

2012 Infrastructure Lifecycle Renewal Program

Phase II Horton Reconstruction



London
CANADA

Background

- The Horton Street Regeneration project is intended to:
 - Reconnect the community south of Horton Street (SoHo) to the city's vibrant and friendly commercial area
 - Create opportunities for high-traffic destinations
 - Facilitate access to the South Street Campus of the LHSC
 - Stimulate economic opportunities
 - Complement the existing character of the neighbourhood
 - Create a vibrant, pedestrian-friendly main street
 - Leverage the unique opportunity presented by the newly available lands at the South Street Campus of the LHSC

Economic

- Build strong, safe connections with the Downtown, the Thames River, the commercial corridors and adjacent neighbourhoods
- Maximize the unique opportunity presented by the newly available lands at the South Street Campus of the LHSC
- Create strong mainstreet commercial corridors along Wellington and Horton Streets



ROADMAP
SoHo Regeneration South of Horton Street
A Community Improvement Plan For London's SoHo District

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Strategic Directions



Economic

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Social

- Enhance recreational opportunities throughout the neighbourhood
- Evaluate and plan for social services in a balanced and integrated manner
- Identify opportunities for places and activities that foster community interaction

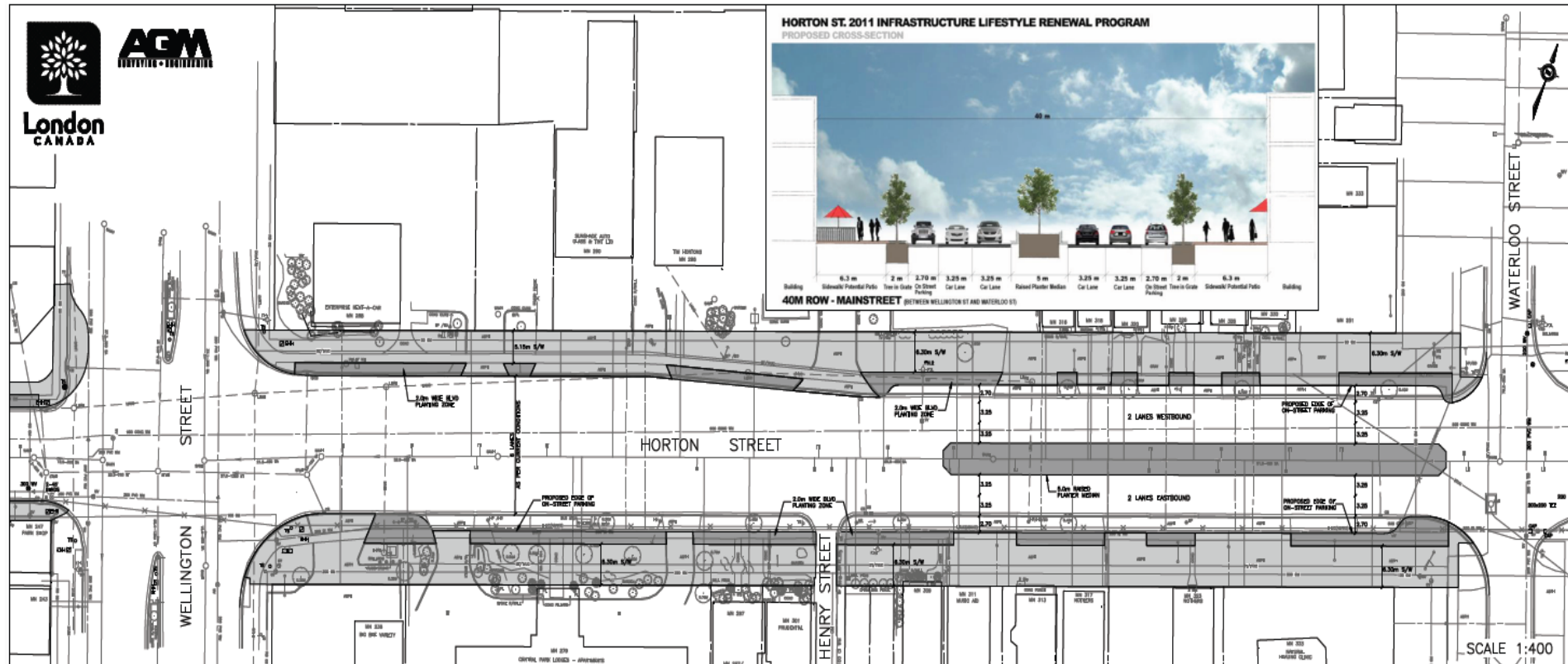
Environmental

- Celebrate the neighbourhood's built and cultural heritage
- Enhance the public realm, including streetscapes, public spaces and infrastructure
- Seek out opportunities for sustainability

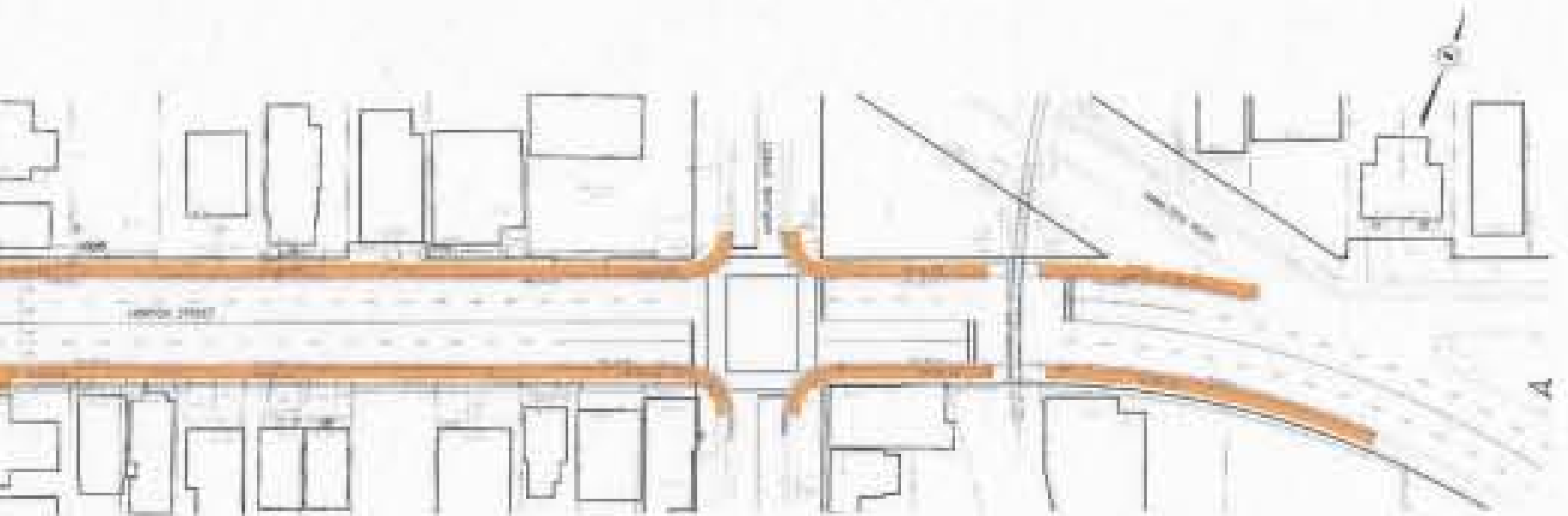


Background

- Proposed plan was publicly unveiled to the broader SoHo community in February 2011 at a special SoHo Community Improvement Plan meeting



Project Overview

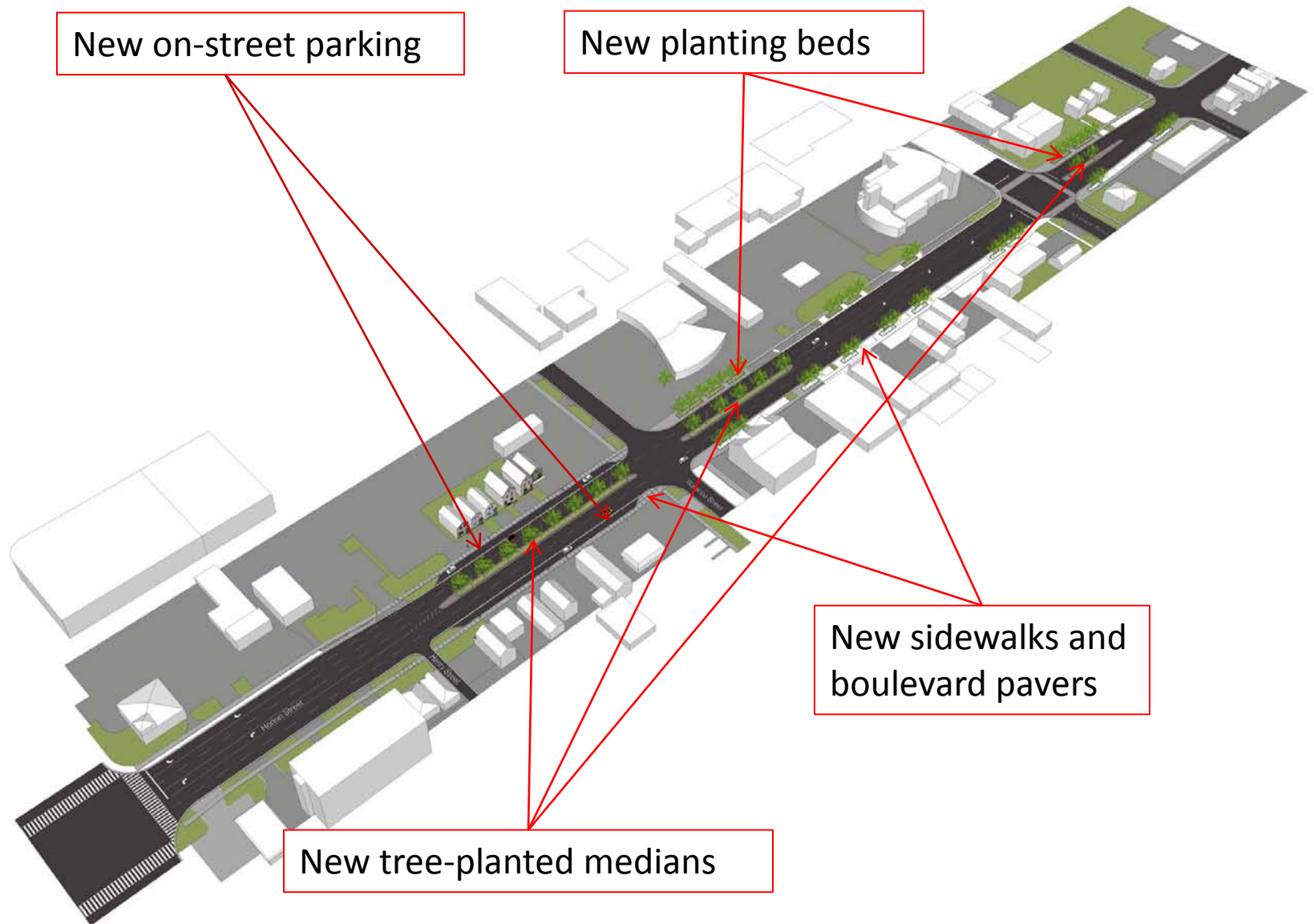


SCALE 1:200

exp



Surface Details Proposed



New on-street parking

New planting beds

New sidewalks and
boulevard pavers

New tree-planted medians

Project Overview



Project Overview



Streetscape Comparisons



Net New Benefits

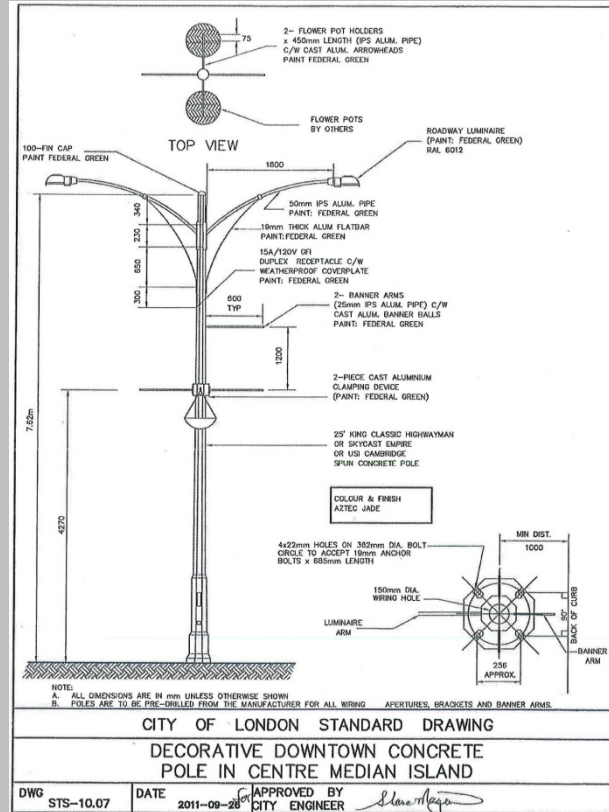
- Net new trees
 - Trees Removed = 19
 - Trees Planted = 54 (23 Serviceberry, 15 Honeylocust, 16 Oakleaf Mountain Ash)
 - Therefore net new trees = 37

- Net new on-street parking spaces
 - Existing on-street parking = 0 spaces
 - Proposed on-street parking = 11 spaces

- New infrastructure
 - Storm Sewer
 - Sanitary Sewer
 - Water Pipes
 - Rebuilt Road
 - Rebuilt sidewalks

- New decorative street lighting (17 total)

- Traffic signal improvements at Colborne and Maitland



Project Overview

- Infrastructure Renewal Project represents a comprehensive vision
- Concerns received about the planted median between Henry St and Waterloo St
 - Request to partially or fully remove the planted median
 - The removal of planted medians results in no appreciable net benefit
 - Result is a 7-lane corridor (including on-street parking bays)
 - Loss of opportunity to create a viable planting bed/tree canopy
- Project has been budgeted to include comprehensive improvements
 - However, there are costs to doing “nothing”
 - \$200,000 spent to move existing hydro poles to accommodate on-street parking
 - Additional costs to print new construction drawings
 - Opportunity cost of non-implementation

Project Overview

- Local concerns have been given due consideration
 - U-turns permitted at both sides of the planted median
 - Sidewalk widths reduced to accommodate more boulevard parking
 - In addition to the creation of on-street parking opportunities
- Broader SoHo community anticipation for the completion of this project
 - In June 2011, Council adopted the SoHo CIP
 - Council also resolved:
*the streetscape enhancements consistent with the SoHo Community Improvement Plan...**BE INCLUDED** in the scope of the pending Horton Street Reconstruction Project and that funding enhancements...be included in the 2012 Capital Works Budget submission, and be given a high priority for approval*