

# Development Setbacks

**LEGEND:**

	Approximate Site Boundary		Existing Woodland		Private Property Blocks
	Regulatory Floodplain Limit		Woodland Enhancement within min. 10m Buffer (EIS)		Future Development
	15m Riverline Buffer (EIS)		Existing Park or Open Green Space		Proposed Future Civic Space
	Woodland Buffer (EIS)				
	LTSSC Position Plus 6m Erosion Access Allowance				





- 1

Thames Valley Parkway
- 3.0m Wide Multi-use Pathway
  - Connection to Neighbourhood ROW's, Existing TVP and Amenities
  - Accommodate Potential Widening of Wellington Street and Bridge

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Urban Park Corridor
- Between Wellington and Colborne Street
  - Public Gathering Spaces
  - Enhanced Key Entrance Points to Thames Valley Corridor
  - Lighting
  - Improve Key Sight Lines / Views through Potential Selective Removal of Invasive Trees and Shrubs
  - Support Recommendations / Restrictions identified in EIS

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Ecological Enhancements
- Enhancements to Existing Woodland (per EIS)
  - Enhancements to Woodland Buffers (per EIS)
  - Invasive Species Management
  - Enhancements to Turtle Nesting Habitat
  - Enhancement of Existing Vegetation

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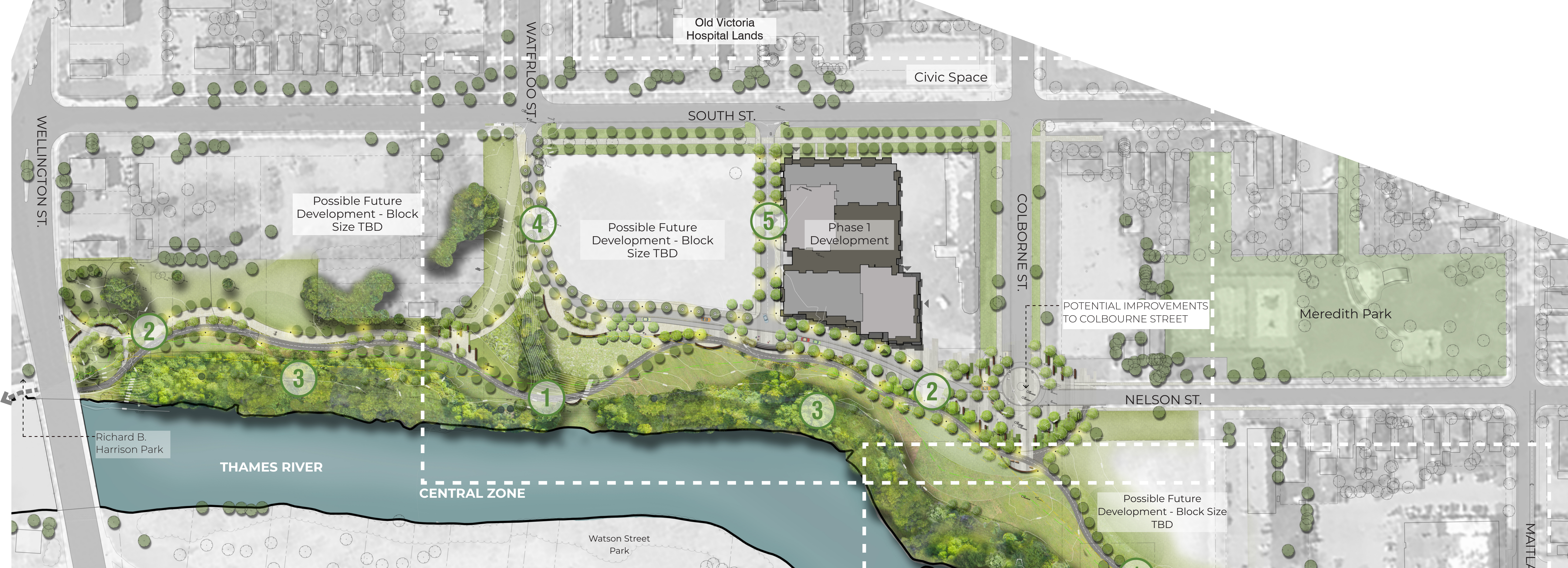
Shared Pedestrian / Vehicular Drive
- Between Waterloo to Colborne Street
  - 9.0m Wide Shared Corridor is a Flexible Space
  - Supports Programming & Events
  - Single One Way Drive and Parallel Parking
  - Complement Urban Park and TVP
  - Incorporate LID Measures to Direct and Manage Storm Water
  - Key Entrance Points for Pedestrians & Vehicular Access
  - Integrated with Urban Park
  - Lighting

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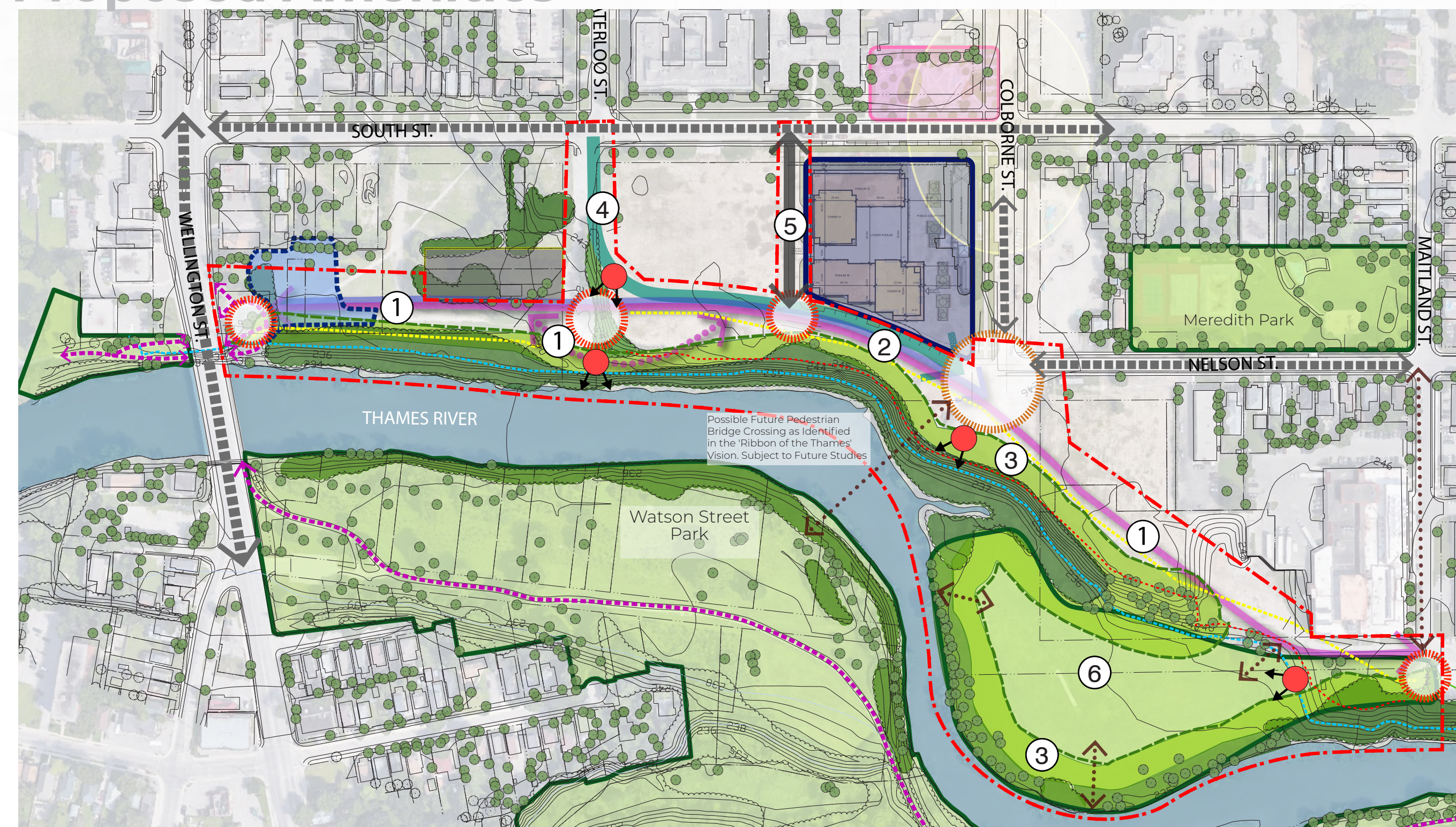
Midblock Connection
- 12m Right of Way (two-way)
  - Asphalt Surface
  - Public Municipal Road
  - Native Deciduous Tree Planting
  - Lighting
  - Vehicular and Pedestrian Circulation
  - Access to Phase 1 Development

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District Park
- Potential Natural Experiential Playground
  - Potential Low Key Pedestrian Connections to Thames River for Canoe Launch
  - Opportunity for Community Gardens
  - Enhancement of Existing Vegetation



## Proposed Amenities



- LEGEND:

- Approximate Site Boundary
  - LTSSC Position Plus 6m Erosion Access Allowance
  - Slope Crest
  - Regulatory Floodplain Limit
  - Woodland Buffer (EIS)
  - ↔ Urban Park Corridor

- Existing Woodland
  - Woodland Enhancement within 30m Buffer (EIS)
  - Existing Park
  - Future Development
  - Proposed Future Civic Space

- Existing TVP
  - Proposed TVP
  - Potential Pedestrian Linkage / Connection
  - Proposed Mid-Block Connection
  - Existing Vehicular Circulation
  - Proposed Shared Pedestrian / Vehicular Drive

- Key Urban Park Activity Node
  - Secondary Urban Park Node Along TVP
  - Potential View / Vista
  - Four Corners as Identified in CVHL Secondary Plan

0 10 20 30 40 50 100  
Scale: 1:1000