the Rapid Transit Environmental Assessment that is currently underway.

Map 10: Transit Network



STRATEGIC DIRECTIONS



Covent
Garden Market

The pulse of a healthy city beats a little faster at its core.

Our Move Forward is built around six Strategic Directions. These provide direction for the projects and policies that follow.

This section of the Plan includes a variety of actions that link to specific Transformational Projects found in the following section of this Plan. These projects are designed to act as anchors for future development and to encourage more private sector investment to provide maximum benefit for the downtown and assist with continued revitalization of this important area of the city. It is intended that these projects and initiatives could be implemented over the longer term as future municipal budgets are set over time and/or development opportunities emerge and partnerships are formed.

In 1998, the City of London completed the *Downtown*

Millennium Plan, that described various projects throughout the downtown that would act as “anchors” to encourage private investment. The City used this Plan to “lead by example.” These projects included Covent Garden Market, Central Library, the John Labatt Centre (now Budweiser Gardens) and improvements at the Forks of the Thames. All of these projects have been completed and have significantly contributed to transforming the downtown.

To continue this momentum, the next phase of projects that will assist in revitalizing the downtown takes a different focus in an effort to tie together the successful work that has already been completed. In this Plan, the projects identified as Transformational Projects are focussed on public realm improvement initiatives and their potential to leverage private investment value.

The public realm is the “living room” of every community. It creates the first and last impression a person has of an area, neighbourhood or city. The most successful public realm spaces are known for offering a positive memorable experience in each and every visit. There is delight for all the senses. They work well in all seasons and adapt to a variety of weather conditions. They are socially vibrant offering both active and passive opportunities. Variety, versatility, and visual stimulation all add up to premium experiences.

The public realm has a larger role to play beyond creating impressions for visitors; it also provides amenity for those individuals who live, work and play in the downtown neighbourhood. As part of any effort to support a neighbourhood, it is imperative to invest in the public realm. It is through these measures that public life is enhanced, health benefits are derived and community strength continues to build to improve the overall quality of life and economic vitality of our city.

In addition to the public realm initiatives, focus has also been directed towards the programmatic components of public space. The

creation of a high quality public space is not only contingent on the design and materials used to build the space. Once the space is constructed, to realize its value as a public amenity, it must be properly programmed to balance casual use with staged events and to foster both diverse experiences and repeat visits. Many of the initiatives identified in *Our Move Forward* look to building community partnerships in the delivery and support of high-quality programming to activate the proposed and enhanced public spaces and to properly maintain them.

The actions and initiatives in this Plan will continue the revitalization efforts, help to solidify the downtown’s established reputation for return on investment and enhance the downtown as the city’s face to the world, a vibrant destination, and a unique neighbourhood.

The following Strategic Directions are subject to refinement following conclusions from further studies, such as a Downtown Transportation Assessment and project-related Environmental Assessments, which will better define their feasibility and limitations.



Victoria Park during the holiday season.