

Transformational Project 3

Forks of the Thames

What is the project?

The Forks of the Thames project envisions an urban promenade along the bank of the Thames River and a captivating urban park space at the foot of Dundas Street, linking activity on Dundas Place with riverfront activities. River views will be reestablished to reconnect the downtown and the riverfront.

A 2015 design ideas competition for London's central riverfront, hosted by the London Community Foundation, will inform the development opportunities associated with this project.

Why is this project important?

Riverfronts in cities all over North America are entering a period of rejuvenation. These natural assets, which for the past many decades have not been a focus, are now becoming prominent economic development tools. Creating great riverfront public space has been a successful tool in revitalizing many downtowns, large and small, across the continent. For London, the Forks of the Thames is not only the historical founding site of our city, but it has long been the centre point of social life in London.

What will this project do for the downtown?

A redeveloped and reconnected Forks of the Thames can be the iconic city image for London. A vibrant active riverfront has the ability to draw visitors and Londoners; providing a positive experience and a wide variety of activities has the potential to draw them back again and again to support the continued vitality of the downtown.

The Forks of the Thames will be an asset and a significant community amenity, showcasing the city's profile and reputation for the desirability of living and locating businesses within the downtown.



A conceptual rendering of the Forks of the Thames.



Forks of the Thames project area.

Transformational Project 4

Laneway Connections

What is the project?

The existing, mostly service-focused laneways in the downtown primarily north of Dundas Street, are to be preserved. Opportunities to add to the laneway network will be actively sought out and integrated into future developments to create small-scale restaurant and retail “spill out” spaces.

Why is this project important?

The project helps to preserve the historical laneways of the downtown. Additionally, it creates conditions appealing to unconventional entrepreneurs seeking “off-beat” and unique spaces for art projects, retail uses, and restaurants.

What will this project do for the downtown?

This project, to whatever extent feasible, will create more options for dynamic places that offer alternative experiences to the main streets. The laneway network will serve a broader function than it typically does now.



Laneway enhancement opportunities.



An example of an active laneway.

Transformational Project 5

Richmond Walk

What is the project?

Richmond Walk will redistribute the right-of-way more equitably between vehicles and pedestrians along Richmond Street from York Street to Queens Avenue. This will improve the pedestrian experience and commercial environment, drawing on the success of Richmond Street north of this project. The conclusions of the Downtown Transportation Assessment and project-related environmental assessment will guide this project.

This project may stimulate future upgrades north of Queens Avenue on Richmond Street, which will

provide a similar intent and construction quality.

Why is this project important?

Richmond Street is the main north-south spine of the downtown, intersecting with Dundas Street -- the downtown's primary east-west link. The condition of the intersection of these two streets is vital to the health of the downtown. However, the intensity and frequency of vehicular movement has gradually diminished the pedestrian qualities that can support commercial occupancies

along this portion of Richmond Street.

What will this project do for the downtown?

This project aims to build on the successes of Richmond Street, north of Queens Avenue, and create a stronger link between commercial activities along Dundas Street and those on Richmond Street.

This project will also improve rapid transit by providing a direct connection between Queens Station and the VIA Train Station located on York Street.



A conceptual rendering of Richmond Street looking south showing a dedicated transit lane and widened sidewalks.

Transformational Project 6

Queens Station

What is the project?

This project creates a new transit hub focussed at the intersection of Queens Avenue and Richmond Street, as determined through the Downtown Transportation Assessment and a project-related environmental assessment. Within the existing right-of-way, this transit hub would be developed to be easily distinguishable as a primary city transit transfer point.

It would be visually defined with a distinctive and continuous surface paving treatment and include features appropriate for a public

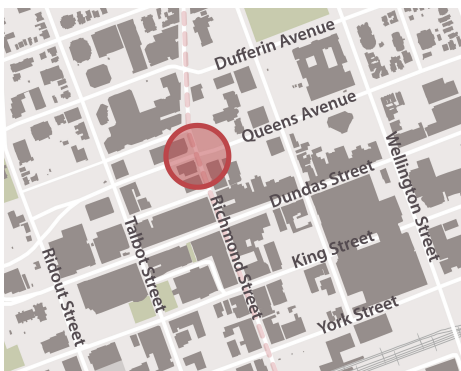
square, such as weather-protected seating, ample lighting, and other amenities that would provide transit users with comfortable conditions while waiting to transfer between busy routes.

Why is this project important?

This transit hub's proximity to Richmond Row, Victoria Park, Budweiser Gardens and other downtown attractions will help to connect the downtown with the surrounding neighbourhoods and the city at large.

What will this project do for the downtown?

The project will provide a central location that connects transit to the downtown, developed to a standard that reflects the advanced role transit is expected to serve in the accessibility of the downtown. It will spur commercial opportunities along the station's edges and the paths that connect downtown attractions to the transit hub. Additionally, this project will create a central meeting point and focus for the downtown.



Queens Station location.



An example of a transit platform.



An example of a transit platform.

Transformational Project 7

Market District

What is the project?

This project connects Golden Jubilee Square (Budweiser Gardens) to Rotary Square (Covent Garden Market) with an enhanced design of both public spaces as well as integrating Talbot and King Streets to create a seamless transition among them. Talbot Street can be easily closed to traffic for special events to create a large continuous area.

Why is this project important?

This area within London has significantly changed with the

scale and frequency of activities generated at both Budweiser Gardens and Covent Garden Market. The outdoor public spaces act as the “front yards” of these destination buildings and play a vital role in the daily public life of the city. As observed during the 2005 Memorial Cup celebration, 2013 World Figure Skating Championships, 2014 Memorial Cup hockey festival, and various other events, larger scale national and international events require ample space and flexibility that exceed the physical limitations of each. It is important to be able to readily connect these places together to create a larger, more versatile and

visually unified space that functions as the city’s primary public square.

What will this project do for the downtown?

Downtowns that are consistently able to attract people to visit in large numbers need memorable public spaces that also are designed for comfort, security, and easy maintenance and event staging. Both of these spaces create a strong foundation to meet this need. By connecting these spaces a more flexible public space can be created to accommodate a larger variety of festivals, public events and larger city gatherings.



A conceptual rendering of the Market District looking west towards the Thames River.

Transformational Project 8

Clarence Street Connector

What is the project?

This project enhances the pedestrian environment by enlarging sidewalks and prioritizing opportunities for tree planting. These enhancements are envisioned to go from Richard B. Harrison Park, located at Wellington Street and the Thames River, to Central Avenue/Victoria Park. Additionally, the project also proposes connecting the segments of Clarence Street with a pedestrian bridge over the CN rail line.

Why is this project important?

The enhancement proposed will provide a pedestrian environment that better connects the SoHo neighbourhood south of the CN rail line with the downtown and the Woodfield neighbourhood north of the downtown. The surrounding neighbourhoods are an important support to the downtown, providing business activity and neighbourhood stewardship. Reciprocally, the downtown offers amenities and businesses easily accessed from the surrounding neighbourhoods.

What will this project do for the downtown?

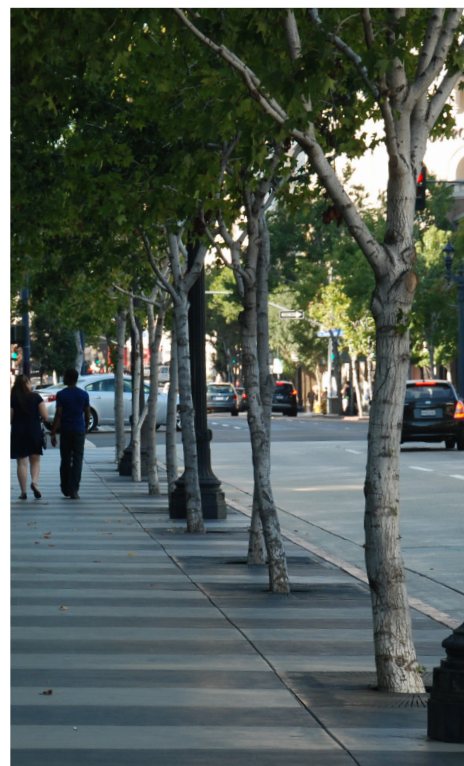
This project enhances the train station as a key entry point to London for conventional rail and future high-speed rail travellers. This intermodal transit hub will help to promote redevelopment in the SoHo neighbourhood as a transit-adjacent place to live with a safe and comfortable pedestrian connection to the downtown. The project also enhances Clarence Street within the downtown to connect the VIA Train Station to Dundas Place and beyond to Victoria Park.



An example of a pedestrian bridge.



A conceptual rendering of a pedestrian overpass to Clarence Street.



An example of a green right-of-way.

Transformational Project 9

City Gateway

What is the project?

The VIA Train Station is one of London’s most important entry points, and the intention of the City Gateway project is to enhance the experience of entering the city by this mode of transportation. It also improves access to and from the train station by foot, bicycle and transit.

A public square in front of the train station would be developed to provide a positive civic image upon arrival with the overall goal of connecting this public square with a mid-block connection that links Dundas Place and the VIA Train Station as well as future high-speed rail through the redevelopment of the adjacent lands. This concept can be implemented in a variety of different ways that both create

linkages and support activity within the public space.

Development of this public square will also provide the opportunity to enhance the current pedestrian experience of the Richmond Street underpass, by exploiting existing grade changes and providing a better street interface.

Why is this project important?

Much of the City Gateway project area is readily adaptable for redevelopment when high-speed rail investments are made. High-speed rail will undoubtedly increase the number of people arriving in London by train, and many visitors’ first impressions of the city will be made here. This project will create a strong connection between the

future high-speed rail and Dundas Place.

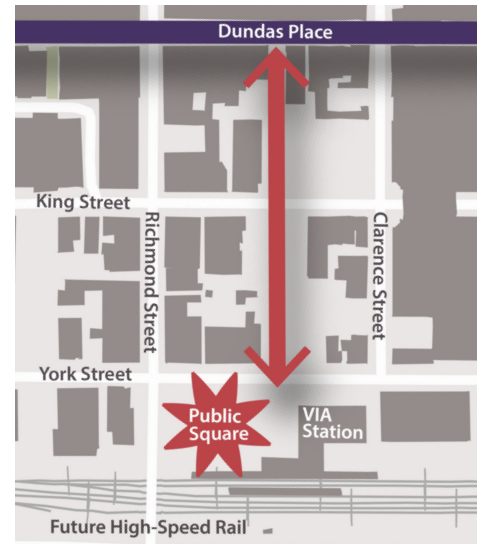
Building a reputation of a vibrant and attractive city requires investment in public space, especially at points of entry. This project will build on London’s reputation as a great place to live, visit and do business.

What will this project do for the downtown?

The City Gateway project will create a welcoming landmark and memorable arrival for passengers arriving in London and a positive image of the city. It will improve the accessibility to the train station from Dundas Place and King Street by pursuing proposed mid-block connections linking them.



A street-level conceptual rendering of a public square next to the VIA Train Station at York Street.



City Gateway project location and conceptual mid-block connections to Dundas Street.

Transformational Project 10

Performance Venue

What is the project?

This project is a venue dedicated to serving as a 'home' to performing arts productions and serving as a gathering place for the London community. It remains a project unrealized from the 1998 *Downtown Millennium Plan*. It was cited then, and continues to be pursued, as a significant partnership project.

Why is this project important?

Much like Budweiser Gardens (formerly the John Labatt Centre), this community facility would play a significant role in "creating the buzz" in the downtown and bringing people to the core that would not otherwise be attracted there.

What will this project do for the downtown?

A well-sited, architecturally striking venue with high-functioning performance characteristics would help London boost its reputation as an important cultural centre, thereby creating a stronger attraction for living and working in London and downtown.



An example of a performance venue in Minneapolis. Source: theroadjunkies.com




Public art near the Denver Center for the Performing Arts.

TOOLS



St. Paul's Cathedral
Looking west.



This section of *Our Move Forward* identifies various tools that can be used to implement the Strategic Directions, Transformational Projects, and initiatives identified in the previous sections. This section is organized into three parts:

1. Planning Policies
2. Financial Investment and Revenue Generation
3. Organizational and Operational Excellence

Part 1 includes planning policies, consistent with the Official Plan, that are used for the consideration of changes requested through the planning application review, project design and public realm maintenance processes.

Part 2 identifies potential tools for assisting in generating interest for new development in the downtown.

Part 3 examines opportunities for Downtown London through its Business Improvement Area and/or MainStreet London functions to provide support to local businesses in central London. Additionally, this organization and/or others may assist with the maintenance of and programming in various public spaces in the downtown to increase activity, support visitor attraction, foster business investment, and provide local amenities for the downtown neighbourhood.