

# THAMES VALLEY CORRIDOR SoHo Neighbourhood



JANUARY 24, 2019

Accessibility Advisory Committee Meeting



# INTRODUCTION

## Site Context

The site is generally bound by 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.





# INTRODUCTION

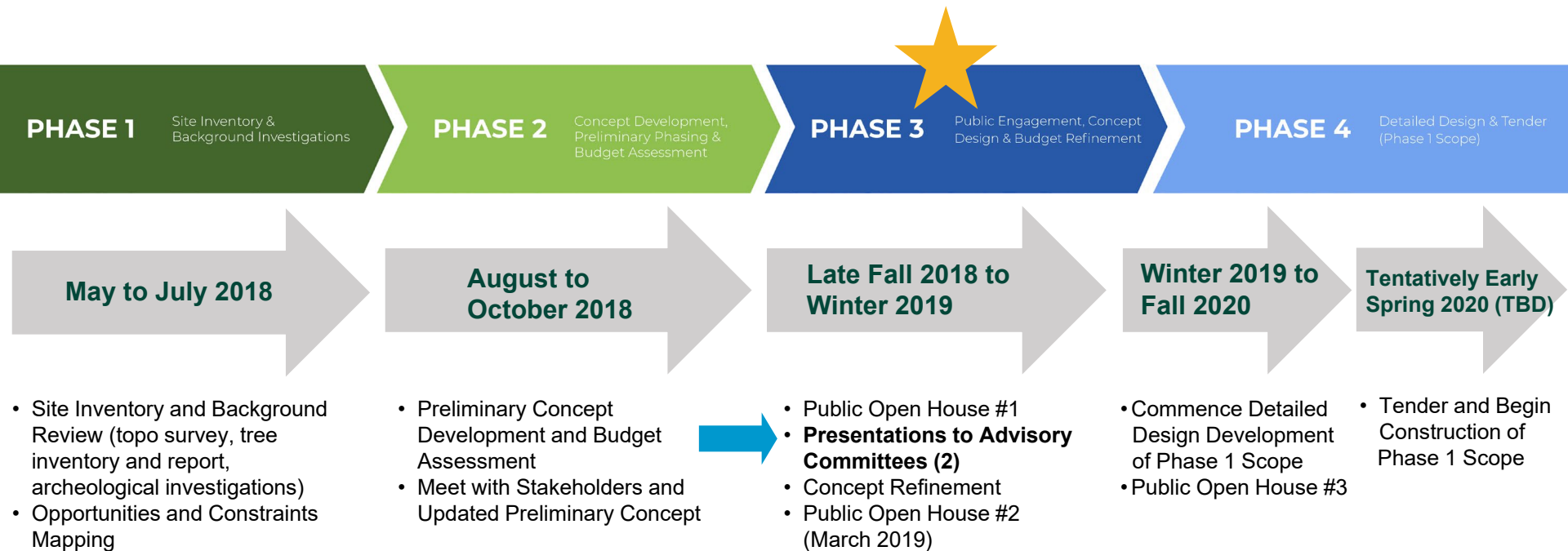
## Project Background

- This project is a key component of the redevelopment of the Old Victoria Hospital Lands (OVHL).
- Addresses recommendations from the Secondary and Community Improvement Plans (CIP).
- Responds to site constraints and recommendations identified in the Environmental Impact Study (EIS).



# INTRODUCTION

## Study Outline





# INTRODUCTION

## Key Project Goals / Objectives

### *The plan will:*

- ✓ Apply AODA standards and Crime Prevention Through Environmental Design (CPTED) principles;
- ✓ Use best practices for ALL circulation (vehicular, pedestrian/cycling);
- ✓ Protect and enhance existing natural features;
- ✓ Take into consideration the 'Ribbon of The Thames' vision, and;
- ✓ Establish barrier free connections within the park.





# KEY RECOMMENDATIONS

- Create accessible gathering spaces along the Thames Valley Corridor (TVC);
- Establish park amenities for the District Park space;
- Provide opportunities for views to the Thames River and other important site features;
- Extend the TVP and improve pedestrian circulation and linkages to adjacent City Parks;
- Provide a “Shared Pedestrian Driveway” along the top of the TVC;
- Integrate the Ecological Recommendations identified in the Environmental Impact Study.
- Develop an implementation/phasing plan that can be integrated with future ‘Ribbon of the Thames’ initiatives.





# PUBLIC ENGAGEMENT Summary to Date

## ***We will:***

- ✓ Continue to consult on accessible features as required by AODA.
  - *Exterior paths of travel*
  - *Recreational Trails*
  - *Outdoor Play Spaces*

Meetings with  
Phase 1  
Developer

1 Public  
Open House  
with +80  
Attendees

Meeting with  
Representative  
from  
N'Amerind

Meeting with  
SoHo  
Community  
Association

+30 Surveys  
Completed at  
PIC and  
Online



# PUBLIC ENGAGEMENT Summary to Date

## *What we Heard:*

- ✓ **Accessibility:** Ensure project/site design is accessible and functional for all users;
- ✓ **Environment:** Provide opportunities for naturalized areas, pollinator habitats, LID's, incorporating flora;
- ✓ **Passive Recreation:** Preference for passive uses over active recreation uses;
- ✓ **Cultural/Heritage:** Integrate design features that celebrate the cultural and heritage uniqueness of the site.







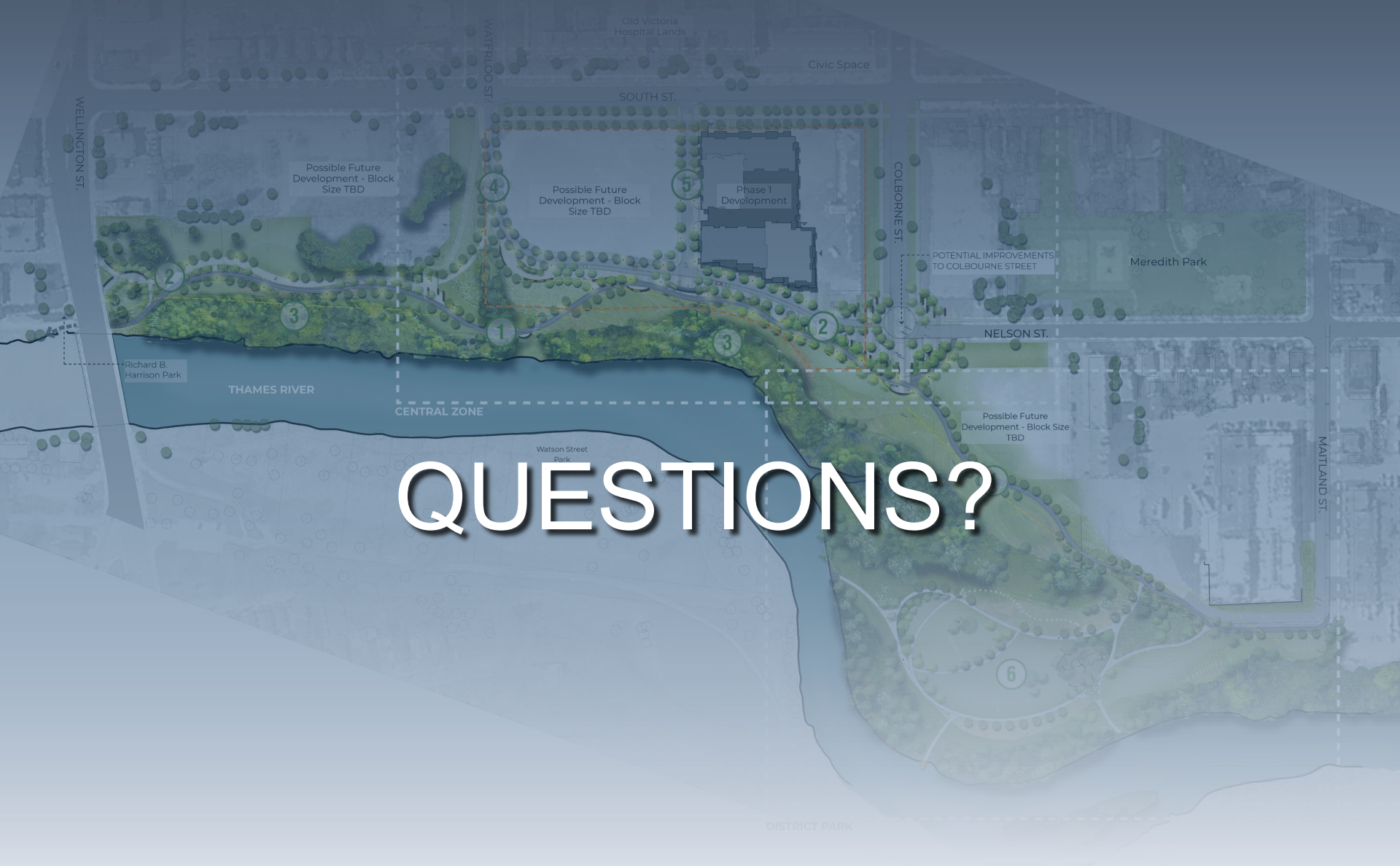
# Preferred Long-Term Concept



- **Exciting project built off of extensive community engagement efforts;**
- **Great opportunity to reconnect the community to the Thames River edge, animate the site with multi-use spaces; and celebrate cultural, environmental, and heritage uniqueness;**
- **Strongly supported by the local neighbourhood, and;**
- **High priority for the City and public to ensure a fully accessible multi-purpose park for all**



# Summary



# QUESTIONS?

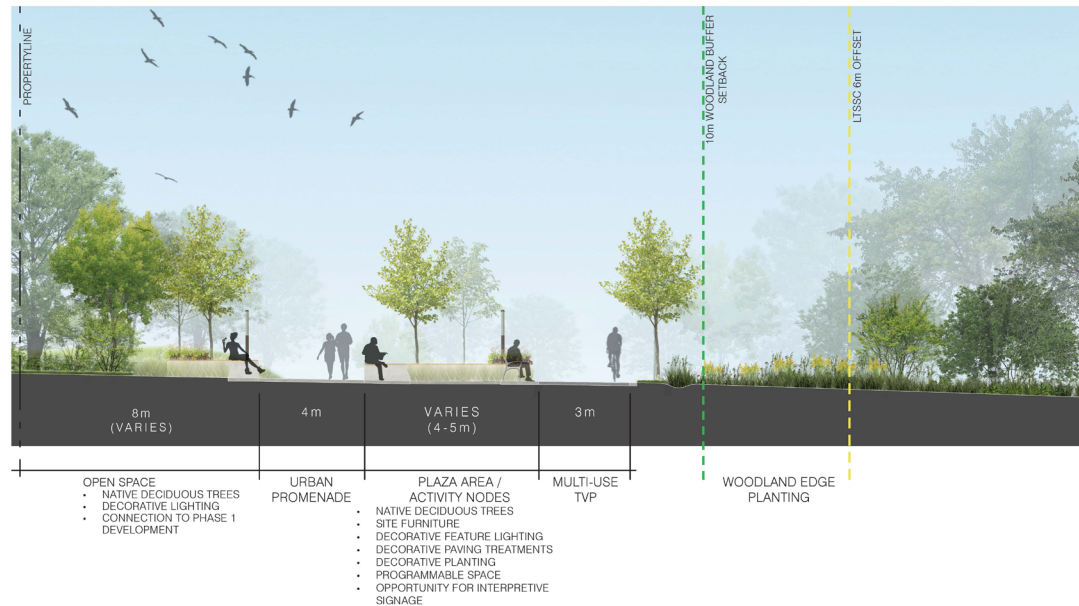






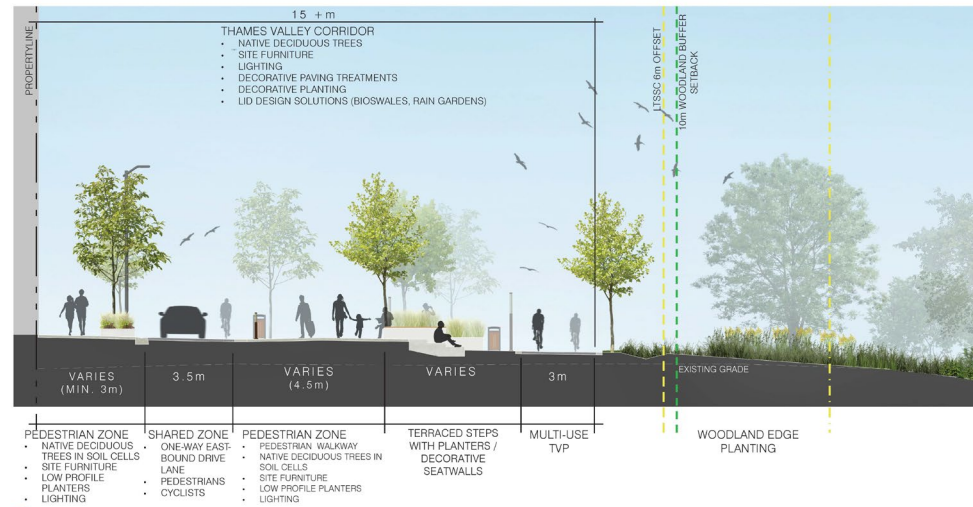
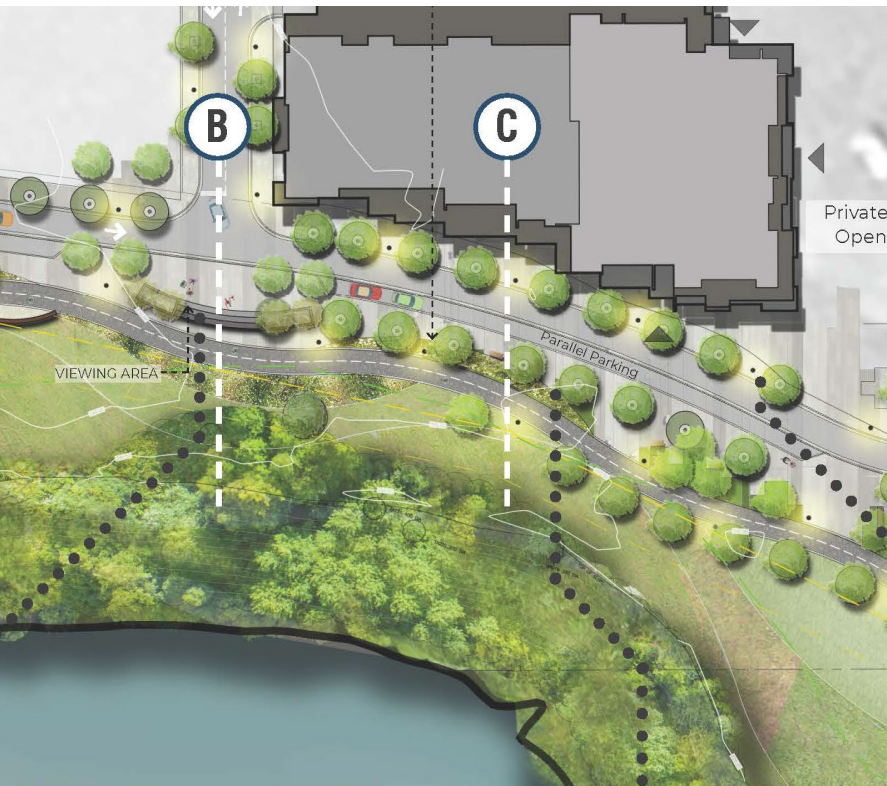
# Preferred Long-Term Concept



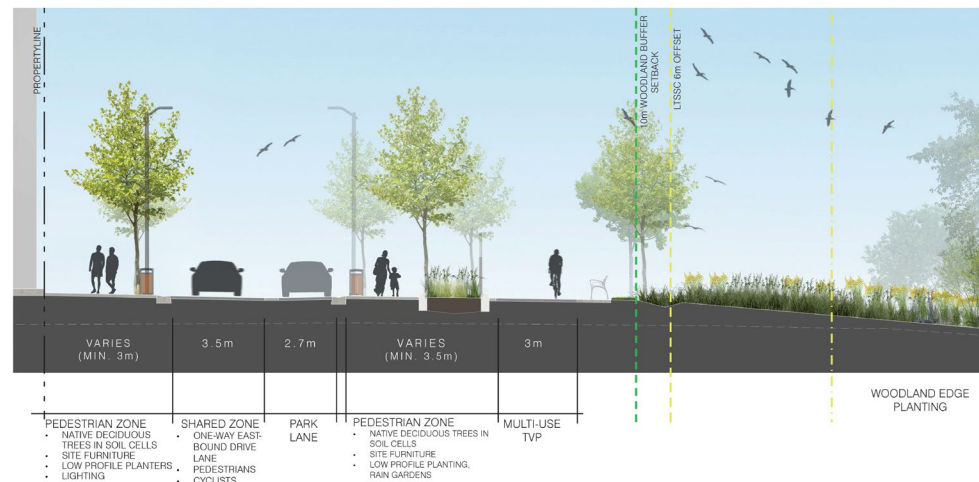


## A Urban Promenade Activity Nodes

# Urban Promenade / Gathering Areas and TVP



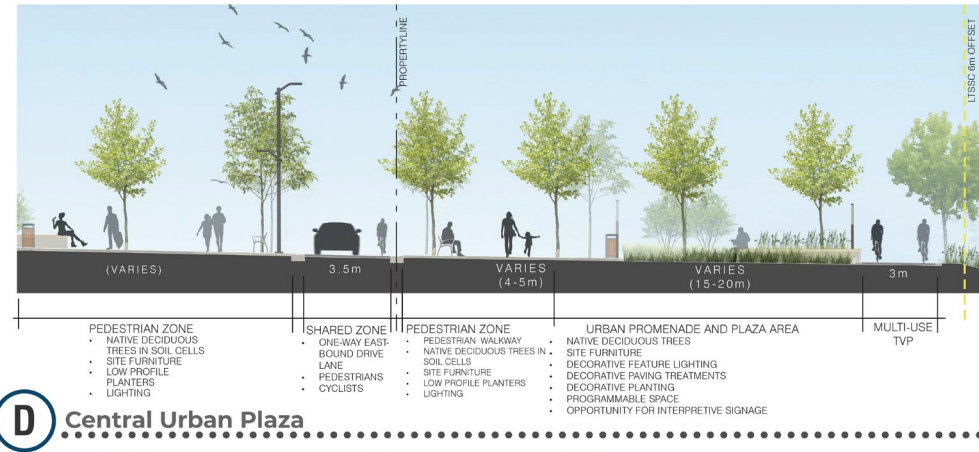
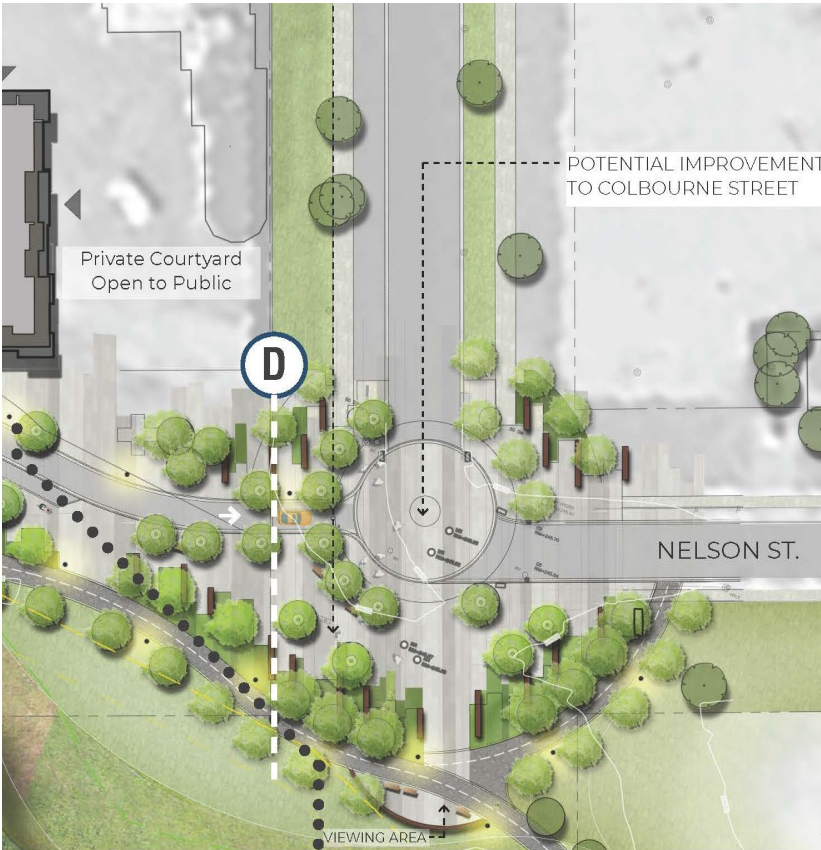
## B Mid-Block / Shared Driveway Intersection



## C Urban Promenade - Adjacent to TVP

# Urban Promenade / Shared Driveway and TVP





# Urban Promenade / Plaza and TVP



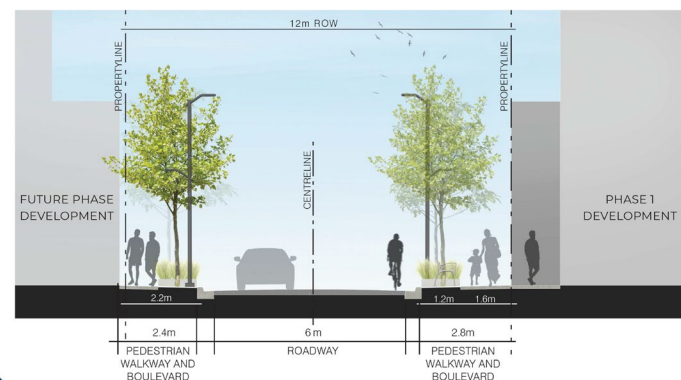
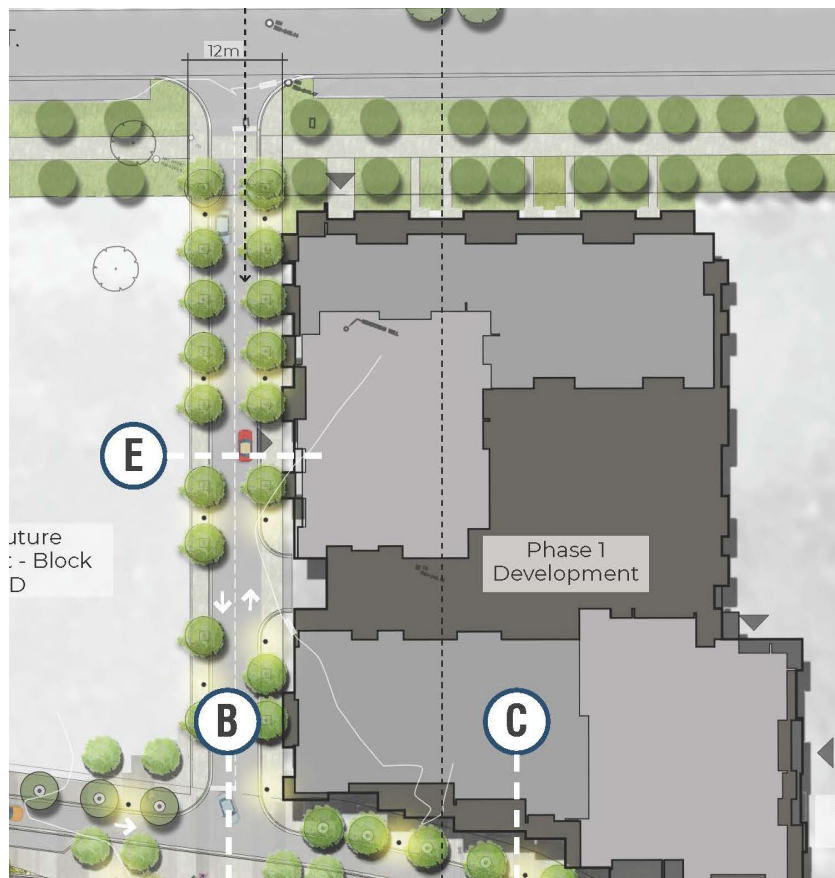


# District Park and TVP





# Preferred Long-Term Concept



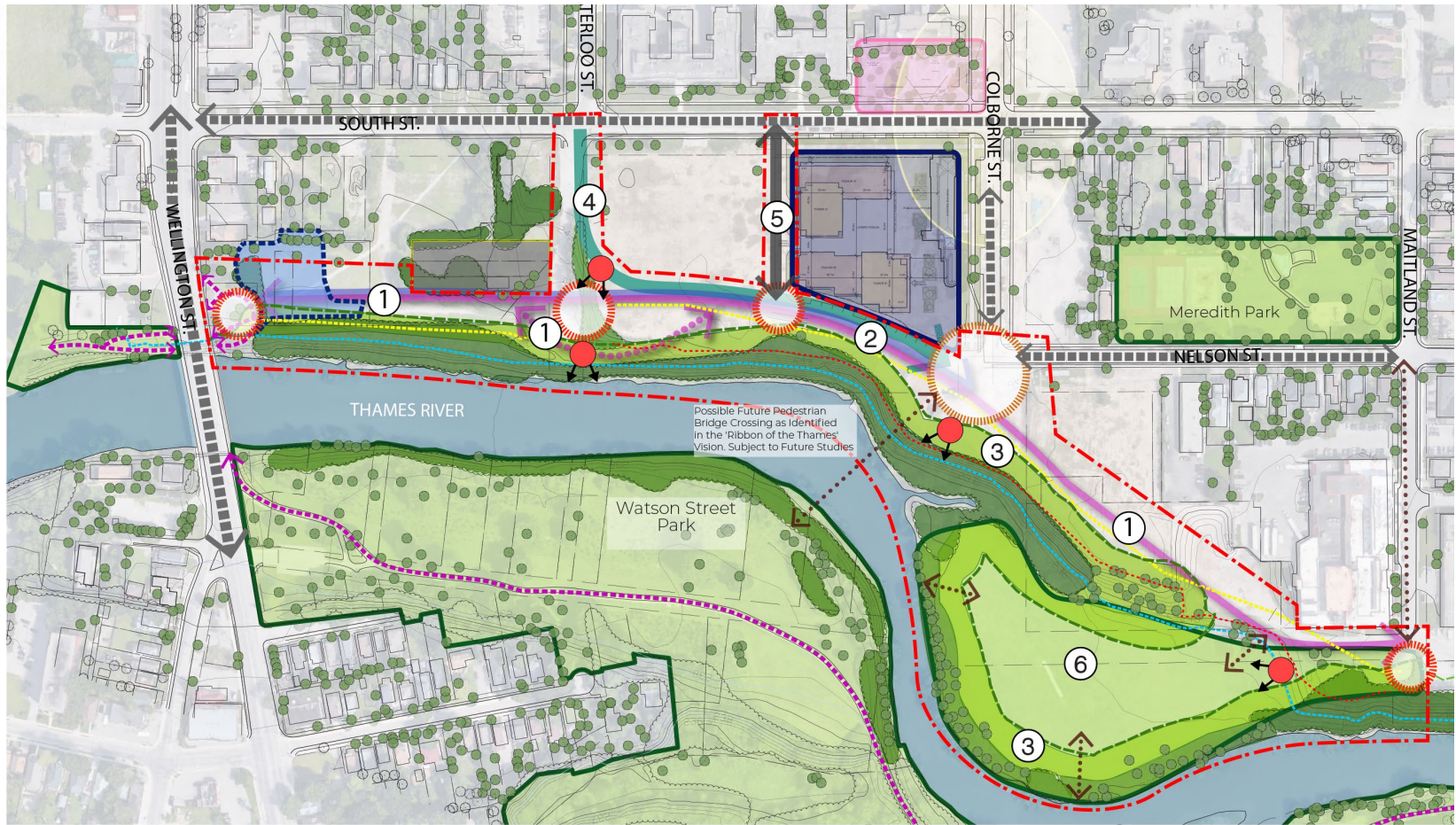
**E** Mid-Block Connection .....

# Mid-block Road Connection
























# BACKGROUND STUDIES

## Opportunities & Constraints Mapping

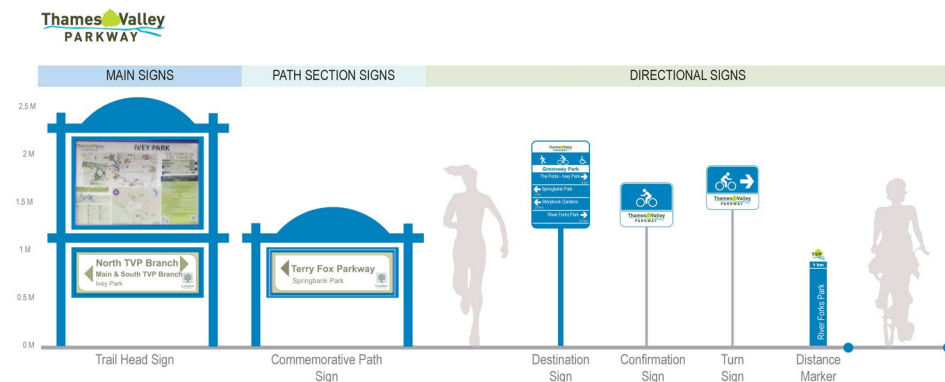


### LEGEND:

- |   |   |   |   |   |  |   |   |
|---|---|---|---|---|--|---|---|
|  | Approximate Site Boundary                       |  | Existing Woodland                                 |  | Existing TVP                                 |  | Key Urban Park Activity Node                      |
|  | LTSSC Position Plus 6m Erosion Access Allowance |  | Woodland Enhancement within min. 10m Buffer (EIS) |  | Proposed TVP                                 |  | Secondary Urban Park Node Along TVP               |
|  | Slope Crest                                     |  | Existing Park                                     |  | Potential Pedestrian Linkage/ Connection     |  | Potential View / Vista                            |
|  | Regulatory Floodplain Limit                     |  | Future Development                                |  | Proposed Mid-Block Connection                |  | Four Corners as Identified in OVHL Secondary Plan |
|  | Woodland Buffer (EIS)                           |  | Proposed Future Civic Space                       |  | Existing Vehicular Circulation               |   |   |
|  | Urban Park Corridor                             |   |   |  | Proposed Shared Pedestrian / Vehicular Drive |   |   |



- Incorporate CPTED principles, AODA standards and the City of London Facility Accessibility Design Standards
- Fully accessible, integrated walkway and wheeled system with gathering areas along the Thames Valley Corridor
- Provide an accessible multi-generational park
- Ground level access to amenities (i.e. accessible playground to current standards, plaza areas, etc.)
- Provide an experiential play environment (accessible, stimulates sensory, all ages)



# Integrated Accessibility



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



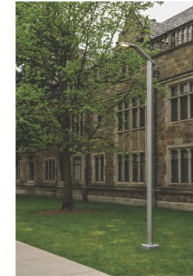
URBAN PROMENADE LIGHTING



LIGHT COLUMN PEDESTRIAN LIGHTING, FORMS+SURFACES



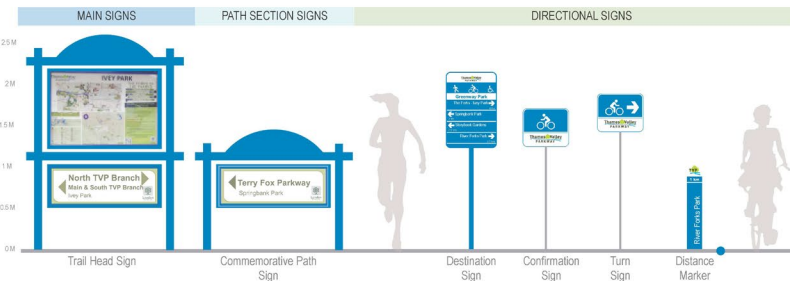
SHARED DRIVEWAY/MUNICIPAL ROAD LIGHTING



TORRES COLLECTION, LANDSCAPE FORMS



THAMES VALLEY PARKWAY SIGNAGE FAMILY



ADDITIONAL PATHWAY MARKERS



# Materials Palette



MEADOW AND BIOSWALE PLANTING



NATIVE PERENNIALS AND GRASSES



RAIN GARDEN PLANTING



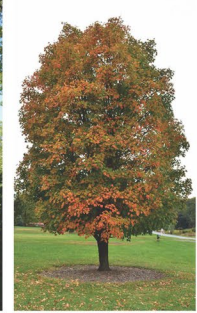
NATIVE PERENNIALS & POLLINATORS



URBAN PROMENADE AND URBAN PLAZA PLANTING



STREET TREES - COMMON HACKBERRY



SUGAR MAPLE



WHITE OAK

DECORATIVE SEATWALLS AND PLANTER WALLS

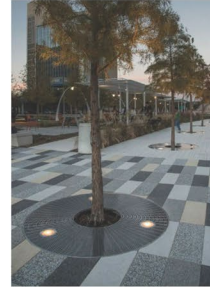


LOW-PROFILE DECORATIVE WALLS



LOW-PROFILE RAIN GARDEN PLANTERS

STREETSCAPE



TREE GRATES



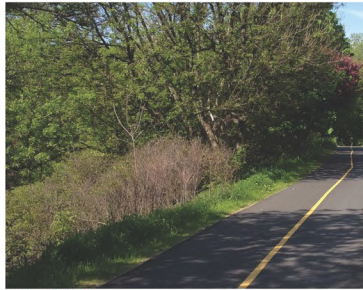
HABITAT CREATION



BAT / BIRD BOXES

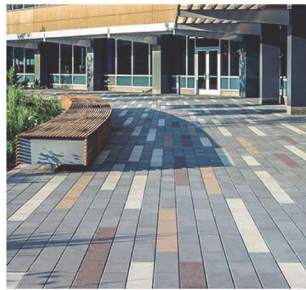


THAMES VALLEY PARKWAY



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



# Materials Palette