

Back to the River Core Area Waterfront Improvement

1. Social

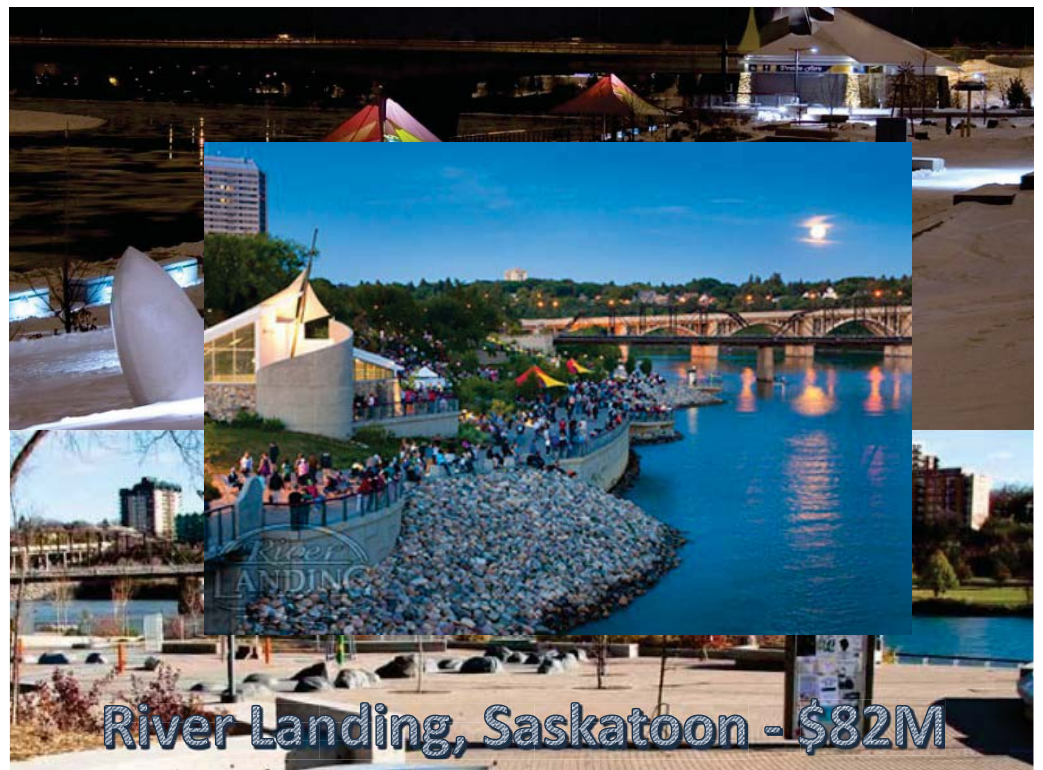
- Bring Londoners “Back to the River” – Core Area
- Give better access to the river
- A place for large community gatherings
- Public places for everyone

2. Environmental

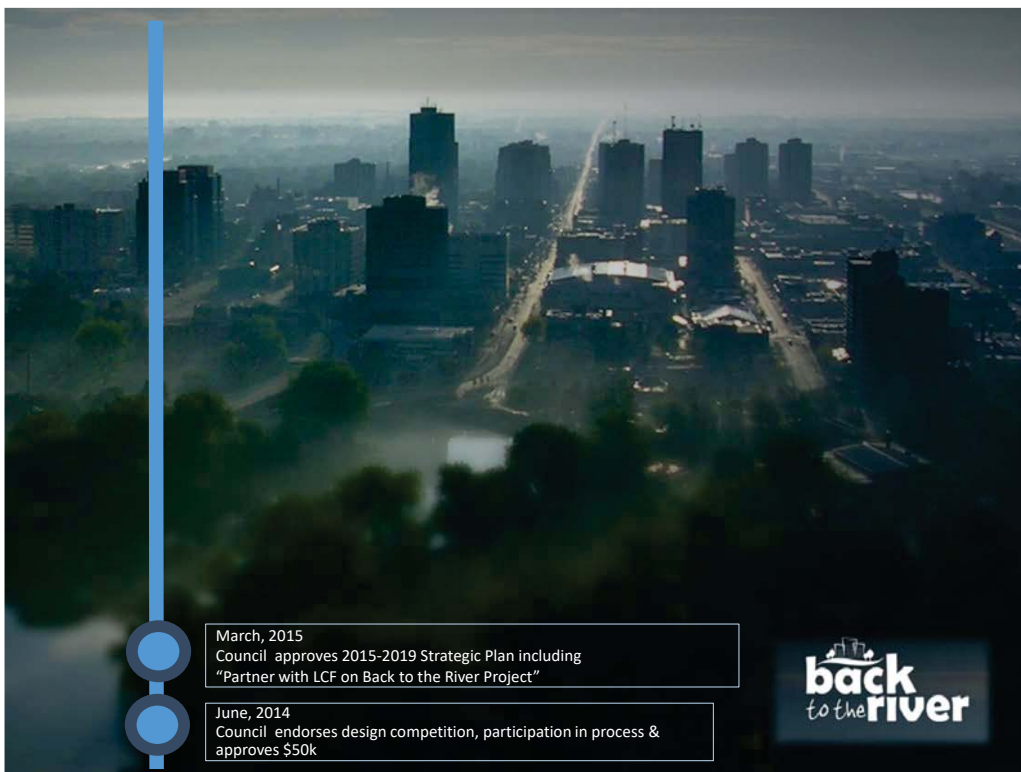
- Improve health of the river
- Grow appreciation and long term stewardship for River

3. Economic

- Assist in Downtown/Core Area regeneration
- Public space that is part of London’s quality of life offering – building a city that attracts and retains labour force
- Another piece of tourism infrastructure



Halton gets set to approve world-class waterfront plan for Burlington



March, 2015
Council approves 2015-2019 Strategic Plan including "Partner with LCF on Back to the River Project"

June, 2014
Council endorses design competition, participation in process & approves \$50k



West Bay Pier 8 Promenade Park Design winner "Hamilton: Hammer City" by Forrec Ltd



Forrec Ltd, has been selected by the competition jury as the winner of the Pier 8 Promenade Park Design Competition for their proposal "Hamilton: Hammer City".



[Find out the jury process and next steps for Pier 8 Promenade](#)

Hamilton West Harbour - \$172M

GROWING OUR ECONOMY

2. Urban regeneration

STRATEGY	
What are we doing?	How are we doing it?
A	<p>Invest in London's downtown as the heart of our city.</p> <ul style="list-style-type: none"> London's Downtown Plan Dundas Flexible Street Dundas Place Scoping Study Forks of the Thames Re-development London Community Foundation's "Back to the River Project" Alleyway Program Various infrastructure upgrades Downtown management organization - new
	<ul style="list-style-type: none"> Foundation on the "Back to the River Project". London's Downtown Plan Thames Valley Corridor Plan
E	<p>Invest in making London's riverfront beautiful and accessible for all Londoners.</p> <ul style="list-style-type: none"> Thames Valley Corridor Plan London Community Foundation "Back to the River Project" The London Plan (City Design and Culturally Rich & Diverse City) - draft



April, 2015
Council adopts "Our Move Forward: London's Downtown Plan". Includes Transformation Project #3 – "Forks of the Thames" – LCF Design Competition

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Transformational Project 3
Forks of the Thames

OUR MOVE FORWARD

What is the project?
The Forks of the Thames project envisions an urban promenade along the bank of the Thames River and a captivating urban park space at the foot of Dundas Street, linking activity on Dundas Place with riverfront activities. River views will be reestablished to reconnect the downtown and the riverfront.

Why is this project important?
Riverfronts in cities all over North America are entering a period of rejuvenation. These natural assets, which for the past many decades have not been a focus, are now becoming prominent economic development tools. Creating great riverfront public space has been a successful tool in revitalizing many downtowns, large and small, across the continent. For London, the Forks of the Thames is not only the historical founding site of our city, but it has long been the centre point of social life in London.

What will this project do for the downtown?
A redeveloped and reconnected Forks of the Thames can be the iconic city image for London. A vibrant active riverfront has the ability to draw visitors and Londoners; providing a positive experience and a wide variety of activities has the potential to draw them back again and again to support the continued vitality of the downtown.

The Forks of the Thames will be an asset and a significant community amenity, showcasing the city's profile and reputation for the desirability of living and locating businesses within the downtown.

The location of Transformational Project #3, the Performance Venue, has not yet been identified.

Council adopted April 14, 2015

A conceptual rendering of the Forks of the Thames.

Forks of the Thames project area.

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International Design Competition is Held in London, ON

July 2015 - International Design Competition

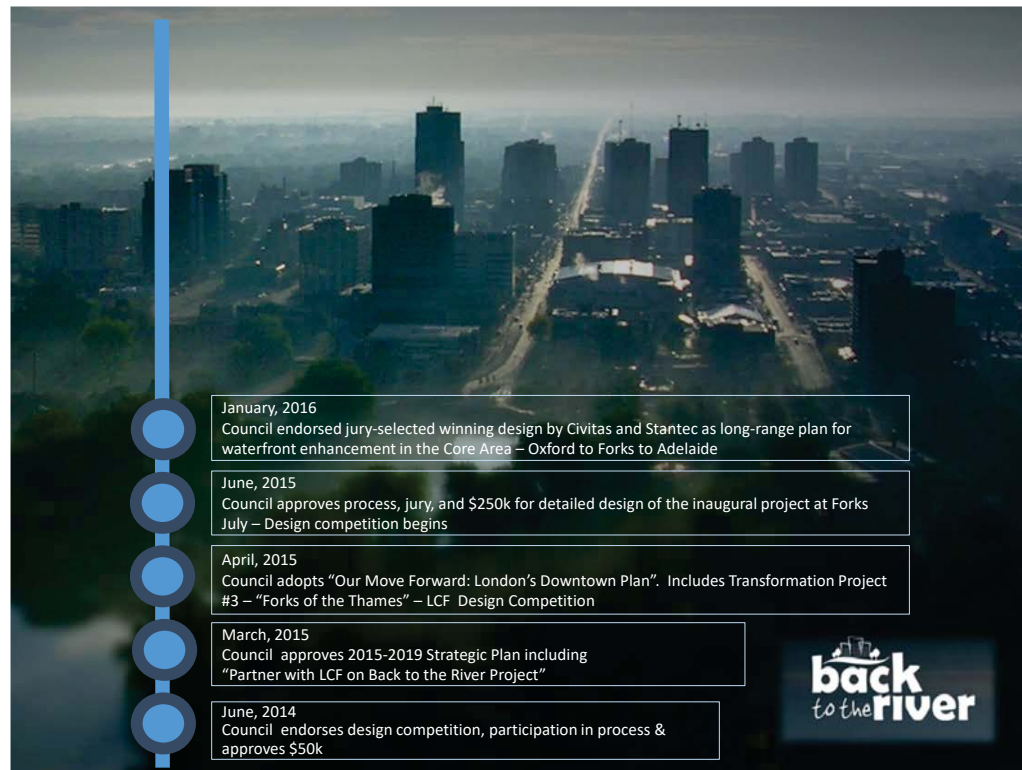
- Interest from 300 firms worldwide
- 19 submissions
- 5 finalists
- 4 community consultations
- 2 river tours

October 2015 - Public Presentations

- 5 firms presenting
- 300 excited Londoners
- 1 international adjudicating committee
- 5 jurors

November 2015 - Winner Announcement

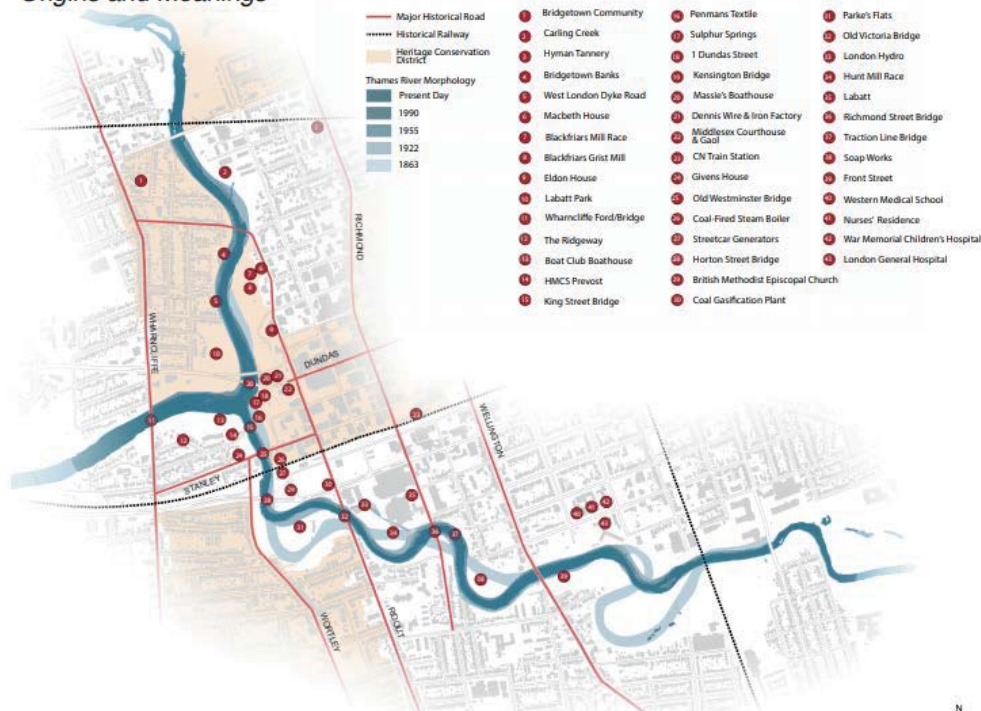
- Civitas + Stantec "Ribbon of the Thames"



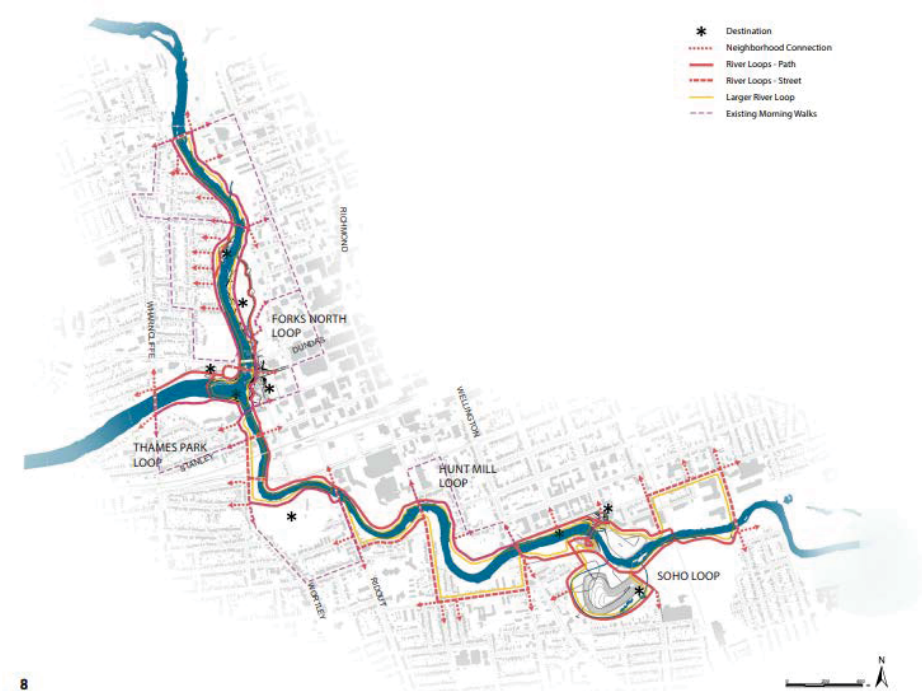
- a) the Jury-selected winning design, "The Ribbon of the Thames" created by Civitas and Stantec, BE ENDORSED as the long-range Concept Plan for further enhancement of the Thames Valley Corridor between Oxford Street, Wharncliffe Road and Adelaide Street South;
- b) the London Community Foundation and its funders and partners BE THANKED for their vision and leadership in initiating and executing the Back to the River initiative, and;
- c) the Civic Administration BE DIRECTED to report back on the scope of the Inaugural Project at the Forks of the Thames, its potential implications for other City Projects in the area and the implementation process for the Inaugural Project;

it being noted that the scope of the Inaugural Project and timing of implementation will be based on a future design process, subject to funding through the Strategic Investments portion of the Multi-Year Budget process and the City will continue to work with the London Community Foundation on opportunities to collaborate on the implementation of the Inaugural Project;

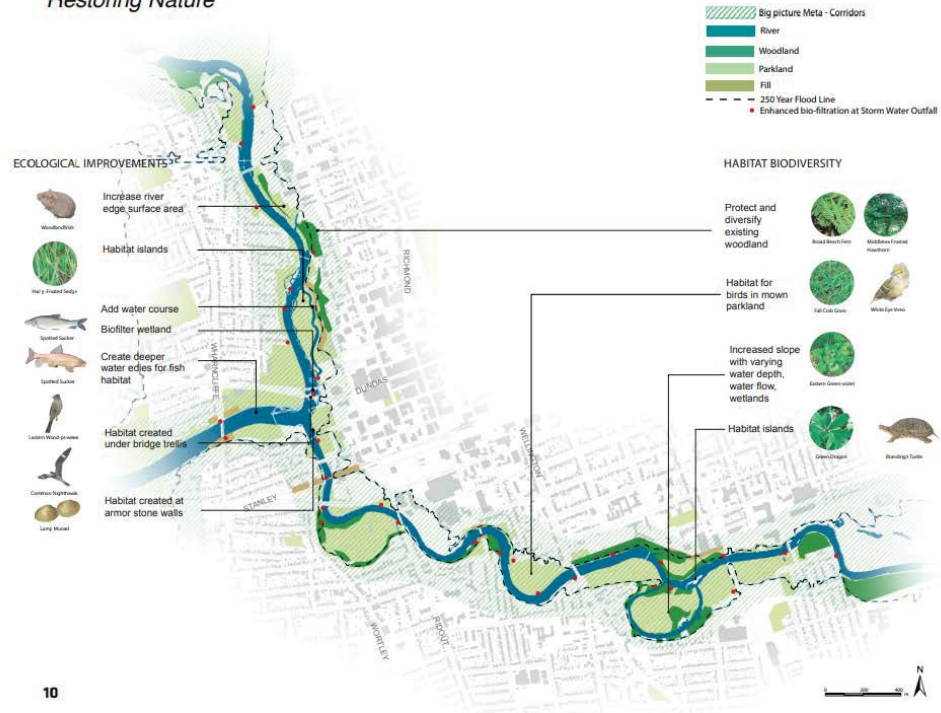
Origins and Meanings



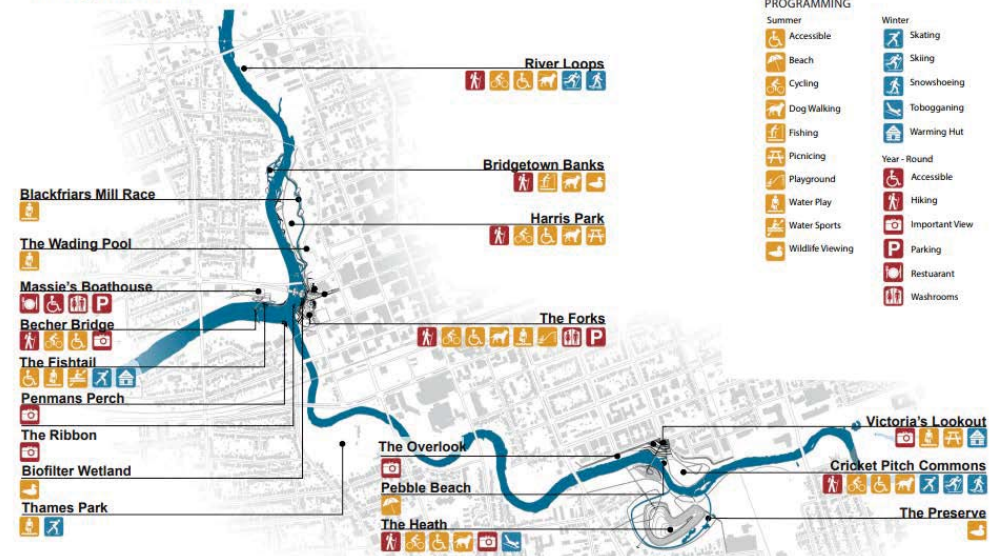
Beauty of a Nice Walk



Restoring Nature



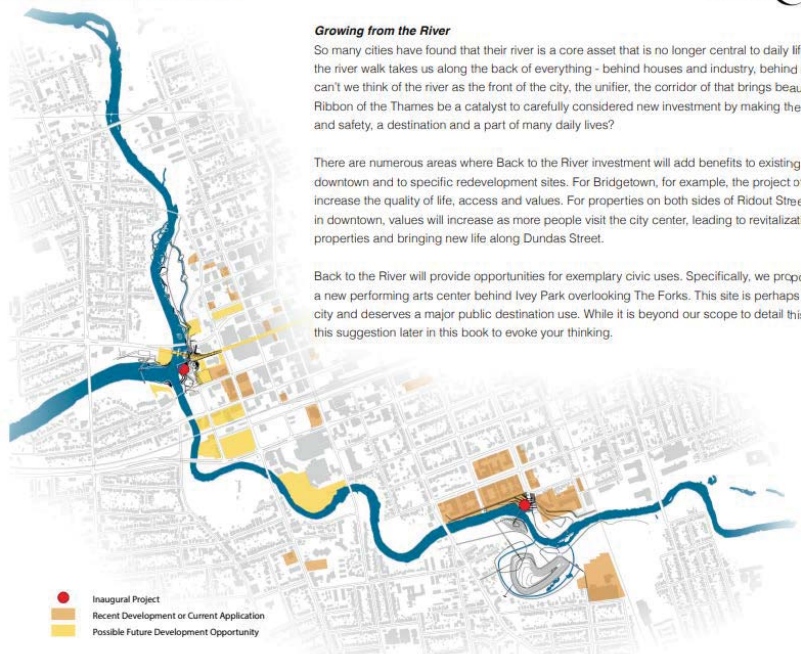
Everyone's River



The above maps show a wide array of places, activities and programs that can be developed along the Ribbon of the Thames. It is critical to integrate a wide variety of things to do into the loops that will be developed. This will distribute people throughout the many places created, along the corridor, increasing social activity and fostering security.



Growing from the River



Growing from the River

So many cities have found that their river is a core asset that is no longer central to daily life. Often we feel that the river walk takes us along the back of everything - behind houses and industry, behind empty lots. Yet why can't we think of the river as the front of the city, the unifier, the corridor that brings beauty and value? Can The Ribbon of the Thames be a catalyst to carefully considered new investment by making the river a place of health and safety, a destination and a part of many daily lives?

There are numerous areas where Back to the River investment will add benefits to existing neighborhoods, downtown and to specific redevelopment sites. For Bridgetown, for example, the project offers benefits that will increase the quality of life, access and values. For properties on both sides of Ridout Street north, south and in downtown, values will increase as more people visit the city center, leading to revitalization of underutilized properties and bringing new life along Dundas Street.

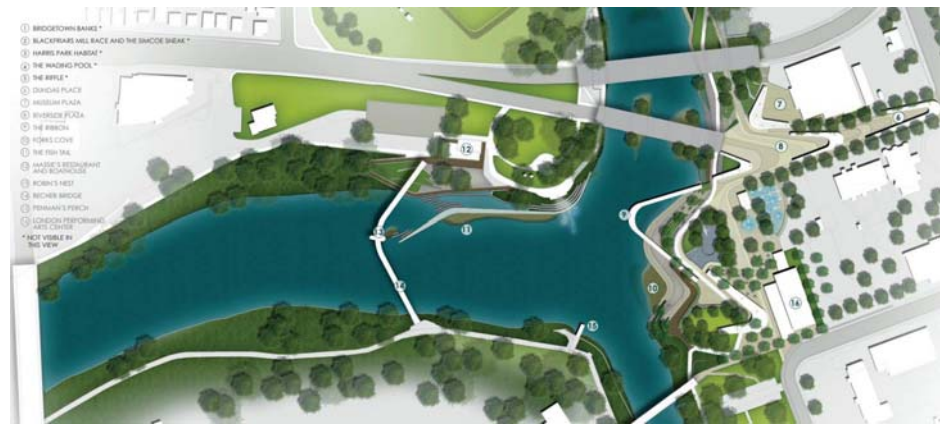
Back to the River will provide opportunities for exemplary civic uses. Specifically, we propose the development of a new performing arts center behind Ivey Park overlooking The Forks. This site is perhaps the most iconic in the city and deserves a major public destination use. While it is beyond our scope to detail this, we have illustrated this suggestion later in this book to evoke your thinking.

The River Corridor

Capital Costs + Phasing



The Forks Inaugural Project

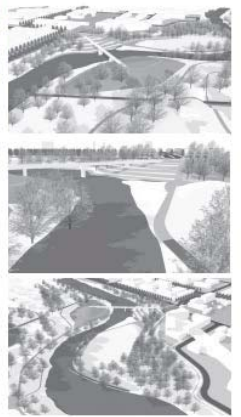


- ① THAMES VALLEY PARKWAY (CONCRETE PAVING)
- ② THE RIBBON (NOT IN PHASE ONE)
- ③ ONE DUNDAS COFFEE AND GELATO
- ④ PROTECT EXISTING WATER FEATURES
- ⑤ BIO-FILTER WETLAND AT OUTFALL
- ⑥ CONCRETE STEPS (SAND FINISH)
- ⑦ STONE COBBLE PAVING
- ⑧ ARMORSTONE SEATWALLS
- ⑨ ARMORSTONE RETAINING WALLS
- ⑩ IPE WOOD DECKING
- 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 PLAZA WITH PATIO SEATING
- ⑯ PERFORMING ARTS CENTER (NOT IN PHASE ONE)



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



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



March, 2016
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January, 2016
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16 MULTI-YEAR BUDGET FOR THE CITY OF LONDON 2016 • 2019
INVESTING IN OUR FUTURE



2016 – 2019 CITY OF LONDON STRATEGIC MULTI-YEAR BUDGET

ADDITIONAL INVESTMENTS BUSINESS CASE #18

STRATEGIC AREA OF FOCUS:	GROWING OUR ECONOMY
SUB-PRIORITY:	DIVERSE AND RESILIENT ECONOMY
STRATEGY:	PARTNER WITH THE LONDON COMMUNITY FOUNDATION ON THE "BACK TO THE RIVER PROJECT"
INITIATIVE:	LONDON COMMUNITY FOUNDATION'S "BACK TO THE RIVER PROJECT"
INITIATIVE LEAD(S):	JOHN FLEMING
SERVICE(S):	PLANNING SERVICES

TOTAL 2016 – 2019 INVESTMENT REQUESTED (\$000'S): \$5,350

TOTAL 2016 – 2019 NET BUDGET REQUESTED (\$000'S): \$0*

* Initiative to be funded from one-time London Hydro dividend; no tax levy impact.

CUMULATIVE CAPITAL BUDGET (\$000'S):	2016	2017	2018	2019	2016-2019 TOTAL	2020-2025
Expenditure	350	5,000	0	0	5,350	7,000
Source of Funding:						
Debt						
Reserve Fund						
Other – London Hydro Dividend	350	5,000	0	0	5,350	0
Capital Levy	0	0	0	0	0	7,000

November, 2016
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Q1, 2017- Stage 1 of One River EA launched
January 2018 – Stage 1 of One River EA concluded – Council approved decommissioning of Springbank Dam

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One River Master Plan



Q1, 2018- Stage 2 of One River EA Launched with focus on Forks Inaugural project as previously planned

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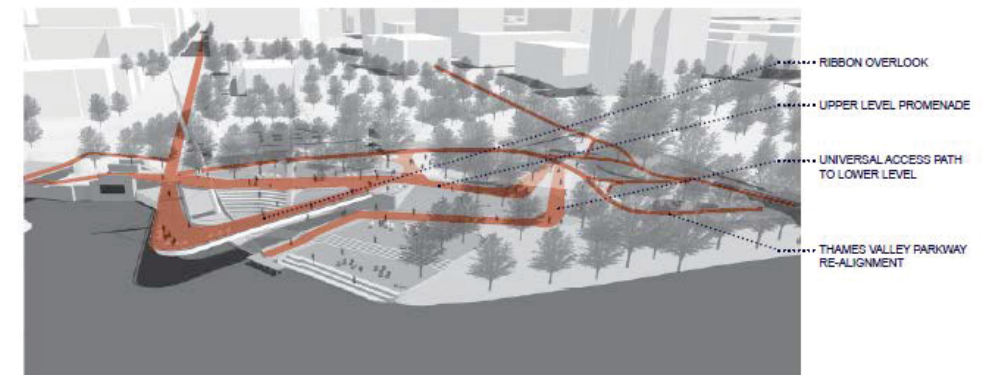
Forks of the Thames



Forks of the Thames

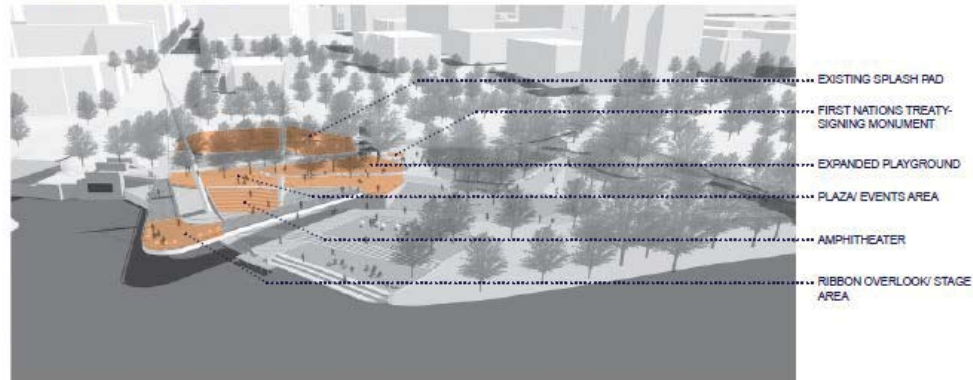


UNIVERSAL ACCESS

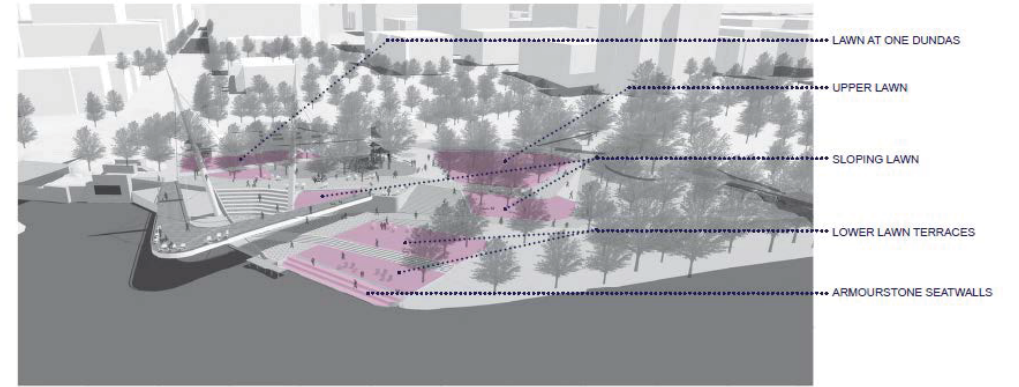




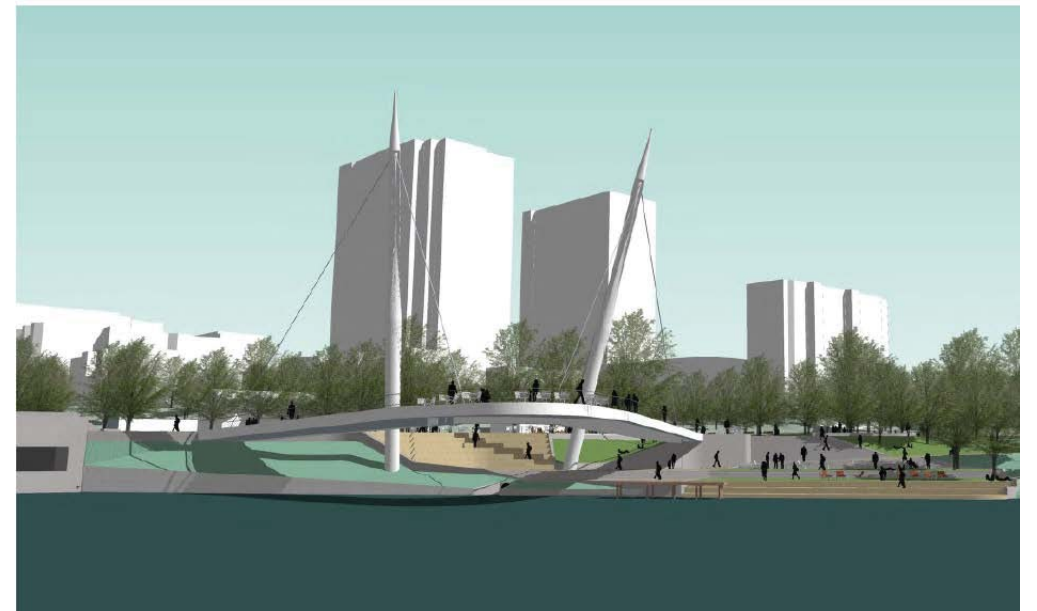
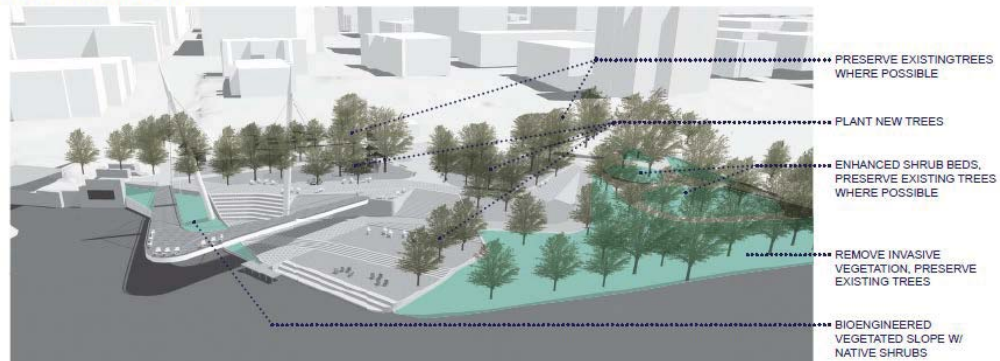
ACTIVE DESTINATIONS



LEISURE



ENHANCE NATURE



View From Blackburn Memorial Fountain





View From Armourstone Seatwalls

Order of Magnitude Cost Analysis

(Preliminary Design Estimate)

Low Range - High Range

	Low Range	High Range
Ribbon Overlook	\$ 4,870,000	
General Requirements 15%	\$ 730,000	
Construction Fee 5%	\$ 240,000	
Consultant Fees 15%	\$ 730,000	
Estimating Contingency 15%	\$ 730,000	
Contingency Allowance 20%	\$ 0	\$ 970,000
Ribbon Overlook Total	\$7,300,000	\$8,270,000
Site Development		
Demolition	\$ 17,000	
Excavation, Earthwork, Grading	\$ 344,300	
Paving	\$ 301,290	
Walls and Steps	\$ 970,250	
Planting/ slope stabilization	\$ 74,230	
Site Furnishings	\$ 177,500	
Misc. Site Development allowance	\$ 100,000	
Protect in Place: Sewers,Trees, Lawn, One Dundas	\$ 97,000	
Irrigation allowance	\$ 100,000	
Lighting allowance	\$ 250,000	
Site Development Sub-Total	\$ 2,431,500	
General Requirements 15%	\$ 364,700	
Construction Fee 5%	\$ 121,500	
Consultant Fees 15%	\$ 364,700	
Estimating Contingency 15%	\$ 364,700	
Contingency Allowance 20%	\$ 0	\$ 486,300
Site Development Total	\$ 3,647,100	\$ 4,133,400

Q2, 2019 - Back to the River initiative included in DRAFT Council Strategic Plan submitted by Staff - Stage 2 of One River EA scheduled for completion

Q1, 2018- Stage 2 of One River EA Launched with focus on Forks Inaugural project as previously planned

Q1, 2017- Stage 1 of One River EA Launched

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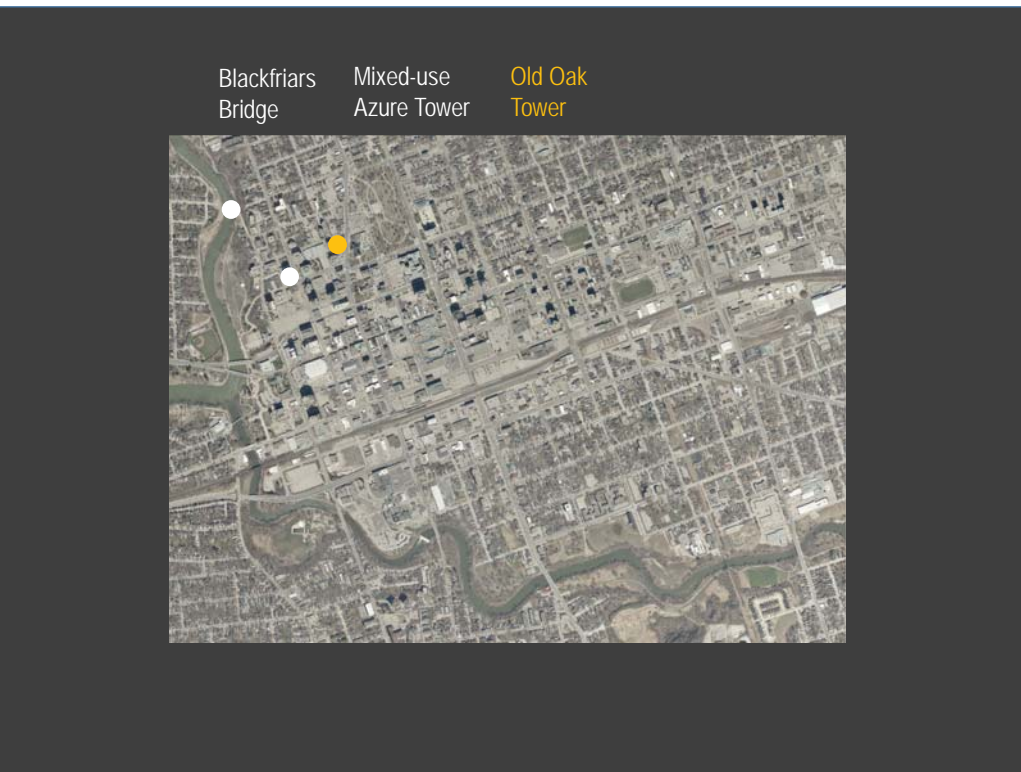
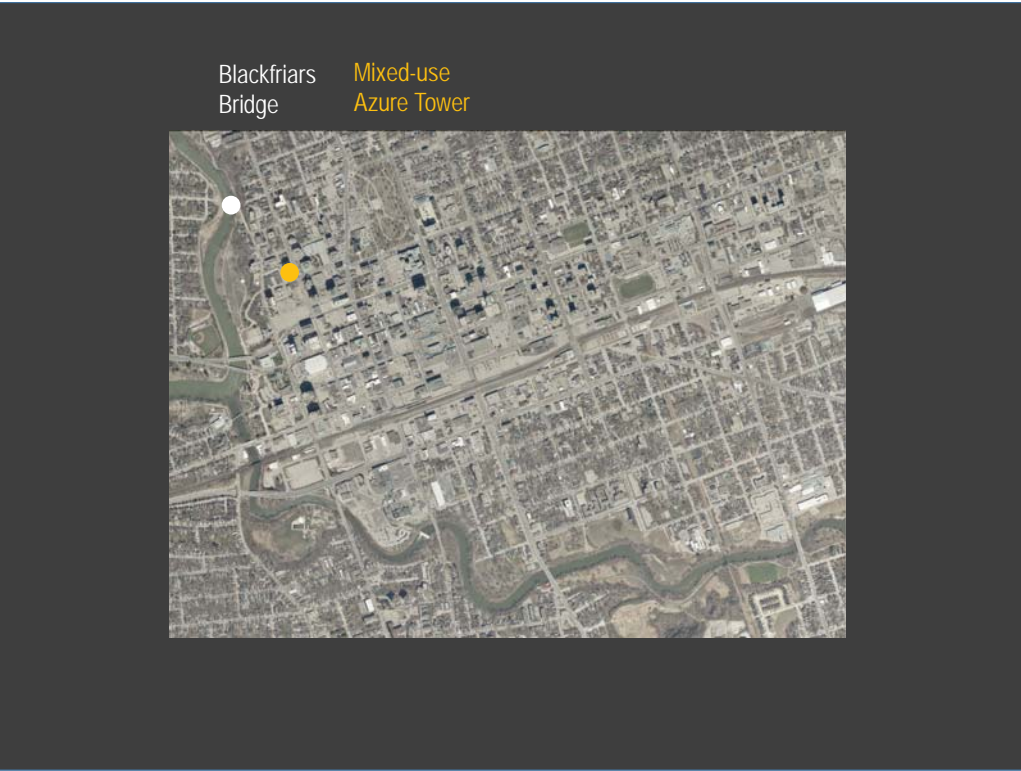
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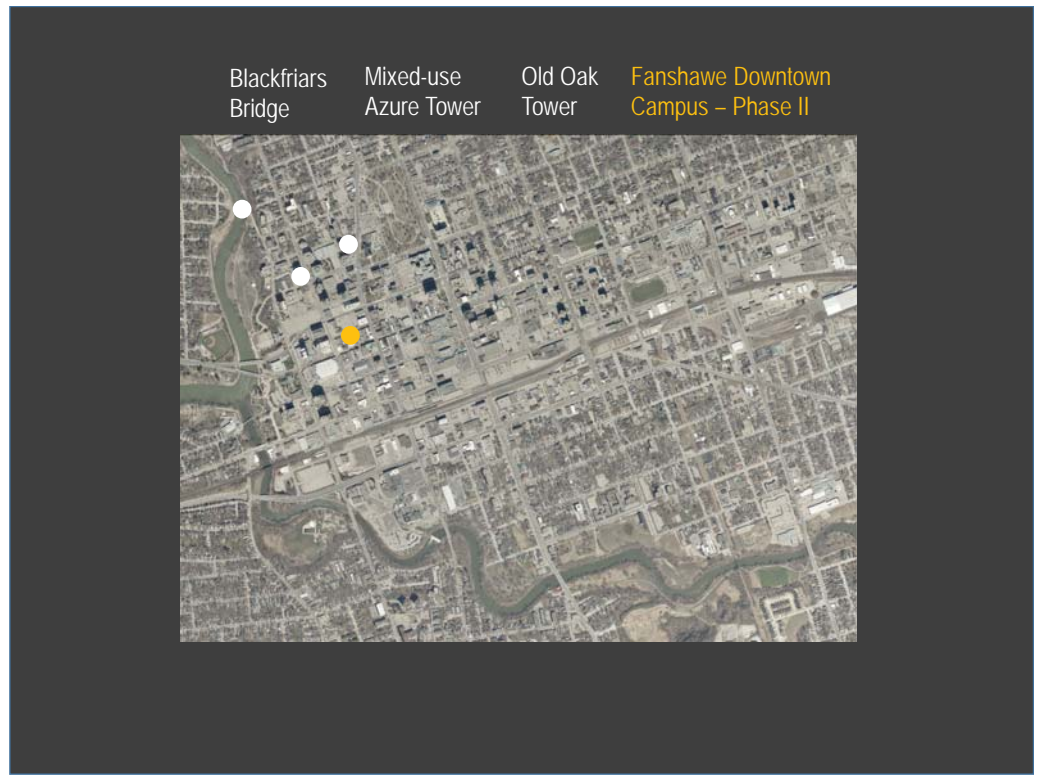
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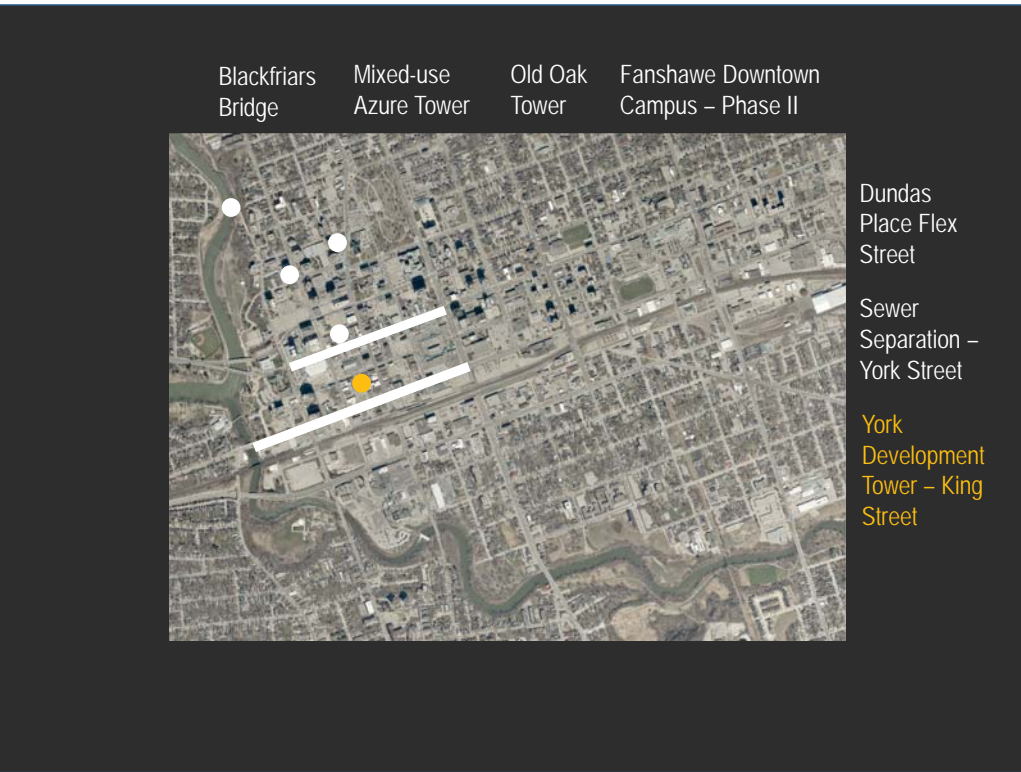
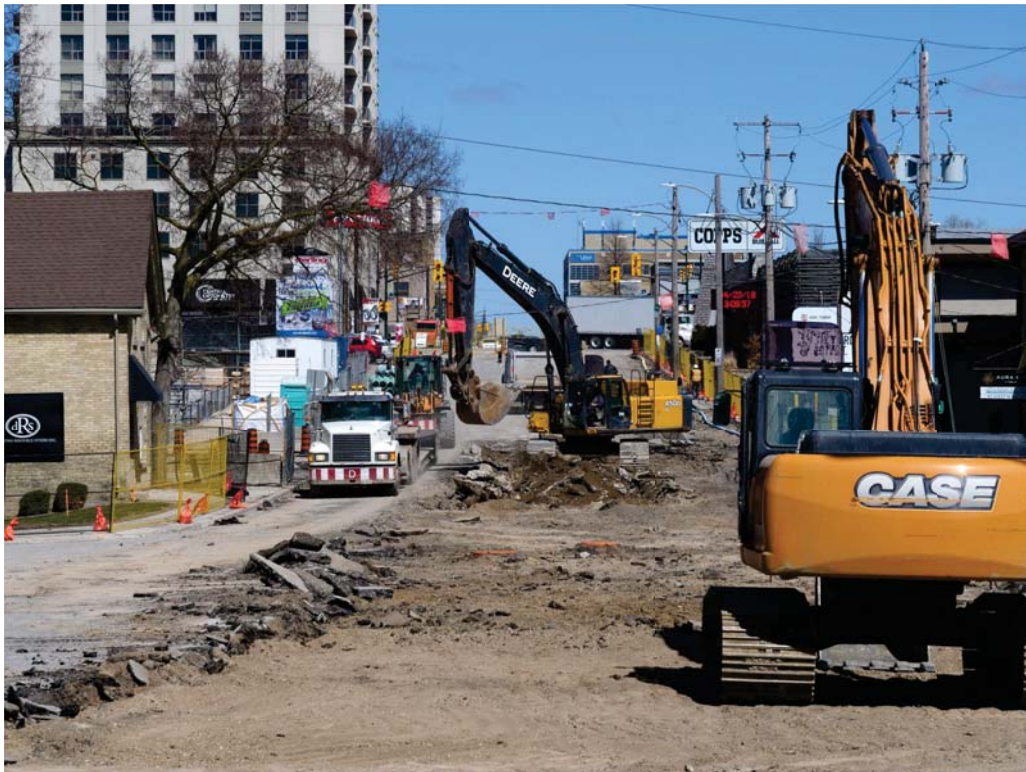


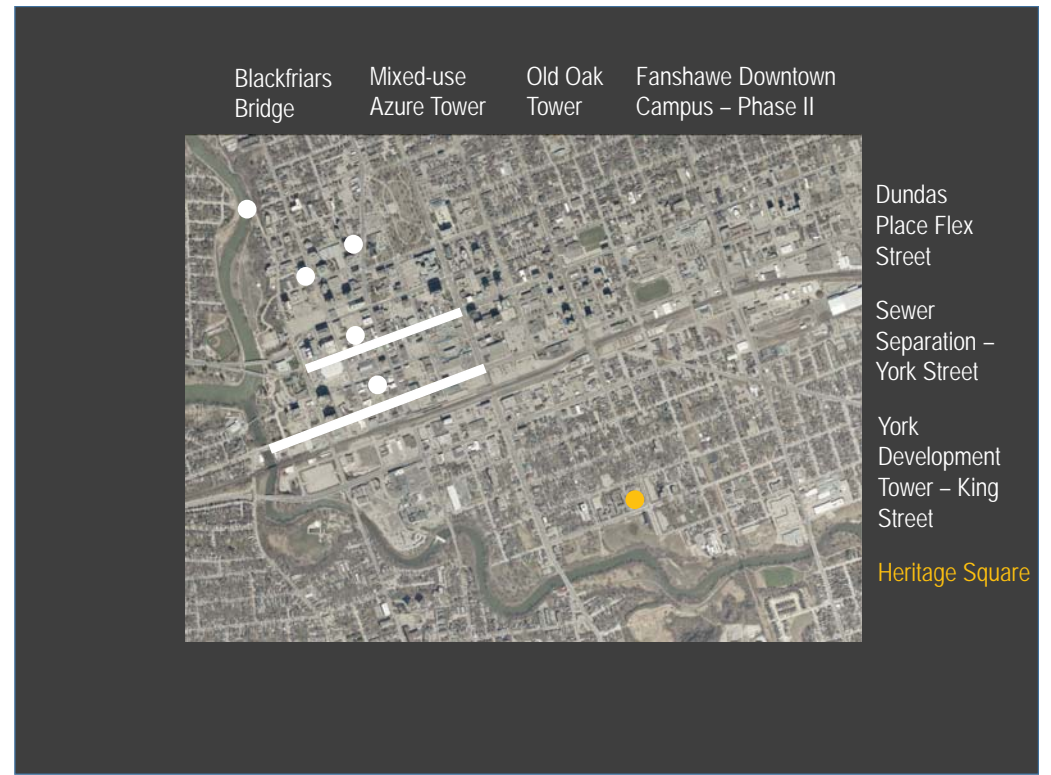
Blackfriars
Bridge



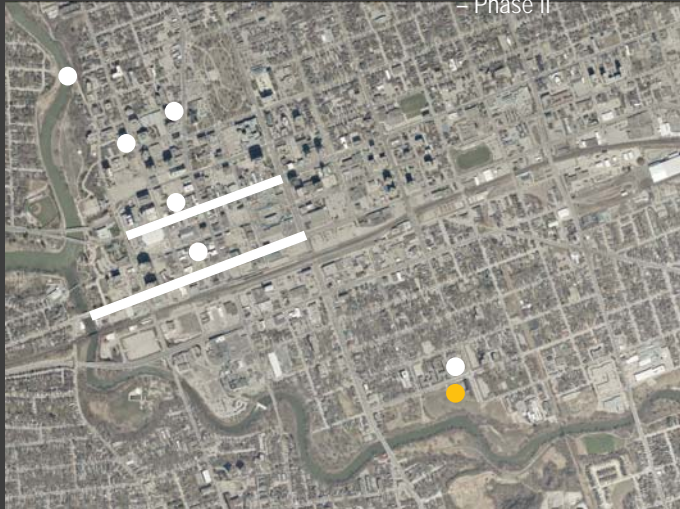








Blackfriars Bridge
 Mixed-use Azure Tower
 Old Oak Tower
 Fanshawe Downtown Campus – Phase II

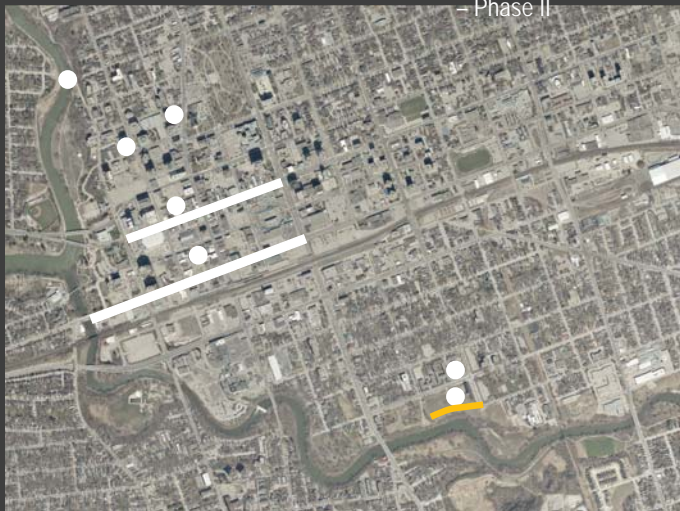


Dundas Place Flex Street
 Sewer Separation – York Street
 York Development Tower – King Street
 Heritage Square

Medallion 2 Tower Development

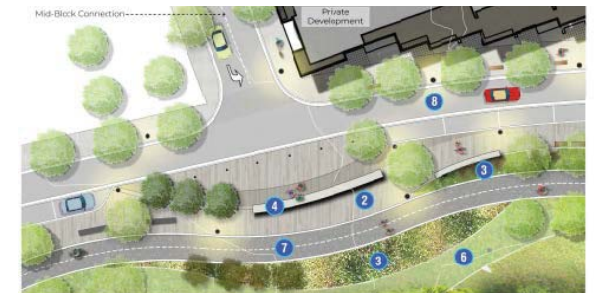


Blackfriars Bridge
 Mixed-use Azure Tower
 Old Oak Tower
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Dundas Place Flex Street
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Riverbank Promenade
 Medallion 2 Tower Development



Viewing / Gathering Area



Blackfriars Bridge
 Mixed-use Azure Tower
 Old Oak Tower
 Fanshawe Downtown Campus – Phase II

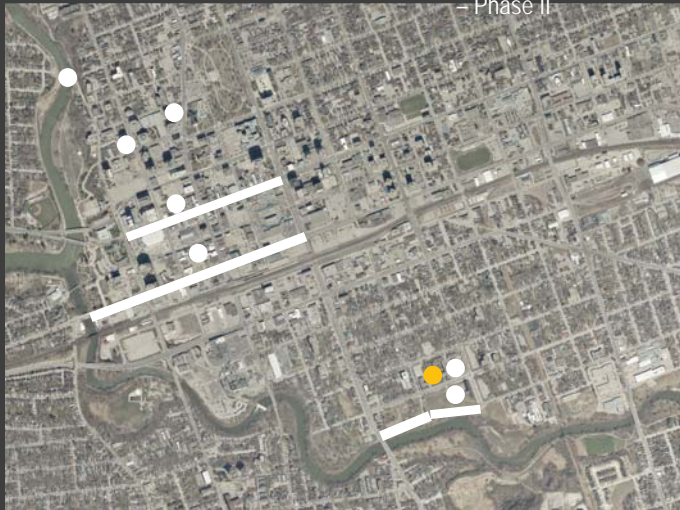


Dundas Place Flex Street
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Extension of Multi-Use Pathway
 Riverbank Promenade
 Medallion 2 Tower Development



Blackfriars Bridge
 Mixed-use Azure Tower
 Old Oak Tower
 Fanshawe Downtown Campus – Phase II



Dundas Place Flex Street
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 York Development Tower – King Street
 Heritage Square

Phase II – Old Victoria Hospital Lands Release
 Extension of Multi-Use Pathway
 Riverbank Promenade
 Medallion 2 Tower Development



Blackfriars Bridge Mixed-use Azure Tower Old Oak Tower Fanshawe Downtown Campus – Phase II

The Cube – Adaptive Re-Use

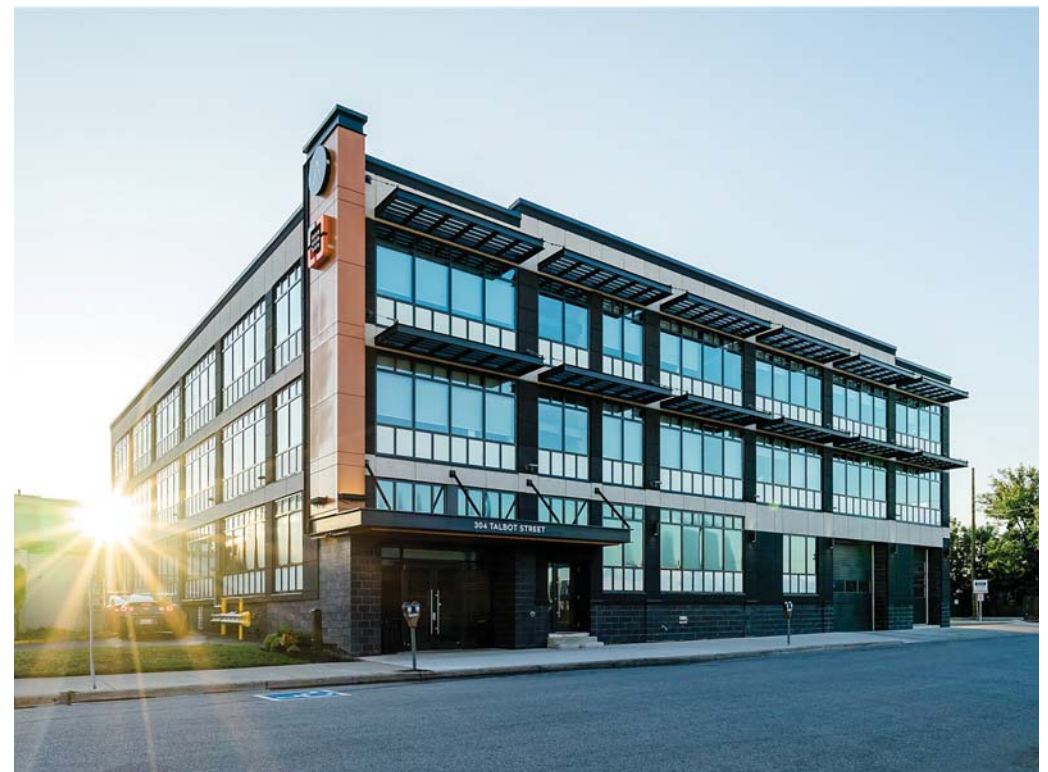
Dundas Place Flex Street

Sewer Separation – York Street

York Development Tower – King Street

Heritage Square

Phase II – Old Victoria Hospital Lands Release Extension of Multi-Use Pathway Riverbank Promenade Medallion 2 Tower Development



Blackfriars Bridge Mixed-use Azure Tower Old Oak Tower Fanshawe Downtown Campus – Phase II

Riverwalk Tower

The Cube – Adaptive Re-Use

Dundas Place Flex Street

Sewer Separation – York Street

York Development Tower – King Street

Heritage Square

Phase II – Old Victoria Hospital Lands Release Extension of Multi-Use Pathway Riverbank Promenade Medallion 2 Tower Development



	Blackfriars Bridge	Mixed-use Azure Tower	Old Oak Tower	Fanshawe Downtown Campus - Phase II	
Info-Tech Adaptive Re-Use					Dundas Place Flex Street
Riverwalk Tower					Sewer Separation - York Street
The Cube - Adaptive Re-Use					York Development Tower - King Street
					Heritage Square
	Phase II - Old Victoria Hospital Lands Release	Extension of Multi-Use Pathway	Riverbank Promenade	Medallion 2 Tower Development	



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Museum London					Dundas Place Flex Street
Info-Tech Adaptive Re-Use					Sewer Separation - York Street
Riverwalk Tower					York Development Tower - King Street
The Cube - Adaptive Re-Use					Heritage Square
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