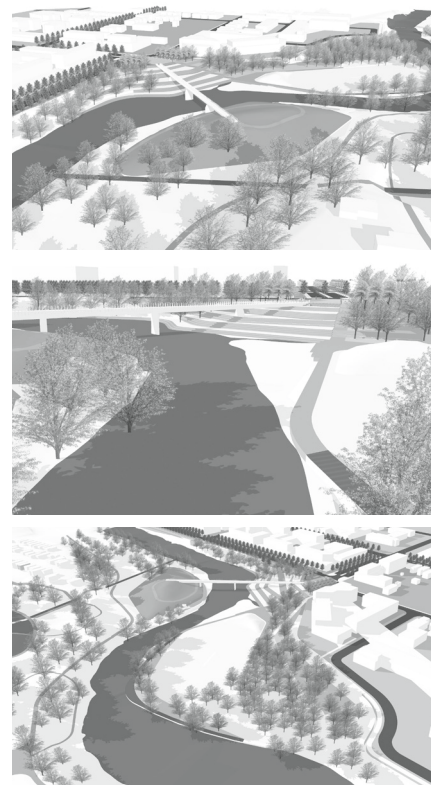


SOHO Neighbourhood



- ① VICTORIA'S LOOKOUT
- ② SOHO LANDING
- ③ PEBBLE BEACH
- ④ BRISK POINT
- ⑤ CRICKET PITCH COMMONS
- ⑥ THE OVERLOOK
- ⑦ THE WALK
- ⑧ THE HEATH
- ⑨ THE OXBOW PRESERVE



We have focused our proposal at the SOHO Neighbourhood on the end of Colborne Street and on the old oxbow meander on the river's south bank. While the entire river edge should be enhanced with new vegetation and a walkway bordering new development, the Colborne Street location offers the most benefit to the overall SOHO Neighbourhood while also being a development amenity to the hospital site. Here we have "Victoria's Lookout", a plaza for events and gatherings connecting the neighborhood to its river. From here you can walk a new ped/bike bridge to Brisk Point, an overlook that gives you one of the most beautiful views of the Thames' riffles, shallows and pools. Or you can descend the stairs or take the ramp down to Soho Landing and paddle your kayak in the stream.

SOHO Neighbourhood

Our design restores natural processes along the banks of the river and re-connects an old oxbow meander channel hydraulically to the main channel. Our research shows that sometime between 1878 and 1922 the meander was walled off from the river by a dyke, atop which the path sits today. The meander today has portions of wetland, some standing water and a riparian forest that is in need of management and restoration. We propose to leave the dyke in place but to use culvert or conduit to tunnel below the dyke, restoring an active hydrological connection to the meander. This will enhance both water quality and flood storage capacity while also setting off the restoration of the rich mosaic of habitats that already exist.

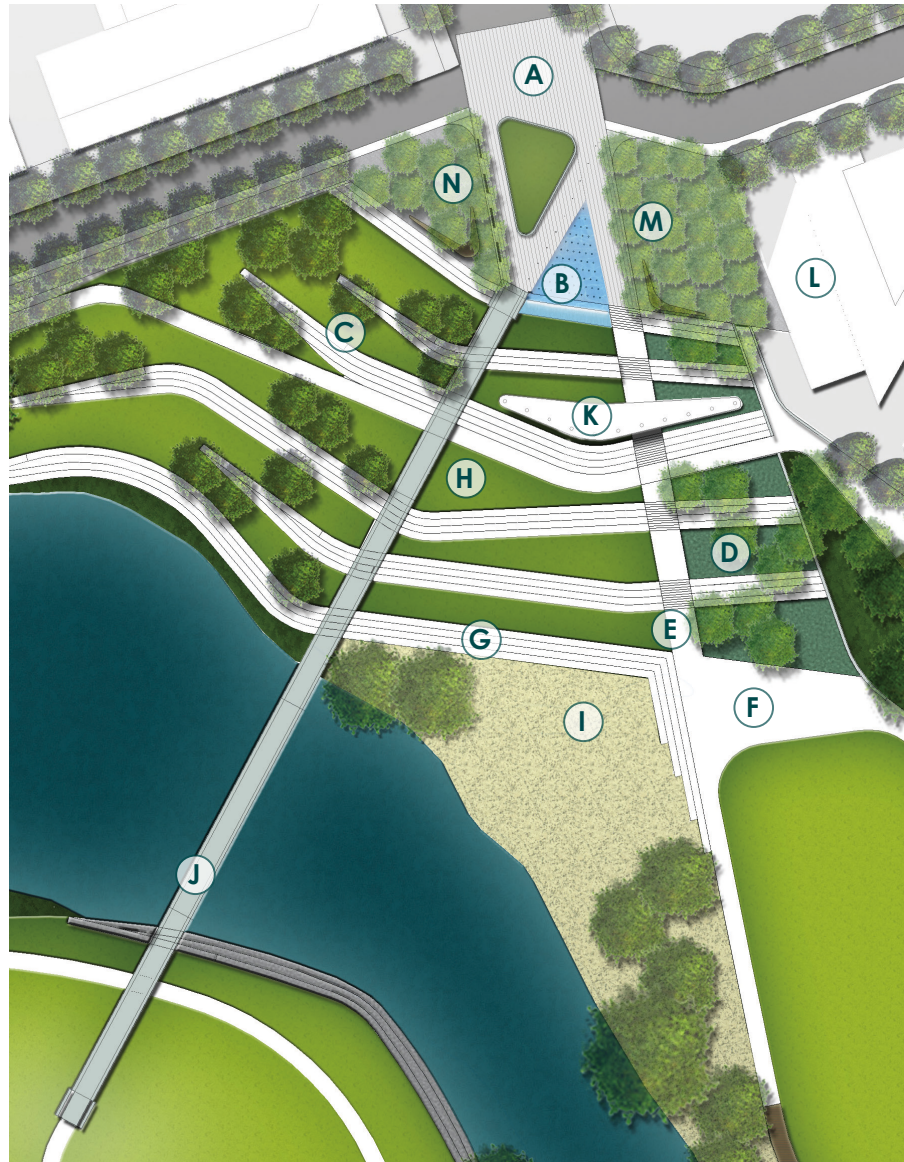
Connecting the banks of the river and the neighborhoods north and south is the most important urban intervention that we can make. By doing so, people will be able to access the Thames pathway from both sides of the river. This allows the area to become an active destination with a variety of pathways, viewpoints, gathering areas, areas for play and for environmental education. This site will be perfect for school children in science programs to study and track the restoration of the river banks, learn about water quality, river dynamics, geomorphology, riverine habitats and wildlife.

The entire edge of new development on the hospital site should be designed to take advantage of the river as a primary amenity. A system of places and features including trees, pedestrian lighting, sitting areas, viewpoints and furnishings should be complimented by active ground floor uses from Victoria's Lookout to the Overlook at Waterloo Street.

By adding a pair of hills - Brisk Point and The Heath - that give overview, by restoring accessible banks along the existing point bar where the cricket pitch is today, and by connecting it all together with multiple paths, boardwalks, sitting terraces, and water quality terraces, this design concept will greatly enhance the experiences people will enjoy. People's physical connection to the Thames will be elevated as they see, hear and smell things one only experiences at the river's edge. But more importantly is the enhancement of the emotional connection to the river which will foster lasting memories of events and places each person will carry throughout their lives.



SOHO Inaugural Project



SOHO INAUGURAL PROJECT

- A** STONE PAVED PLAZA FOR SOCIAL EVENTS
- B** POP-JETS W/ NEGATIVE EDGE WATER LENS
- C** PICNIC GROVE TERRACES
- D** BIOFILTER PLANTING TERRACES
- E** CONCRETE STEPS (SAND FINISH)
- F** STONE COBBLE PAVING AT LANDING
- G** ARMORSTONE RETAINING SEATWALLS
- H** LAWN TERRACES
- I** NATURAL PEBBLE BEACH
- J** PEDESTRIAN/ BICYCLE BRIDGE
- K** SHADE CANOPY
- L** MIXED-USE BUILDING W/ GROUND FLOOR CAFE
- M** PATIO GROVE
- N** PICNIC GROVE

Capital Costs + Phasing

	Sequencing	Capital Costs
A HARRIS PARK Blackfriars Mill Race and Simcoe Sneak Harris Habitat Edge New Pavilion and Stage The Wading Pool Fullerton Street Stair Access The Riffle	2030 2030 2030 2030 2030 2030	\$2,150,000
B BRIDGETOWN BANKS Enhanced Habitat and Nature Walk	2017	\$537,500
C THE FORKS Inaugural Project Becher Bridge Penman's Perch Sitework The Ribbon London Performing Arts Center Massie's Restaurant and Boathouse	2017 2020 2020 2025 2025 2025 2025	\$4,855,000 \$6,000,000 \$480,000 \$2,650,000 \$2,000,000 \$35,000,000 \$6,000,000
D SOHO NEIGHBOURHOOD Inaugural Project Remaining sitework	2017 2025	\$9,700,000 \$4,800,000

Capital Costs + Phasing



THE FORKS INAUGURAL PROJECT

- ① THAMES VALLEY PARKWAY (CONCRETE PAVING)
- ② THE RIBBON (\$2,000,000. NOT IN PHASE ONE)
- ③ ONE DUNDAS COFFEE AND GELATO
- ④ PROTECT EXISTING WATER FEATURES
- ⑤ BIO-FILTER WETLAND AT OUTFALL
- ⑥ CONCRETE STEPS (SAND FINISH)
- ⑦ STONE COBBLE PAVING
- ⑧ ARMORSTONE SEATWALLS
- ⑨ ARMORSTONE RETAINING WALLS
- ⑩ IPE WOOD DECKING (OR HIGH-LEVEL COMPOSITE) SLOPING ACCESS WALK
- ⑪ PROTECT EXISTING TREES
- ⑫ PROTECT EXISTING PLAY STRUCTURES (AND ADD NEW PLAY STRUCTURES AND PLAY SURFACE)
- ⑬ SLOPING LAYOUT LAWN TERRACES
- ⑭ ENHANCED NATIVE PLANTED EDGE
- ⑮ EVENTS PLAZA WITH PATIO SEATING
- ⑯ PERFORMING ARTS CENTER (NOT IN PHASE ONE)

Capital Costs + Phasing

THE FORKS INAUGURAL PROJECT

DESCRIPTION

Contractor General Conditions	\$ 250,000
Mobilization/demobilization	\$ 150,000
Tree protection	\$ 25,000
Utilities/Civil Works	\$ 500,000
Erosion control/River edge	\$ 100,000
Stripping and grading	\$ 150,000
Armor stone retaining walls	\$ 371,250
Armor stone seatwalls	\$ 42,000
Concrete terraces, sand finished	\$ 235,200
Concrete stairs, sand finished	\$ 382,725
Metal railings	\$ 100,000
Concrete curbs	\$ 50,000
Concrete walkways	\$ 67,410
Stone cobble paving	\$ 239,680
Wood decking	\$ 282,480
Lighting	\$ 350,000
Grade, loam and sod	\$ 100,000
Irrigation	\$ 300,000
Planting	\$ 119,840
Playground fall surface	\$ 130,540
Equipment and furnishings	\$ 100,000
Signage/Wayfinding	\$ 75,000
Landscape Maintenance- 2 years	\$ 100,000
Subtotal	\$4,221,125
Contingency (15%)	\$ 633,169
Total	\$4,854,294



ASSUMPTIONS

1. No allowance has been made for any professional fees, permits or any other regulatory approvals.
2. Assume all fill and topsoil is to be imported.
3. All costs based on 2015 Calgary Market Pricing.
4. This estimate is only for the area shown as the 'Inaugural Project Limit of Work.'
5. Snow removal not included within the maintenance budget.

Capital Costs + Phasing



SOHO NEIGHBOURHOOD

	Sequencing 2017	Capital Costs
Inaugural Project 		
Pedestrian/ Bicycle Bridge		\$ 4,250,000
Bridge railings		\$ 240,000
Sitework		\$ 3,640,000
Site Lighting		\$ 300,000
Signage/ Wayfinding		\$ 30,000
15% Contingency		\$ 1,270,000
Inaugural Project Total		\$ 9,700,000
Remaining Sitework 2025		\$ 4,800,000