

SoHo Thames Valley Corridor Project

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For: Accessibility Advisory Committee

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Introduction to Project

This project is a major component of the redevelopment of the Old Victoria Hospital Lands (OVHL). The site is generally bound Wellington Street to the west, South Street to the north, Maitland and Colborne Street to the east and the South Branch of the Thames River to the South. Much of the site was part of the OVHL that plans for residential intensification along South Street and throughout the community.

Project Site



Goal

Create a park system along the north side of the Thames River throughout the SoHo Community.

Supporting Background Studies

- Geotechnical Reports (establishing the long term stable slope and erosion access allowance)
- Record of Site Condition (reviewed past uses and contamination surveys)
- Environmental Impact Study (includes recommendation for woodland buffers)

Planning and Cycling Context

This project is a product of the Soho Community Improvement Plan and the Old Victoria Hospital Lands Secondary Plan (2014). Lots of public engagement opportunities were facilitated to help identify the long term redevelopment opportunities

for the area. Wellington Road is identified as a Rapid Transit Corridor. Nelson Street is a signed east-west bicycle route and Colborne Street has bicycle lanes. The Thames Valley Corridor continues to the west of the site and connections with Harris Park and

Project Features (see panels enclosed)

- Create a new section of the Thames Valley Parkway from Wellington to Maitland. Provide a Mid-Block Connection from South Street to TVP.
- Build an urban promenade from Wellington to Colborne (probably constructed in phases) along TVP.
- Create an urban park at the intersection of Colborne and Nelson as a gateway to the corridor.
- Create a park driveway (including parking and sidewalks) extension from Waterloo to intersection of Colborne and Nelson (including parking.
- Redevelop Wellington Valley Park (currently lawn, previously used for cricket)

Engagement so Far

- First PIC in Nov 2018 (about 80 people in attendance and 30 surveys completed) November 28
- Letter and post cards prior to PIC mailed to SoHo Community Members
- Survey at PIC and online with Get Involved London webpage.
- Met with SoHo Community Association
- Met with representative from N'Amerind.

Summary of Feedback Received

- Environmental and naturalization opportunities are most important.
- Playground and passive recreation opportunities over active play areas.
- Gardens for food, pollinators and native flora should be included throughout.

Other Projects in Area

- SoHo Civic Space (northwest corner of Colborne and South).
- Back to the River

Timeline & Next Steps

- Second PIC Scheduled (tentatively) for March 2019
- Detailed Design phase in fall through winter of 2019/2020
- Construction 2020 (tentative)
- Detailed Geotechnical work (spring 2019) for built feature (pathway and other paved components)

Enclosed are the panels that were prepared for the November 28 Public Information Centre illustrating current conceptual proposal for the park.

Opportunity Statement

The project objective is to generate a long-term concept plan and short term detailed design (associated with Phase 1 implementation) for the Thames Valley Corridor (TVC) on the north side of the Thames River between Wellington Street and Maitland Street, within the Old Victoria Hospital Lands.

The concept plan and detailed design developed from this study will support the goals and objectives of the SoHo Community Improvement Plan and be consistent with Official Plan policies detailed in the Old Victoria Hospital Lands (OVHL) Secondary Plan, while taking into consideration the ‘Ribbon of the Thames’ vision and the City’s desire to maximize the area and value of future OVHL development lands.

- Key Recommendations Include:
- Create Gathering Spaces along the top of the Thames Valley Corridor within a new Urban Park Setting;
 - Establish Park Amenities for District Park;
 - Provide Opportunities for Views to the Thames River and Other Important Site Features;
 - Improve Pedestrian Circulation and Linkages to Adjacent City Parks and the Thames Valley Parkway;
 - Provide a New Local Shared Pedestrian Driveway along the top of the TVC;
 - Integrate the Ecological Recommendations identified in the Environmental Impact Study.

Study Process

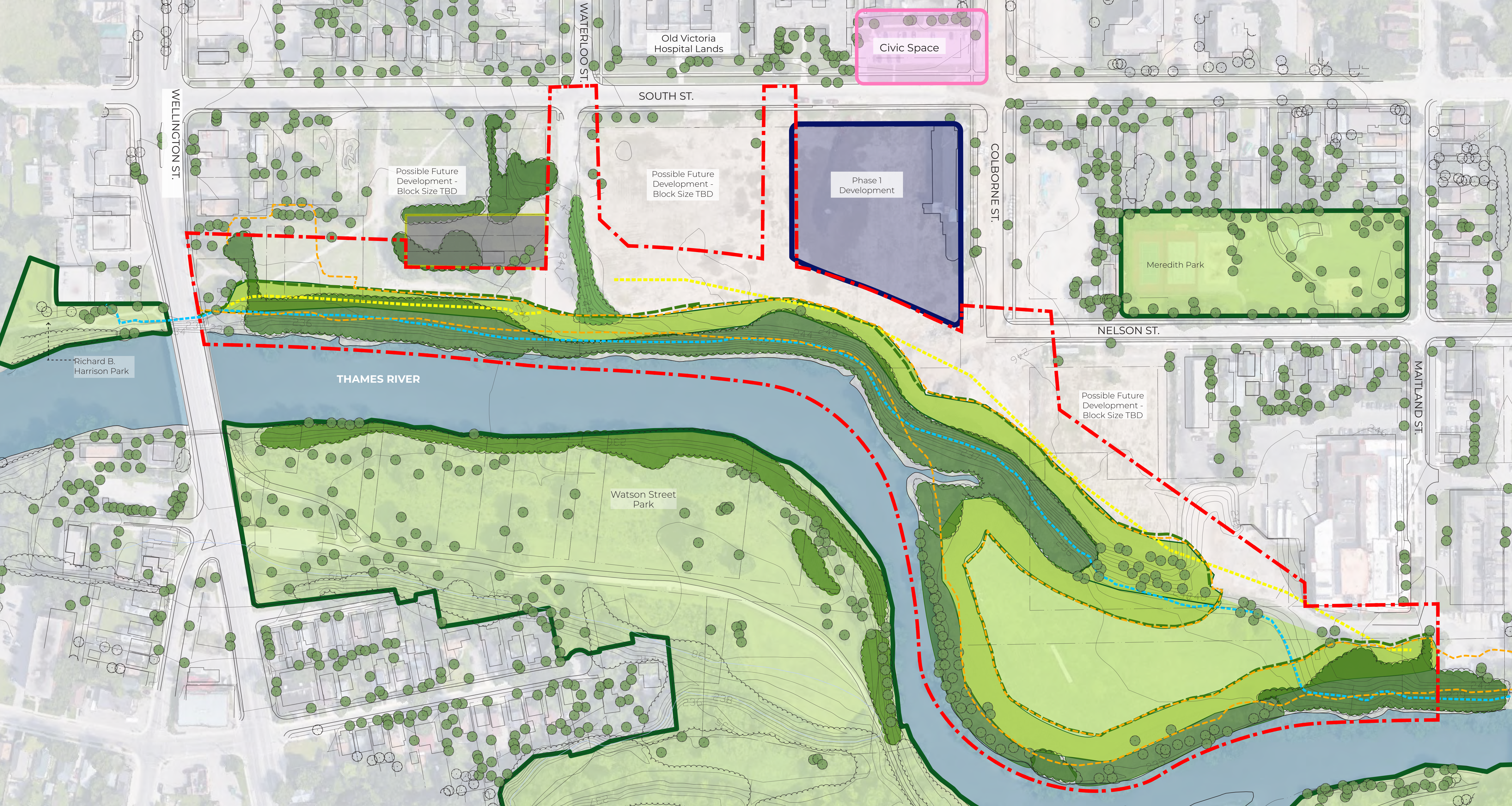


Purpose of Tonight’s Open House

The purpose of tonight’s Open House is to generate feedback on the proposed draft concept in order to help refine the design.



Existing Site Context



Development Setbacks

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



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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

- 2

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

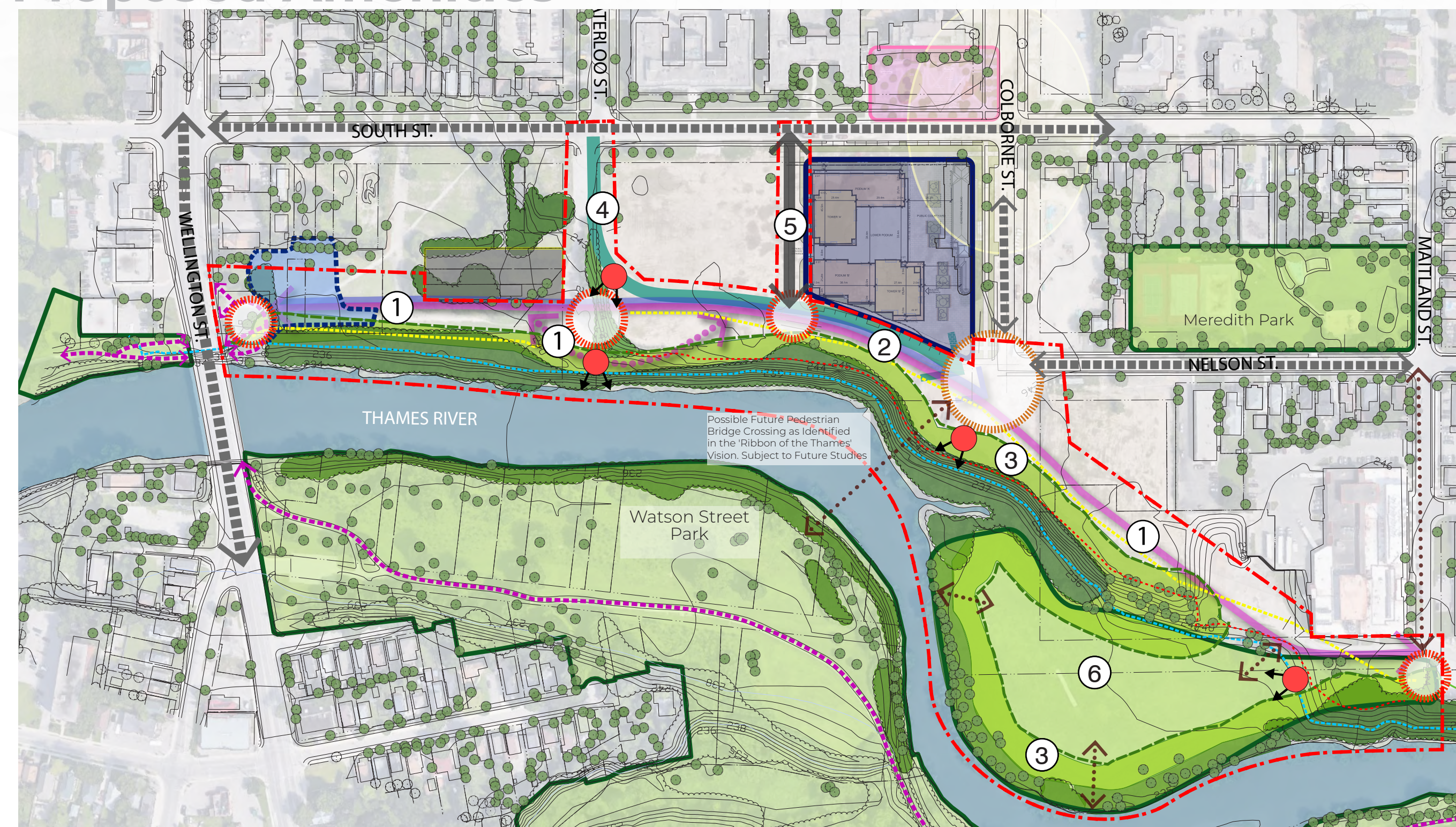
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District Park

- 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:

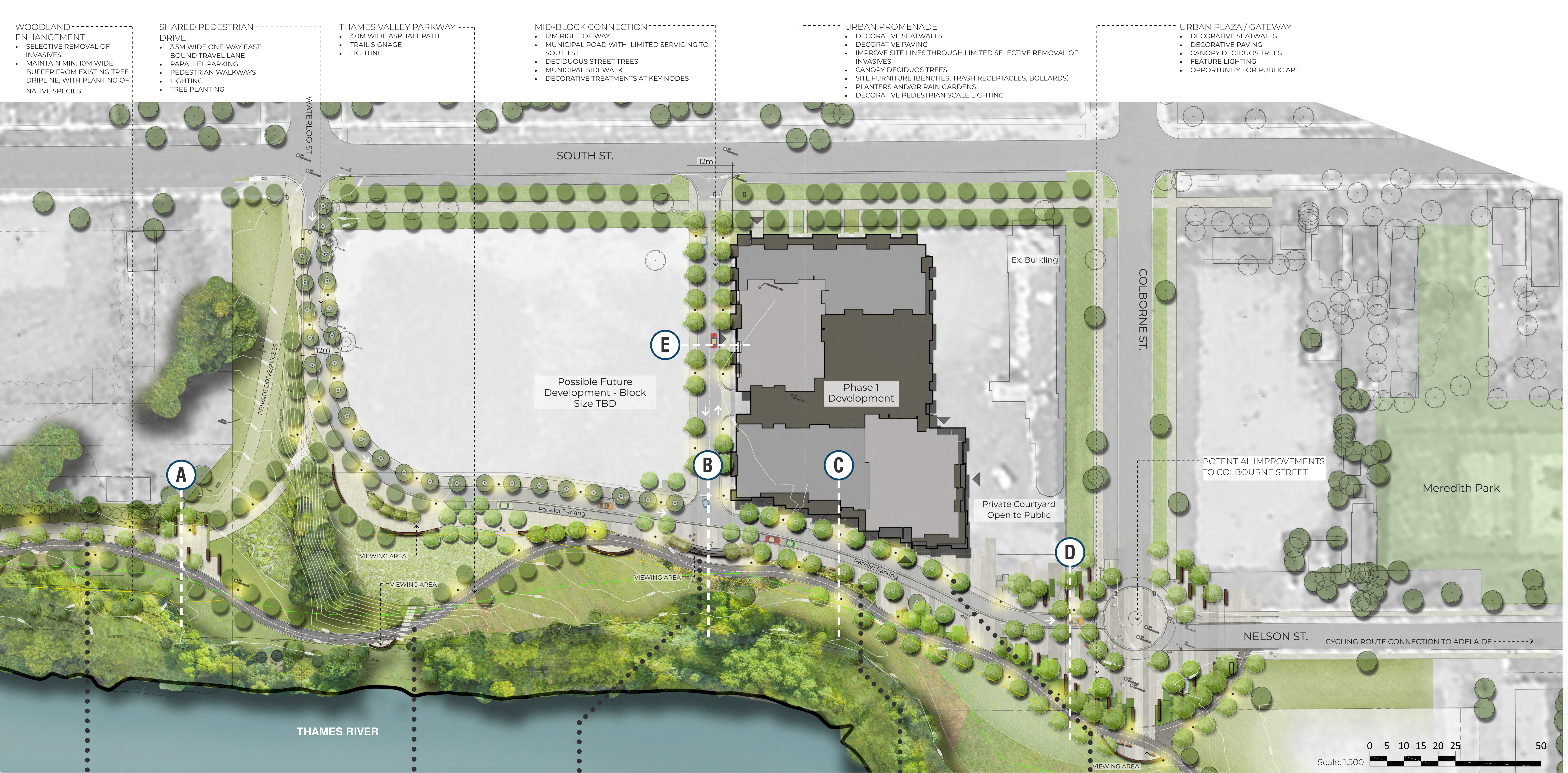
- Approximate Site Boundary
 - LTSSC Position Plus 6m Erosion Access Allowance
 - Slope Crest
 - Regulatory Floodplain Limit
 - Woodland Buffer (EIS)
 - ↔ Urban Park Corridor

- 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



- WOODLAND-
ENHANCEMENT
- SELECTIVE REMOVAL OF INVASIVES
 - MAINTAIN MIN. 10M WIDE BUFFER FROM EXISTING TREE DRIPLINE, WITH PLANTING OF NATIVE SPECIES

- SHARED PEDESTRIAN DRIVE
- 3.5M WIDE ONE-WAY EAST-BOUND TRAVEL LANE
 - PARALLEL PARKING
 - PEDESTRIAN WALKWAYS
 - LIGHTING
 - TREE PLANTING

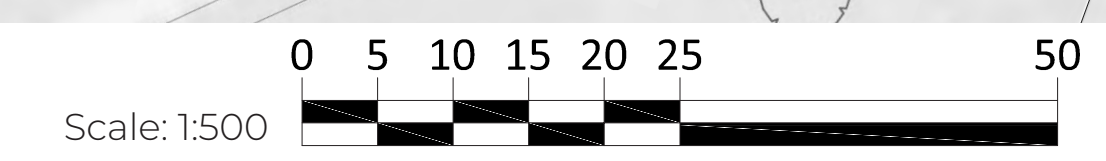
- THAMES VALLEY PARKWAY
- 3.0M WIDE ASPHALT PATH
 - TRAIL SIGNAGE
 - LIGHTING

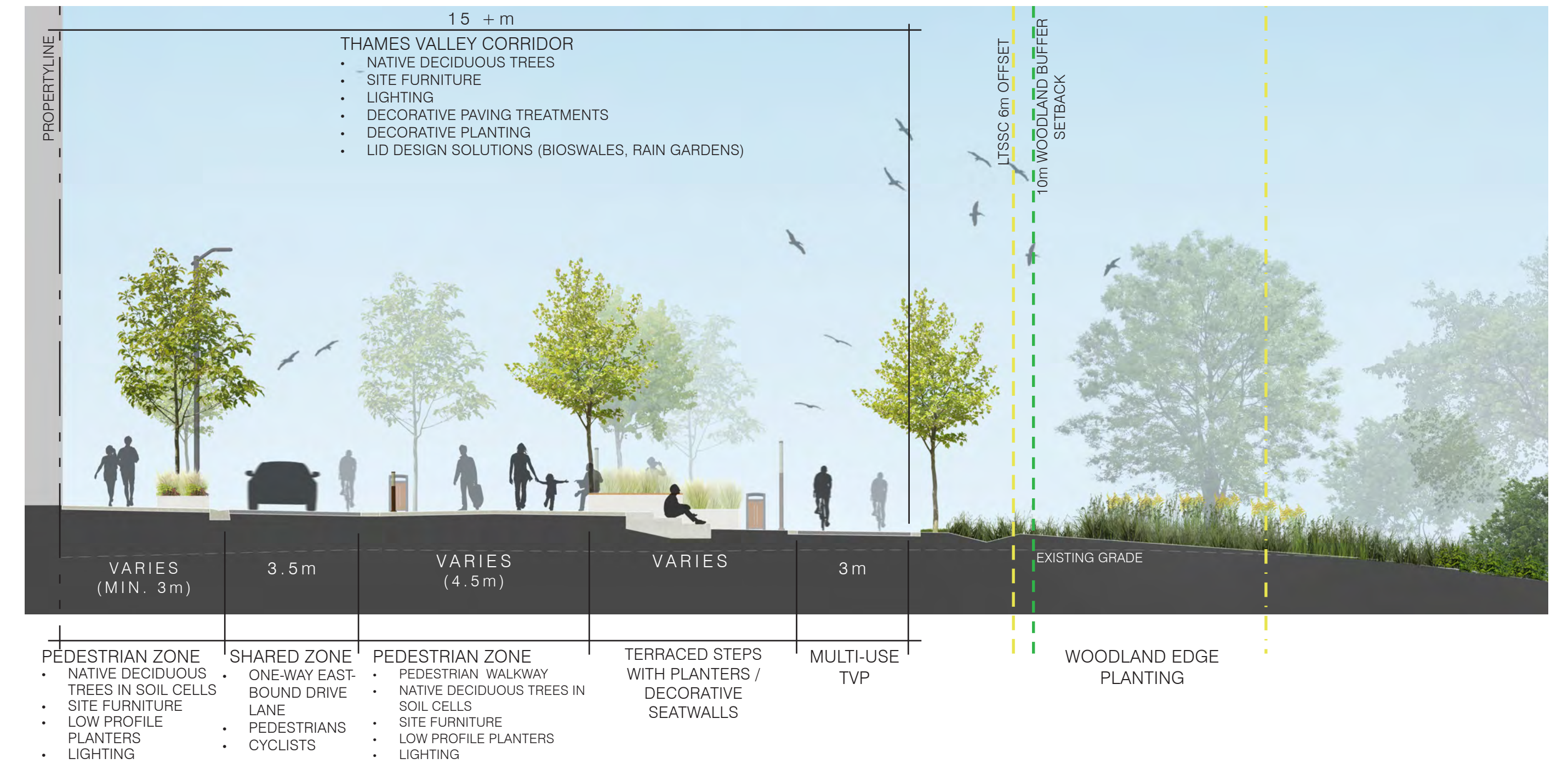
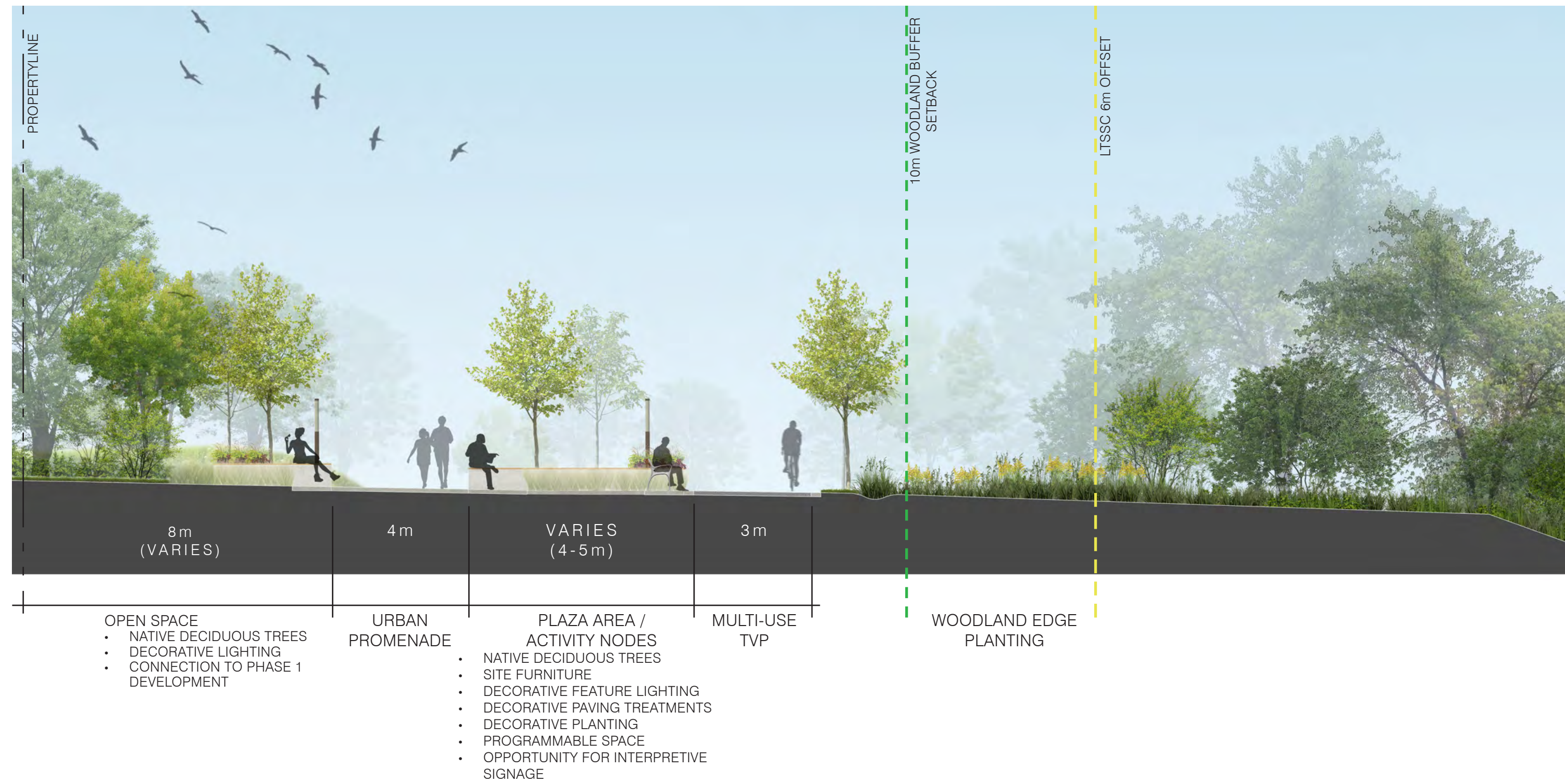
- MID-BLOCK CONNECTION
- 12M RIGHT OF WAY
 - MUNICIPAL ROAD WITH LIMITED SERVICING TO SOUTH ST.
 - DECIDUOUS STREET TREES
 - MUNICIPAL SIDEWALK
 - DECORATIVE TREATMENTS AT KEY NODES

- URBAN PROMENADE
- DECORATIVE SEATWALLS
 - DECORATIVE PAVING
 - IMPROVE SITE LINES THROUGH LIMITED SELECTIVE REMOVAL OF INVASIVES
 - CANOPY DECIDUOUS TREES
 - SITE FURNITURE (BENCHES, TRASH RECEPTACLES, BOLLARDS)
 - PLANTERS AND/OR RAIN GARDENS
 - DECORATIVE PEDESTRIAN SCALE LIGHTING

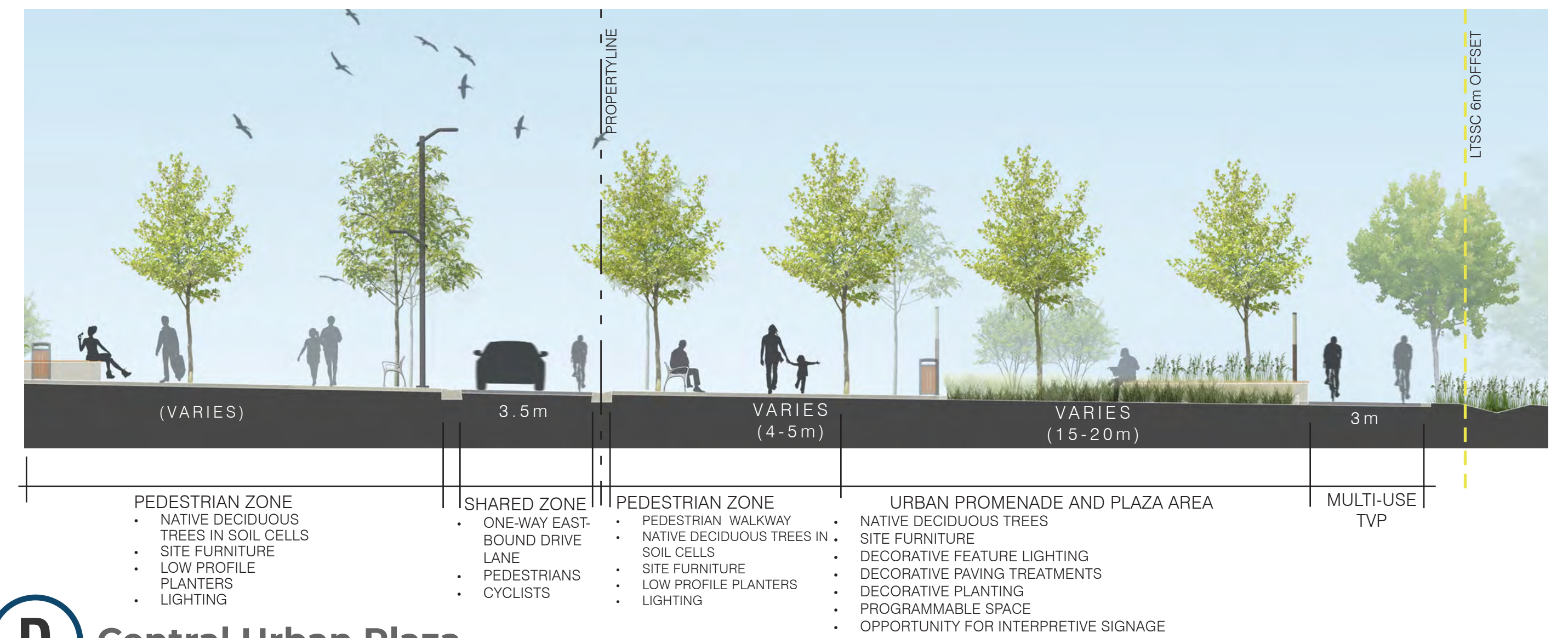
- URBAN PLAZA / GATEWAY
- DECORATIVE SEATWALLS
 - DECORATIVE PAVING
 - CANOPY DECIDUOUS TREES
 - FEATURE LIGHTING
 - OPPORTUNITY FOR PUBLIC ART



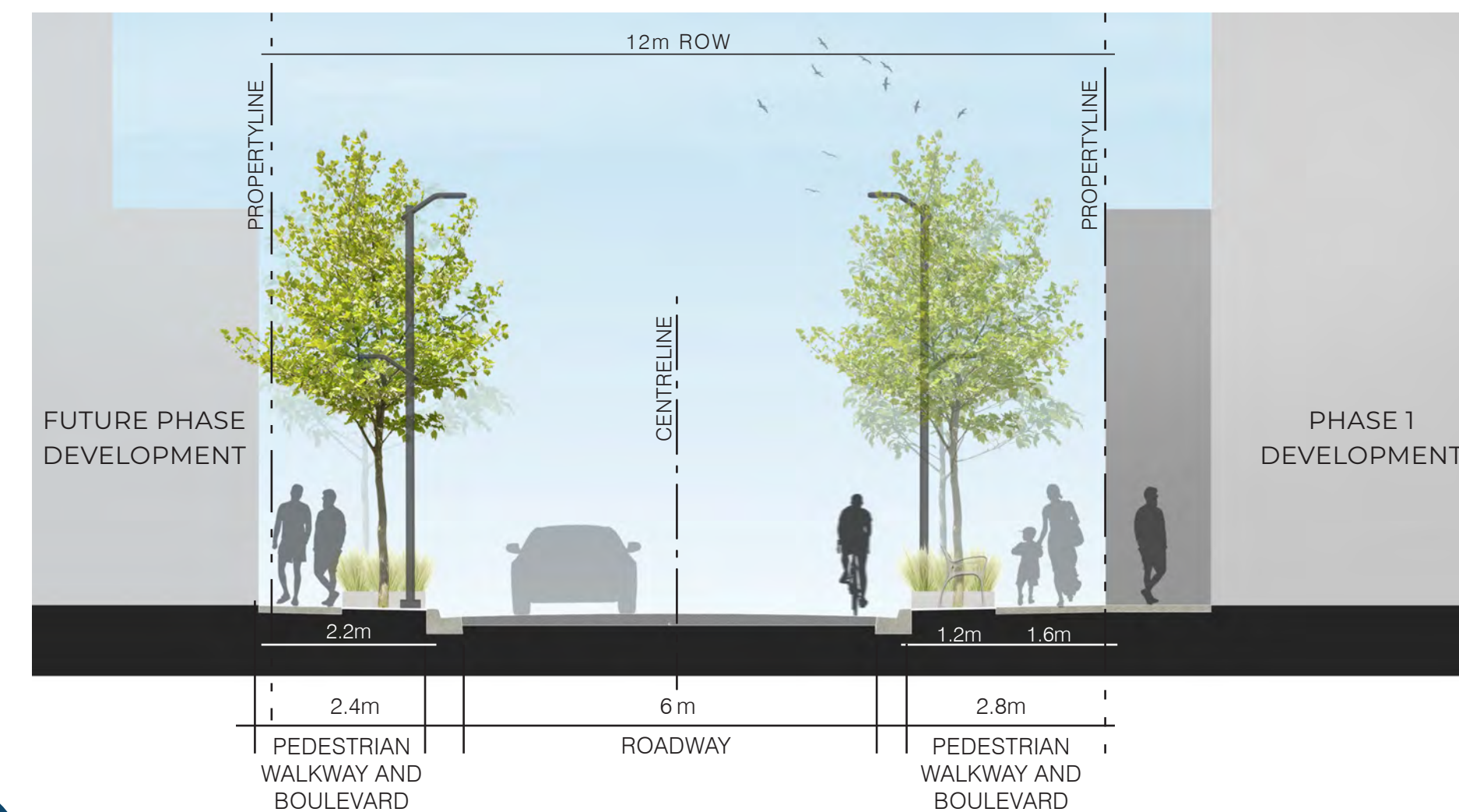




B Mid-Block / Shared Driveway Intersection



D Central Urban Plaza



E Mid-Block Connection

C Urban Promenade - Adjacent to TVP



BENCHES



MAGLIN BENCH



PARC VIEW, LANDSCAPE FORMS

TRASH RECEPTACLES



SAGE, BY VICTOR STANLEY



MAGLIN

BIKE RACKS



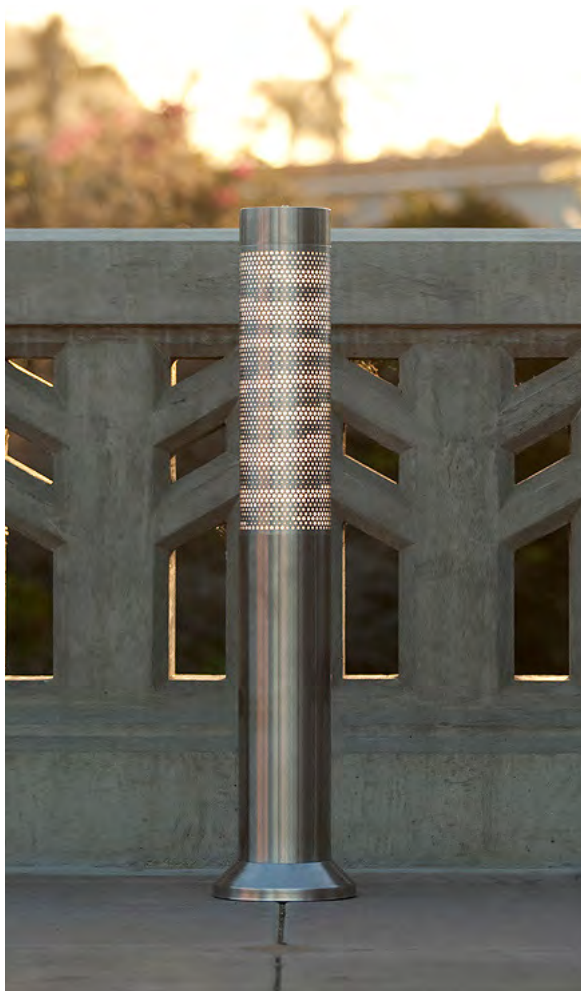
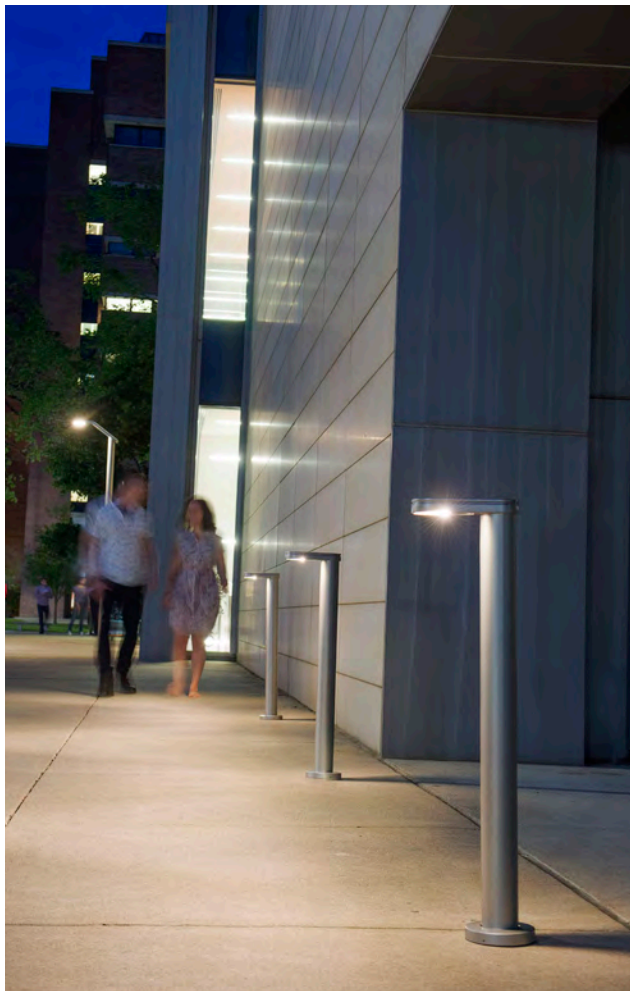
LANDSCAPE FORMS



PATH LIGHTING & BOLLARDS



MULTIPLICITY COLLECTION, LANDSCAPE FORMS



FORMS+SURFACES

URBAN PROMENADE LIGHTING



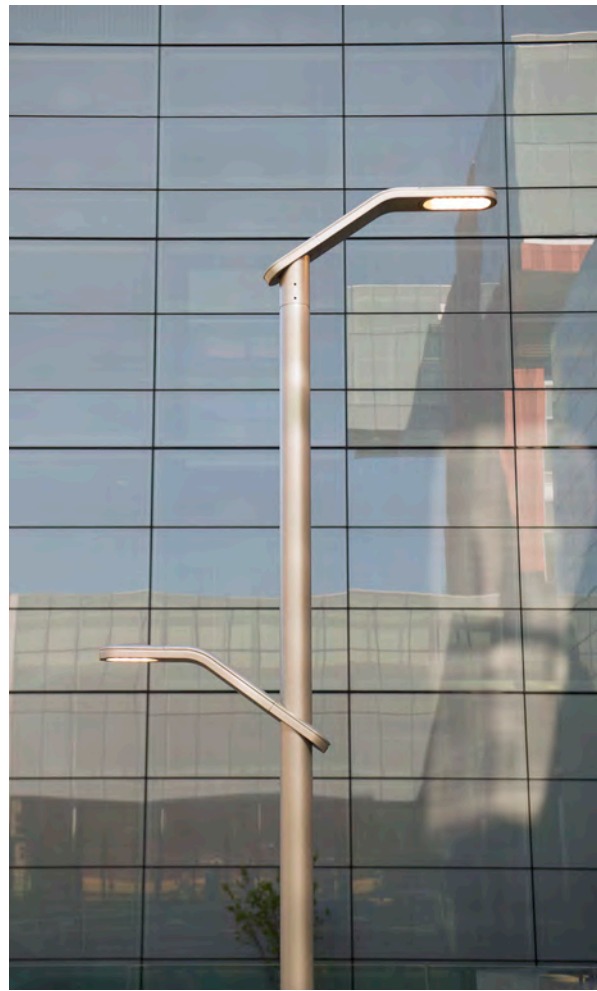
LIGHT COLUMN PEDESTRIAN LIGHTING, FORMS+SURFACES



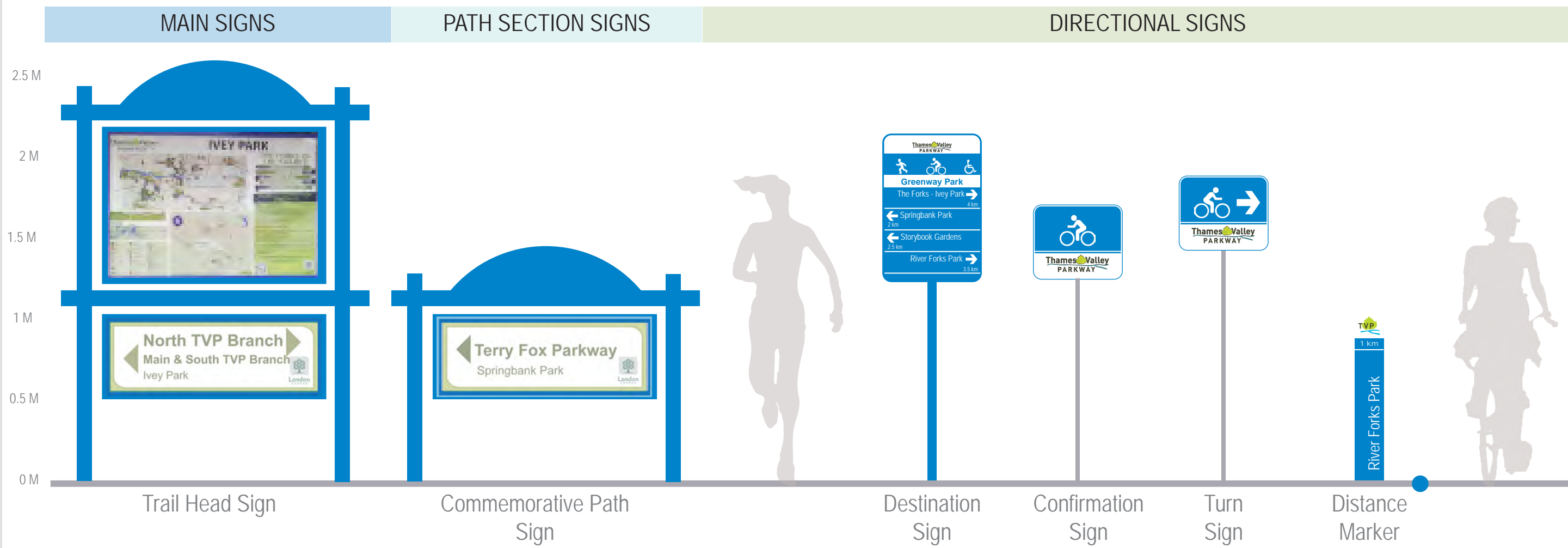
SHARED DRIVEWAY/MUNICIPAL ROAD LIGHTING



TORRES COLLECTION, LANDSCAPE FORMS



THAMES VALLEY PARKWAY SIGNAGE FAMILY



ADDITIONAL PATHWAY MARKERS



MEADOW AND BIOSWALE PLANTING



NATIVE PERENNIALS AND GRASSES



RAIN GARDEN PLANTING



NATIVE PERENNIALS & POLLINATORS



URBAN PROMENADE AND URBAN PLAZA PLANTING



STREET TREES - COMMON HACKBERRY



SUGAR MAPLE

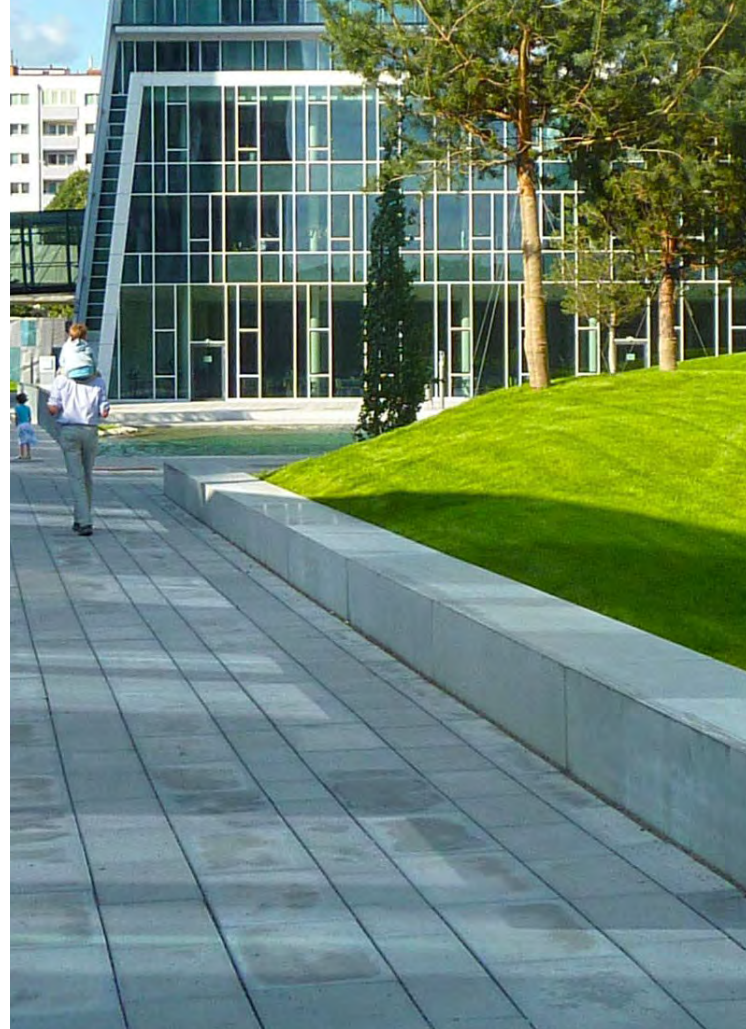


WHITE OAK

DECORATIVE SEATWALLS AND PLANTER WALLS



LOW-PROFILE DECORATIVE WALLS



LOW-PROFILE RAIN GARDEN PLANTERS

STREETSCAPE



TREE GRATES



HABITAT CREATION



BAT / BIRD BOXES



THAMES VALLEY PARKWAY



ASPHALT PATH

URBAN PROMENADE AND SHARED DRIVEWAY OPTIONS



UNIT PAVING WITH ACCENT COLOURS/SHADES IN SPECIAL ZONES



DECORATIVE CONCRETE - EXPOSED AGGREGATE FOR ACCENTS AND PATTERNING IN SPECIAL ZONES

