



ROADMAP
SoHo

Regeneration South of Horton Street

A Community Improvement Plan For London's SoHo District

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This Community Improvement Plan would not be possible without the assistance of the *Wellington United Church* for providing the community a space to come together and meet.

The following people are to be thanked for their contributions in preparing this community improvement plan:

The SoHo Community - For the dedication, commitment and inspiration during the undertaking of this plan

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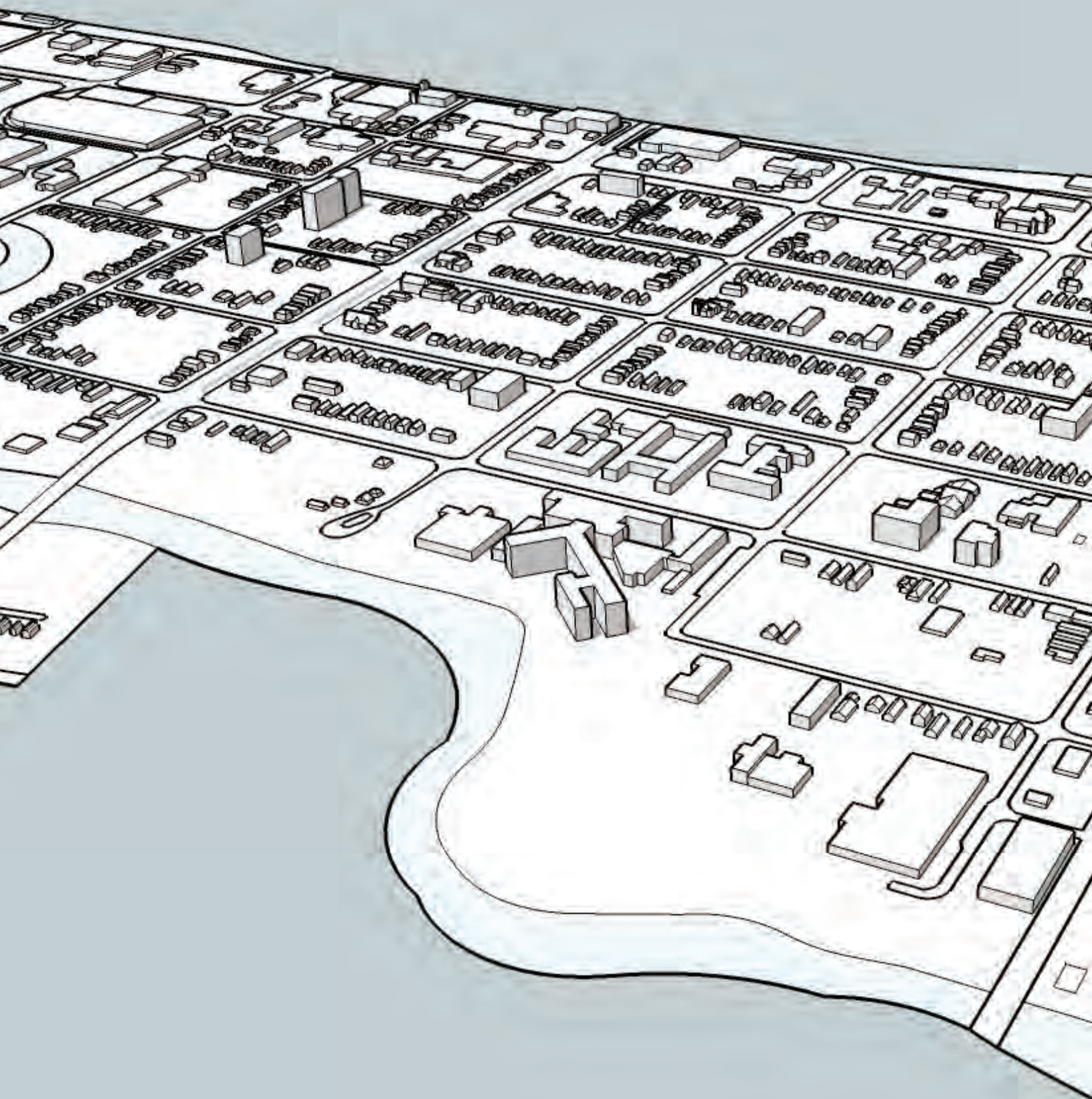
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**Planning and
Development**
2011



3D model of the SoHo Community looking Northwest



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Looking South on Waterloo Street from Simcoe Street



Introduction

The area south of Horton Street more commonly known as the SoHo Neighbourhood has a long history, of over 150 years, as a community in the city of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City.

Over the period of May 2009 to November 2010 the Community of SoHo, the SoHo Community Association and City of London staff have worked together to prepare a plan that will guide the future opportunities for the neighbourhood. This was a community-led process that sought to engage the neighbourhood through six public meetings in order to instill community ownership for the Plan's future implementation.

The final product of this community-led process is a plan that has a vision, principles and strategic directions to help provide opportunities to meet both existing and future challenges that were identified through the duration of the study. As we move forward in the coming years, this Plan will provide the building blocks that will rest on the neighbourhood's already strong foundation.

Vision & Principles

Vision Statement

Our SoHo will be a vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage. With its unique links to the Downtown and Thames River, SoHo will be a great place to live, work, shop and play!

Principles

- Desirable, vibrant and diverse (a great place to be)
- Greener and integrated
- Creative and leading edge
- Connected to people and places
- Safe
- Healthy
- Pride and strong sense of community
- Balanced
- Historically and culturally enriched

Strategic Directions



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



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

The Plan

the overall plan

The SoHo plan provides an overall framework to direct public and private investment into the neighbourhood in order to achieve the community's vision.

The Plan is divided into four components: The Old Victoria Hospital Lands, Neighbourhood Movement, Neighbourhood Places and Neighbourhood Public Spaces. Through these components the Plan identifies key initiatives to improve neighbourhood streets, shopping areas and connections to the Downtown, Old South and the Thames River. Further details are provided in the implementation section of this Plan.



Implementing The Plan

This section of the Plan sets out the key initiatives for the implementation of the plan's vision identified by the community. This section of the report is separated into four themes with the associated key initiatives attached to those themes. The four implementation themes include: the Old Victoria Hospital Lands, Neighbourhood Places, Neighbourhood Movement and Neighbourhood Public Space. It is intended that by separating out these themes it will help to better communicate the key initiatives that are needed to implement the SoHo community's vision.

Associated with each implementation theme will be a matrix that will identify the project lead, priority and potential costs for each of the key initiatives. In doing this, it is intended that champions will emerge to lead key initiatives through their process and ultimate implementation. It is these smaller projects that will come together to achieve the overall community vision.

The success of the SoHo Community Improvement Plan requires the efforts of many stakeholders. However, the three primary stakeholders are comprised of the City of London (various departments); the SoHo Neighbourhood Association; and the SoHo Area Merchants.

The intent of the Implementation Matrix is to rank the projects by chronology (i.e. Do First, Do Second, and Do Third) and assign a particular stakeholder as the project/initiative lead to spearhead each strategy to create a measure of accountability. The Implementation Matrix also includes a column for "Costs" to be allocated in future budgets.

Establishing the timing of these projects proved to be challenging due to budget constraints, planned infrastructure renewal, and jurisdictional issues which require commitment from other agencies. Therefore, while some projects have been identified as a priority, they may not be able to be implemented first given their potential costs, they may be already planned and approved within a longer timeframe, and/or the City may not have the jurisdiction to impose changes (for example, on lands owned by the railway or a provincial agency). Conversely, while other projects/initiatives may not been regarded as a priority, an opportunity may unfold in the short-term and it would be appropriate to avail of such opportunities as they arise.

It is important to understand that the chronology and the ability to complete the projects/initiatives listed in this Implementation Matrix are contingent on available resources and other projects and priorities that are underway or introduced by Council in the future.

Old Victoria Hospital Lands

Page 11

- Economic development / neighbourhood Redevelopment
- Access to the river / river redevelopment
- Preserve heritage building stock
- Creation of public spaces

neighbourhood places

Page 29

- Public squares/gathering places
- Park improvements
- River access
- Business area improvements and programs

neighbourhood movement

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- Trails and paths (ie River Promenade)
- Safety programs (ie Block Parent)
- Rail crossing improvements (under & over passes)

neighbourhood public spaces

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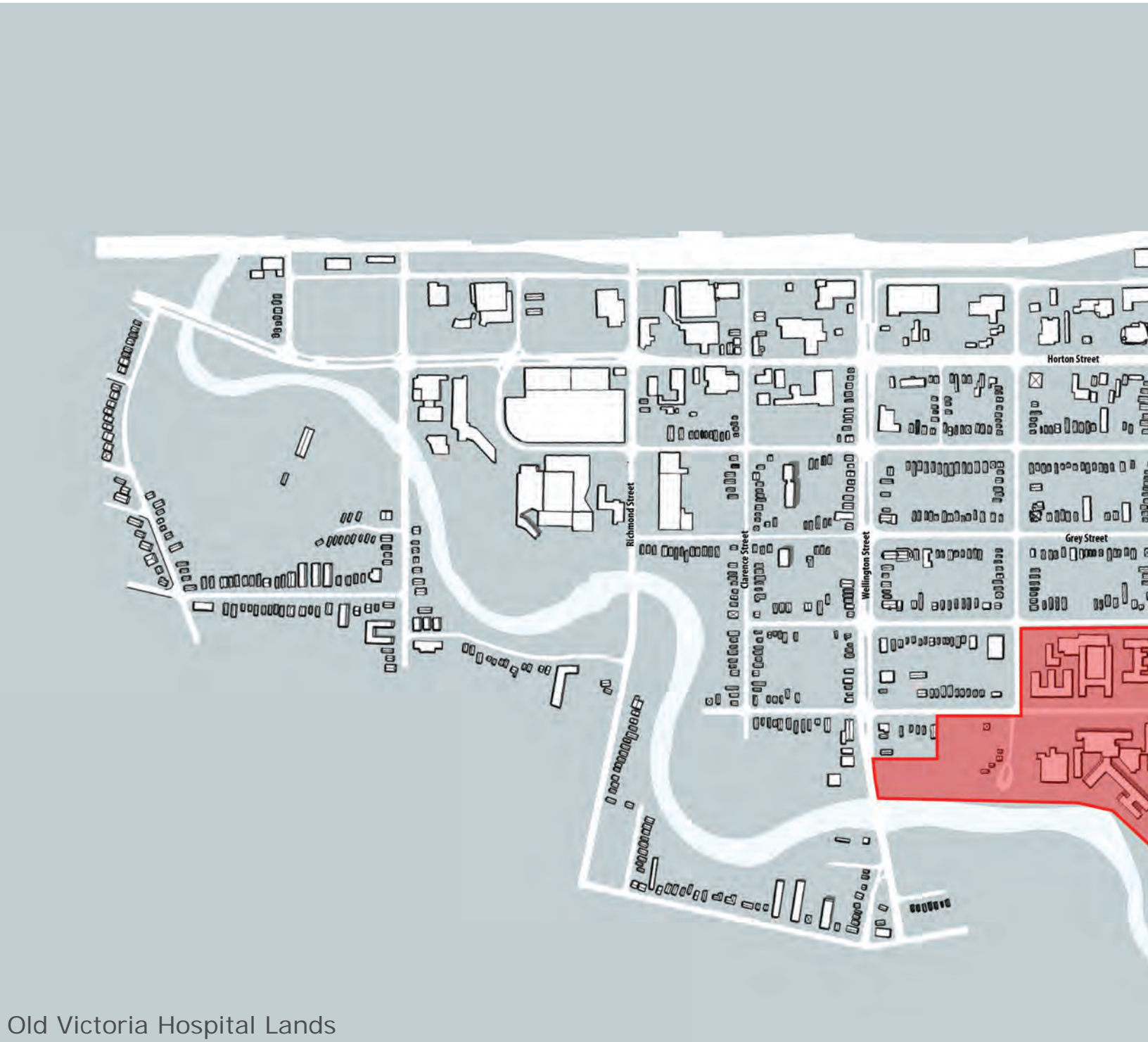
- Park improvements (ie Picnic Pavillions)
- Clean and Green programs
- Green streets
- Linear park system

Implementing The Plan

Old Victoria Hospital Lands



Old Victoria Hospital, Main Building, South Street



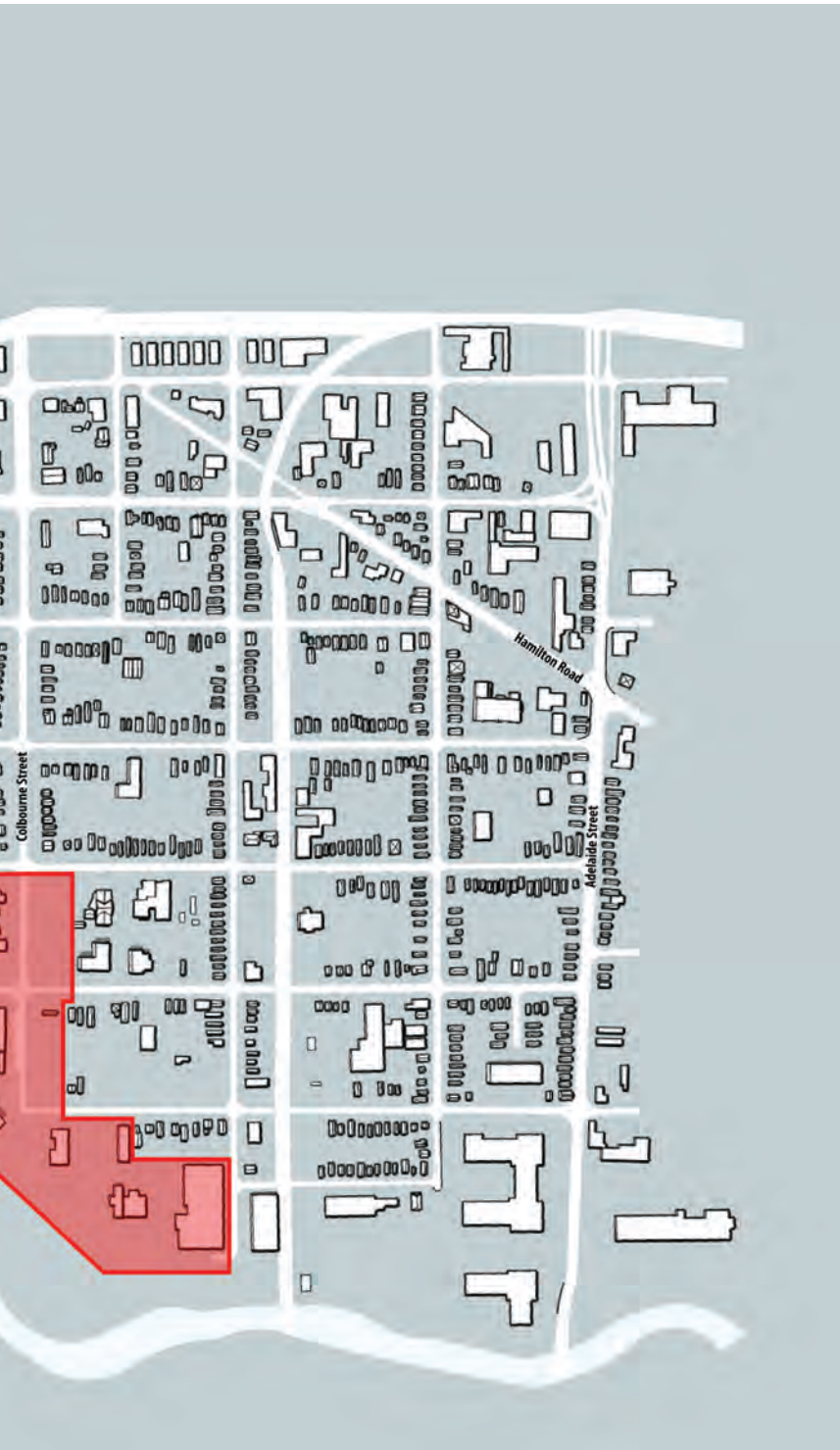
Old Victoria Hospital Lands

Legend

 Old Victoria Hospital Lands

The Plan

old victoria hospital lands



The Old Victoria Hospital Lands represent a prominent site within both SoHo and the City at large. These lands provide an opportunity to promote economic development within central London and improve the overall quality of life in SoHo. The purpose of this implementation section is to identify the vision and parameters for the future redevelopment of the hospital lands.

As the site develops out, it must be ensured that vibrant neighbourhood places, movement corridors and public spaces are designed and implemented to help build a healthy and socially diverse SoHo Community.

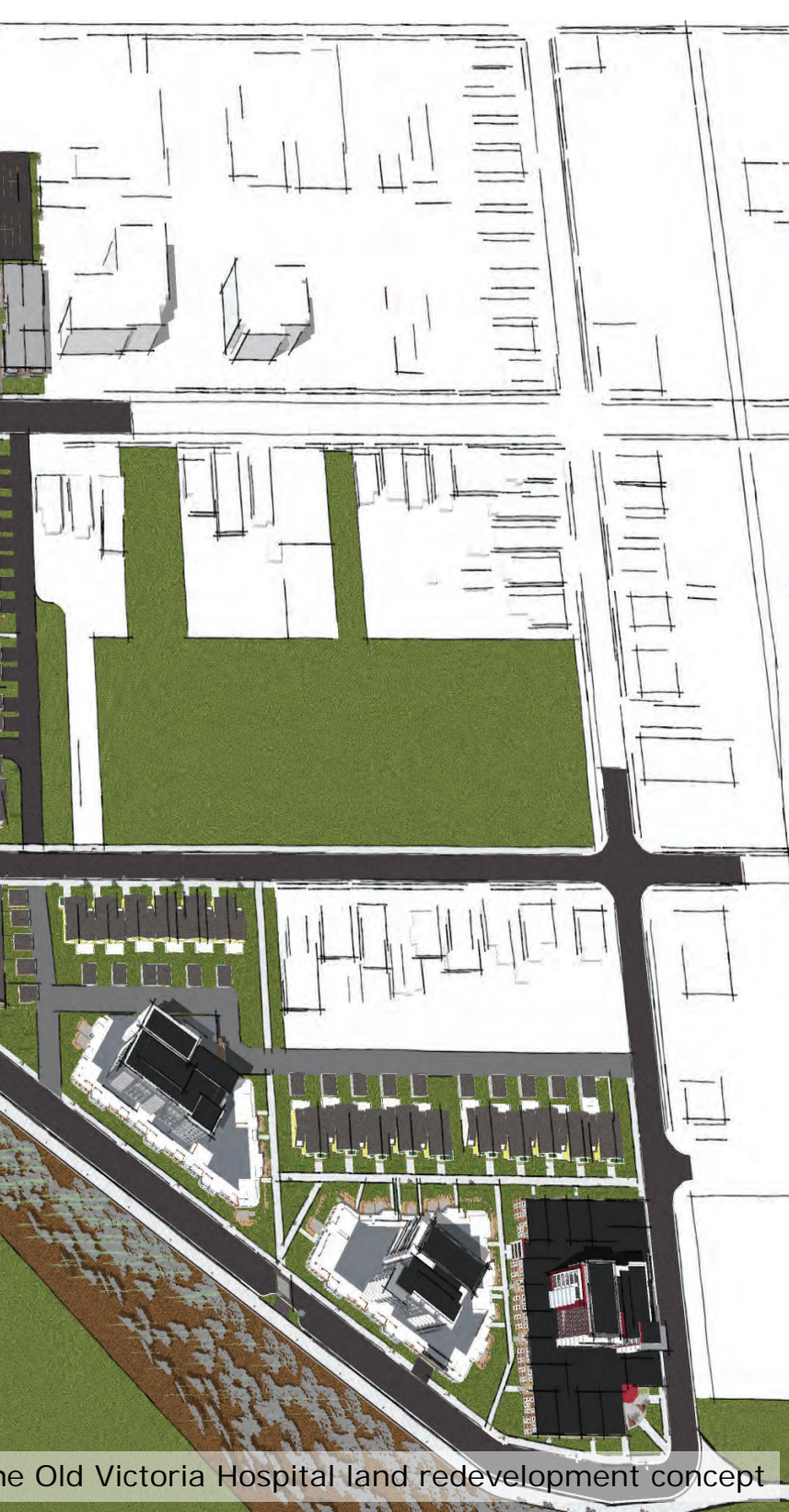


Note: An evaluation of heritage resources on this site has been initiated to assess the value, cost & viability of preservation for each heritage building on the site. Accordingly this concept has shown the retention of heritage buildings for illustrative purposes only.

Aerial View of the



Skyline of the Old Victoria Hospital land redevelopment concept



the Old Victoria Hospital land redevelopment concept



Conceptual Vision

The conceptual vision for the Old Victoria Hospital Lands builds on the principles established in the neighbourhood places, movement and public space sections for the entire neighbourhood. The overall design objectives for the site include:

- (1) Establish a public interface (promenade & park space) with the Thames River.
- (2) Extend the street network to provide connections and maintain view corridors to the Thames River.
- (3) Provide a diversity of housing types to allow for growing in place.
- (4) Create opportunities for public spaces, allowing residents to socialise and build community connections.
- (5) Establish built form and residential intensity to be transit supportive.
- (6) The overall design scheme is to integrate, and be flexible, with the surrounding neighbourhood.
- (7) Provide opportunities to preserve & celebrate heritage resources to ensure that the hospital remains etched in the community.
- (8) Maintain surrounding view corridors and/or view termini (eg. Wellington Street)

Through these design objectives the Old Victoria Hospital Lands can be transformed into a new place for SoHo that will improve the overall residential amenity and quality of life for the neighbourhood and take advantage of this economic opportunity for both the City and the Community of SoHo.

Key Initiatives

[1] Establish flexible zoning for Old Victoria Hospital Lands

[2] Remove Parking Meters along South and Grey Streets

[3] Create a Secondary for the Old Victoria Hospital Lands

[4] Explore Opportunities for the City to develop the Old Victoria Hospital Lands



Old Victoria Hospital Lands

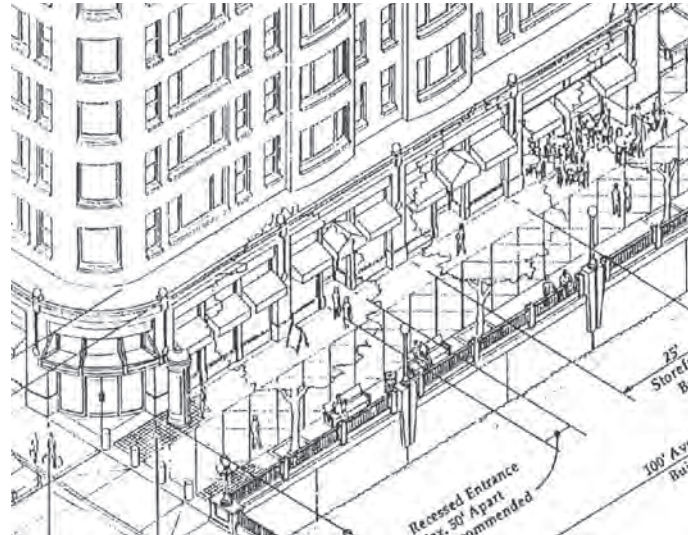


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- Flexible zoning Map Example

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- Parking Meters on South Street
- Example Urban Design Guidelines
- Mix of Housing types

** Please note that the renderings on these pages are part of a concept for the Old Victoria Hospital Lands, created by the City of London Planning, Division that was intended to inspire the community and do not necessarily depict what will be developed on the site.



Key Initiatives

[1] Create gathering spaces along the Thames River (on the Old Victoria Hospital Lands)

[2] Establish programming for Wellington Valley Park as well as new gathering spaces created during the redevelopment of the Old Victoria Hospital Lands

[3] Preserve and establish view corridors to the Thames River from the Old Victoria Hospital Lands



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- Gathering Spaces

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- Potential playground along River Promenade
- Programing in Parks
- Gathering Spaces along River Promenade

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Old Victoria Hospital Lands



Environmental

Projects & Programs

Key Initiatives

[1] Create an observation deck at the end of Colborne Street

[2] Improve riverfront views by the creation of a river promenade at the top of the slope during the redevelopment of the Old Victoria Hospital Lands

[3] Improve Wellington Valley Park

[4] Preserve Heritage Buildings

[5] Utilize District Energy



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- River Promenade
- Preservation of old hospital heritage buildings

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- Observation deck at the end of Colborne Street
- Preserved heritage buildings in park setting

** Please note that the renderings on these pages are part of a concept for the Old Victoria Hospital Lands, created by the City of London Planning, Division that was intended to inspire the community and do not necessarily depict what will be developed on the site.



Old Victoria Hospital Lands



OLD VICTORIA HOSPITAL LANDS

Economic	Project Lead	Timing	Potential Cost
1.0 Establish Flexible Zoning for Victoria Hospital Lands			
1.1 Introduce mixed use zoning to encourage the construction of live-work developments	City of London – Planning Staff	Do Second	Existing Staff Resources
1.2 Explore opportunities for adaptive reuse of the institutional buildings	City of London – Planning Staff	Do Second	Existing Staff Resources
2.0 Remove Parking Metres along South and Grey Street			
2.1 Collect necessary data pertaining to the use of parking meters in proximity to the South Street Campus, evaluate parking options, and identify meters for potential removal	City of London – Parking & Traffic Staff	Do First	Existing Staff Resources
3.0 Create Secondary Plan for Victoria Hospital Lands			
3.1 Undertake a Secondary Plan for the redevelopment of the Victoria Hospital lands	City of London – Planning Staff	Do First	Existing Staff Resources plus \$50K for Consultant (Including 3.2 & 3.3)
3.2 Undertake the development of Urban Design Guidelines for the redevelopment of the Old Victoria Hospital Lands incorporating the Vision and Goals of the SoHo Community	City of London – Planning Staff	Do First	Existing Staff Resources plus \$50K for Consultant (Including 3.1 & 3.3)
3.3 Create a development plan outlining the phasing of the development	City of London – Planning Staff	Do First	Existing Staff Resources plus \$50K for Consultant (Including 3.1 & 3.2)
4.0 Explore Opportunities for the City to develop the Old Victoria Hospital Lands			
4.1 City of London be the developer for the construction of these lands, issuing requests for proposals to builders for construction. Developing these lands in phases would allow for the City to maximize the value of the land, including realizing the appreciated value in later phases of the project	City of London	Do Second	TBD - Costs to be offset by value of the development project

OLD VICTORIA HOSPITAL LANDS

Social		Project Lead	Timing	Potential Cost
1.0 Create Gathering Spaces Along the Thames River Abutting the Old Victoria Hospital Lands				
1.1	Establish non-vehicular linkages to Wellington Valley Park from Colborne and Maitland Streets	City of London – Parks Planning UTRCA	Do Third	TBD - include within future capital budget envelope
2.0 Establish Programming for Wellington Valley Park and New Gathering Spaces				
2.1	Identify additional opportunities for programmed space	City of London – Neighbourhood & Children Services SoHo Neighbourhood Association	Do Second	Existing Staff Resources
3.0 Preserve and Establish View Corridors to the Thames River from Old Victoria Hospital Lands				
3.1	Preserve and enhance view corridors to the Thames River from the Victoria Hospital Lands	City of London – Planning Staff	Do Third	No cost

OLD VICTORIA HOSPITAL LANDS

Environmental	Project Lead	Timing	Potential Cost
1.0 Create Observation Deck overlooking Thames River			
1.1 Establish an observation deck at the foot of Colborne Street overlooking the Thames River and at Wellington Valley Park (River Flats)	City of London – Parks Planning	Do Second	Include within Old Victoria Hospital Lands development Project budget
2.0 Create Riverfront Promenade			
2.1 Preserve lands along the riverfront corridor which is to be developed as a riverfront promenade as part of the South Street Hospital redevelopment	City of London – Parks Planning	Do Third	Include within Old Victoria Hospital Lands development Project budget
2.2 Construct TVP on North side of Thames River East of Wellington Street	City of London – Parks Planning	Do First	\$350K to be allocated in 2015 to expand TVP
3.0 Improve Wellington Valley Park			
3.1 Improve pedestrian access from Maitland Street to Wellington Valley Park and opportunities to accommodate large gatherings and access to the Thames River	City of London – Parks Planning UTRCA	Do Third	\$400K New request to future parks capital budget envelope
3.2 Commemorate the original Victoria Hospital and all those born, and died there and the years of dedicated service	City of London – Parks Planning	Do Second	Potential Cost \$1K bronze plaque \$5K Interpretive Panel \$10-50K Monument
4.0 Preserve the Built Heritage of the Old Victoria Hospital Campus			
4.1 Assess the heritage value of each building on the Old Victoria Hospital Campus and evaluate the potential re-use of each building and the cost of restoration to establish the viability of preservation	City of London – Planning Staff	Do First	Initiated Oas part of the decommissioning process
4.2 Allow for flexibility to incorporate heritage buildings as part of a larger development, building expansions or intensification	City of London – Planning Staff	Do Second	TBD
4.3 Ensure that new development constructed adjacent to built heritage is sensitive to and does not compromise the identified features of heritage buildings	City of London – Planning Staff	Do Second	No Cost

OLD VICTORIA HOSPITAL LANDS

Environmental	Project Lead	Timing	Potential Cost
5.0 Utilize District Energy			
5.1 The use of district energy to be implemented in the redevelopment of the South Street Hospital Lands, where feasible, recognizing that the infrastructure exists	City of London – Planning London District Energy	Do Second	No new infrastructure costs

Implementing The Plan

neighbourhood places



Looking South on Wellington Street from Horton Street

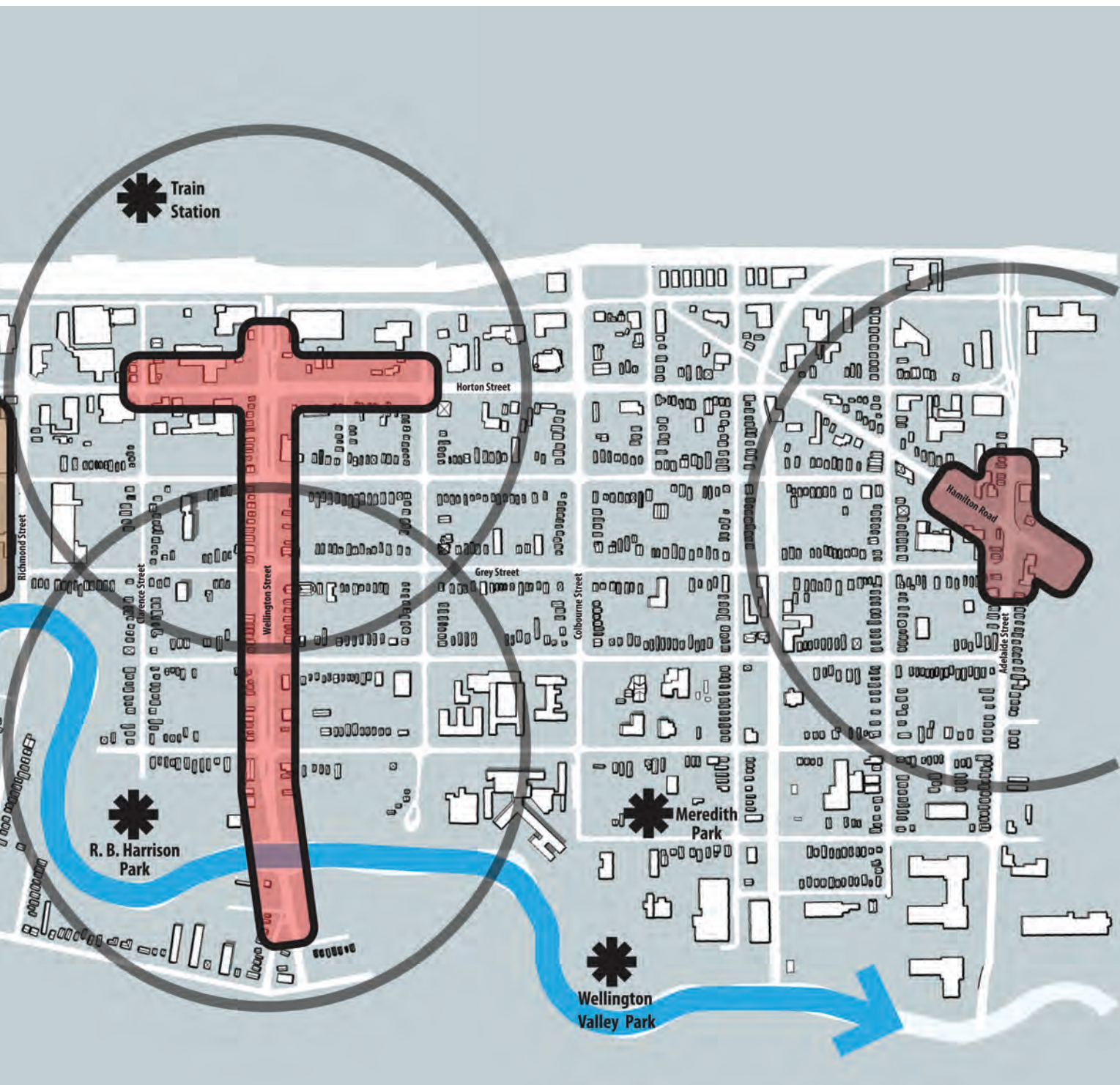
The Plan

neighbourhood places




Neighbourhood Places is a component of the plan that identifies key initiatives for creating better places to socialize. Improved opportunities for retail/commercial and greater connections to public transit are promoted.



Vibrant neighbourhood places form the heart of every community. Through the design of these places opportunities exist to improve mental, social and economic health of the community, which provides a better overall quality of life.





Legend

-  Mixed Use Mainstreet District
-  Neighbourhood Centre
-  Activity Hub

-  Employment Precinct
-  Thames River Corridor

Key Initiatives

[1] Establish flexible zoning for Wellington mixed use district & the Adelaide Rd/Hamilton Rd node

[2] Establish incentive program for commercial buildings

[3] Establish a BIA (Business Improvement Area)

[4] Investigate opportunities and requirements of initiating a development corporation

[5] Explore opportunities for on street parking on east side of Wellington St

[6] Establish Urban Design Guidelines and precinct plan for Wellington mixed used district & the Adelaide Rd/Hamilton Rd node

[7] Identify opportunities for a recreation centre

[8] Establish Precinct Plans for NoHo (North of Horton Street)



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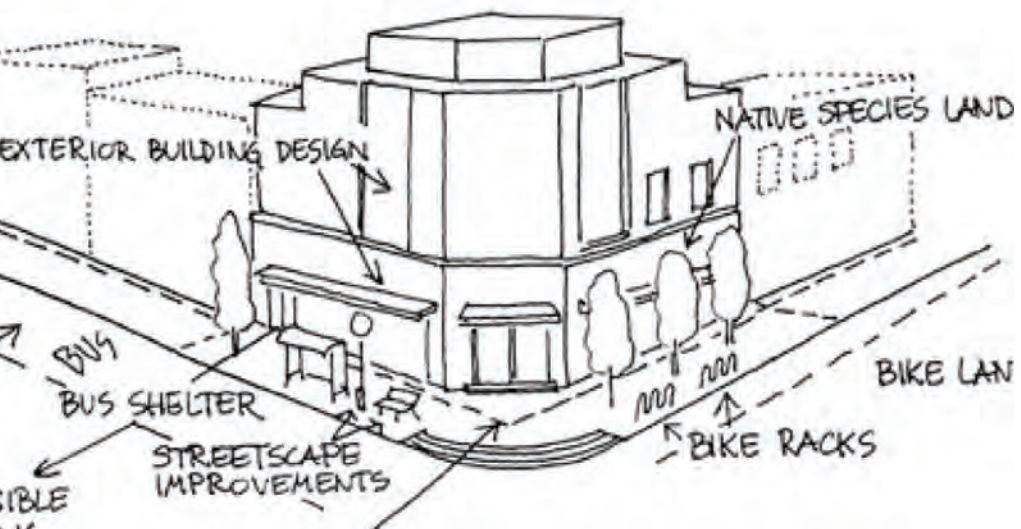
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- Old East Village BIA Banners
- Mainstreet - Washington, D.C.

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- Urban Design Guidelines example
- Wellington Street, London
- Harvard Square - Boston, MA

neighbourhood places



Social

Projects & Programs

Key Initiatives

[1] Continue to develop community centre programing

[2] Continue to work on Housing Options for those without in the neighbourhood

[3] Broaden the delivery of social and and recreational services in SoHo

[4] Explore enhanced Police service in SoHo

[5] Establish proactive by-law enforcement

[6] Create a Neighbourhood Watch Program

[7] Establish Business Block Parent program

[8] Community Mental Health Strategy



neighbourhood places

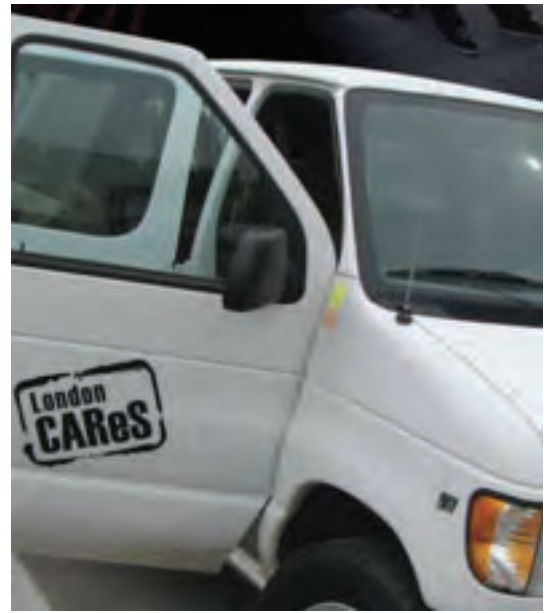


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- Boys & Girls Club, London
- Community centre programming

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- Neighbourhood Watch program
- London CArES
- Volunteer at homeless shelter
- Example of a Police Officer engaging in community service



Environmental

Projects & Programs

Key Initiatives

- [1] Promote SoHo's heritage
- [2] Celebrate SoHo's heritage
- [3] Preserve SoHo's heritage
- [4] Provide public benches for informal gathering opportunities
- [5] Create public squares, plazas and forecourts



IMAGE INDEX

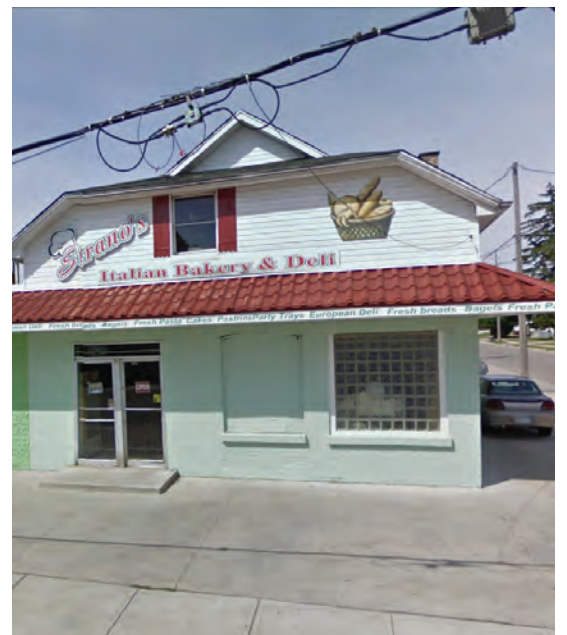
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- Heritage signage program
- Park, Miedzychod, Poland

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- Public Space, Miedzychod, Poland
- Red Antiquities Building, SoHo London
- Strano's Bakery, SoHo London

neighbourhood places



NEIGHBOURHOOD PLACES

Economic	Project Lead	Timing	Potential Cost
1.0 Flexible Zoning			
1.1 Implement greater mixed use zoning and an expanded range of permitted uses for residential dwellings along the Adelaide Street North and Hamilton Road corridors to allow for increased uses in the form of converted residential dwellings	City of London – Planning Staff	Do Second	Existing Staff Resources
1.2 Explore opportunities for adaptive reuse of institutional buildings such as churches and hospital buildings as downsizing occurs	Private Sector City of London – Planning Staff	Do Third	Existing Staff Resources
2.0 Incentive Program for Commercial Buildings			
2.1 Adopt the upgrade to building loan, facade improvement loan and the tax grant incentive programs as well as the residential development charge exemption incentives	City of London – Planning Staff	Do First	No new funding allocation
3.0 Establish a Business Improvement Area			
3.1 Formalize the boundaries of the commercial corridors	SoHo Area Merchants City of London – Planning Staff	Do First	Existing Staff Resources
3.2 Engage the City of London to formally establish a BIA	SoHo Area Merchants	Do First	N/A
3.3 Seek mentoring opportunities with Downtown BIA or Old East Village BIA	SoHo Area Merchants	Do First	N/A
4.0 Investigate Opportunities and Requirements of Initiating a Development Corporation			
4.1 Explore opportunities and requirements of initiating a Development Corporation with a mandate to acquire, rehabilitate and resell properties. As part of the mandate, properties which implement the Vision, Principles and Initiatives should also be acquired.	City of London – Realty Services Planning Community Services	Do Second	\$1M (Seed money for Reserve Fund)

NEIGHBOURHOOD PLACES

Economic	Project Lead	Timing	Potential Cost
5.0 Explore Opportunities for on-street parking on east side of Wellington Street			
5.1 Initiate a traffic study for the Wellington Street corridor in consultation with the London Transit Commission (Implement on-street parking pending the results of the traffic study)	City of London – EESD Staff	Do Second	\$75K (Cost of Consultant)
6.0 Establish Urban Design Guidelines & Precinct Plans for Wellington Street and Hamilton Road/Adelaide Street North Mixed-Use Mainstreet Districts			
6.1 Undertake the preparation of detailed Urban Design Guidelines and Precinct Plans for the areas identified as Wellington Street and Hamilton Road/Adelaide Street North Mixed-Use Mainstreet Districts	City of London – Planning Staff	Do First	\$50K for consultant plus Existing Staff Resources (As identified in Old Victoria Hospital Lands / Economic / 3.0)
7.0 Identify Opportunities for a Recreation Centre			
7.1 Facilitate a meeting between the SoHo Community Association and the Boys and Girls Club to discuss recreation and program opportunities	City of London – Community Services Staff SoHo Community Association	Do Second	Existing Staff Resources
7.2 Work with London Health Sciences Centre to identify and preserve opportunities for a recreation centre in an existing Victoria Hospital building	City of London – Planning Staff/ Realty Services Staff	Do Second	TBD
8.0 Establish Precinct Plans for NoHo (North of Horton)			
8.1 City of London Planning/Urban Design Staff to undertake the preparation of detailed precinct plans for the areas north of the Horton Street/Hamilton Road corridor	City of London – Planning Staff	Do First	Existing Staff Resources plus Consultant (As identified in section 5.1 above)

NEIGHBOURHOOD PLACES

Social	Project Lead	Timing	Potential Cost
1.0 Community Centre Programming			
1.1 Identify opportunities for recreation programming opportunities which cater to the residents of SoHo	City of London – Community Services Staff	Do Second	TBD
2.0 Continue to work on Housing Options for Those Without in the Neighbourhood			
2.1 Implement the recommendations of the London Community Housing Strategy and the Community Plan on Homelessness as funds become available	City of London – Community Services Staff Partnership with Community Agencies	Do First (currently underway)	\$2M (previously approved by Council)
3.0 Broaden the Delivery of Social and Recreational Services in SoHo			
3.1 Encourage Middlesex London Housing Corporation and Odell-Jalna Residences of London to work with the SoHo Community Association and the City of London together with the residents of 241 Simcoe Street and 235 Grey Street, respectively, to build community capacity within those buildings and stronger connections with the community	City of London - Housing Div. - London & Middlesex Housing Corporation - Odell-Jalna Residences of London	Do Second	Existing Staff Resources
4.0 Enhance Police Services in SoHo			
4.1 SoHo community to continue to build on the relationship and work with the Community Oriented Response unit to identify neighbourhood issues and develop appropriate responses including proactive patrols and targeted enforcement	London Police Service SoHo Community Association	Do First	None Contemplated
5.0 Proactive By-law Enforcement			
5.1 Increase the frequency of proactive By-law Enforcement blitzes in the SoHo area and identify opportunities to expand the area where the City of London undertakes proactive by-law enforcement to the SoHo area	City of London - By-law Enforcement Staff SoHo Community Association	Do Third	Existing Staff Resources

NEIGHBOURHOOD PLACES

Social	Project Lead	Timing	Potential Cost
6.0 Neighbourhood Watch Program			
6.1 SoHo Community Association to engage Neighbourhood Watch London about the potential of expanding the areas of SoHo where Neighbourhood Watch programs are currently organized	SoHo Community Association	Do First	N/A
7.0 Establish Business Block Parent Program			
7.1 Engage Block Parents about discuss the potential of introducing a Business Block Parent Program	SoHo Area Merchants	Do Second	N/A
8.0 Community and Mental Health Strategy			
8.1 Continue to work with St. Joseph's Health Care, London Health Sciences, Southwest Health Integration Network and community partners in the implementation of a community addictions and mental health strategy noting that the province has allocated \$2.9M to this initiative	City of London - Community Services Staff	Do First	No additional cost beyond the current investment outlined in the Community Housing Strategy

NEIGHBOURHOOD PLACES

Environmental	Project Lead	Timing	Potential Cost
1.0 Promote SoHo's Heritage			
1.1 Initiate programming initiatives to promote the area's heritage such as heritage tours, Doors Open, Geranium Walk, and others	SoHo Community Association SoHo Area Merchants	Do Second	N/A
2.0 Celebrate SoHo's Heritage			
2.1 Initiate opportunities to celebrate the area's heritage such as placing signage outside of buildings which pay tribute to the original occupants	SoHo Community Association SoHo Area Merchants	Do Second	N/A
3.0 Preserve SoHo's Heritage			
3.1 Add SoHo to the "Potential Heritage Conservation Districts List" and propose that SoHo be prioritized as the next available heritage study area	City of London – Planning Staff	Do First	\$75K currently allocated within Planning Division Capital Budget for HCD's
3.2 Provide a grant towards the revitalization initiative of the Red Antiquities Building to, supplement the fundraising campaign, that is above and beyond the other incentives offered in the SoHo Community Improvement Area ¹	City of London – Planning Staff	Do First	\$50K or half of the value of the restoration work, which ever is less. In no case will the cumulative value of the municipal contribution for this building exceed 50% of the total value of the restoration work

¹Similar to the role played by Aolian Hall in the Old East Village, the Red Antiquities Building is an iconic structure in SoHo. The entire revitalisation initiative will benefit from its restoration.

NEIGHBOURHOOD PLACES

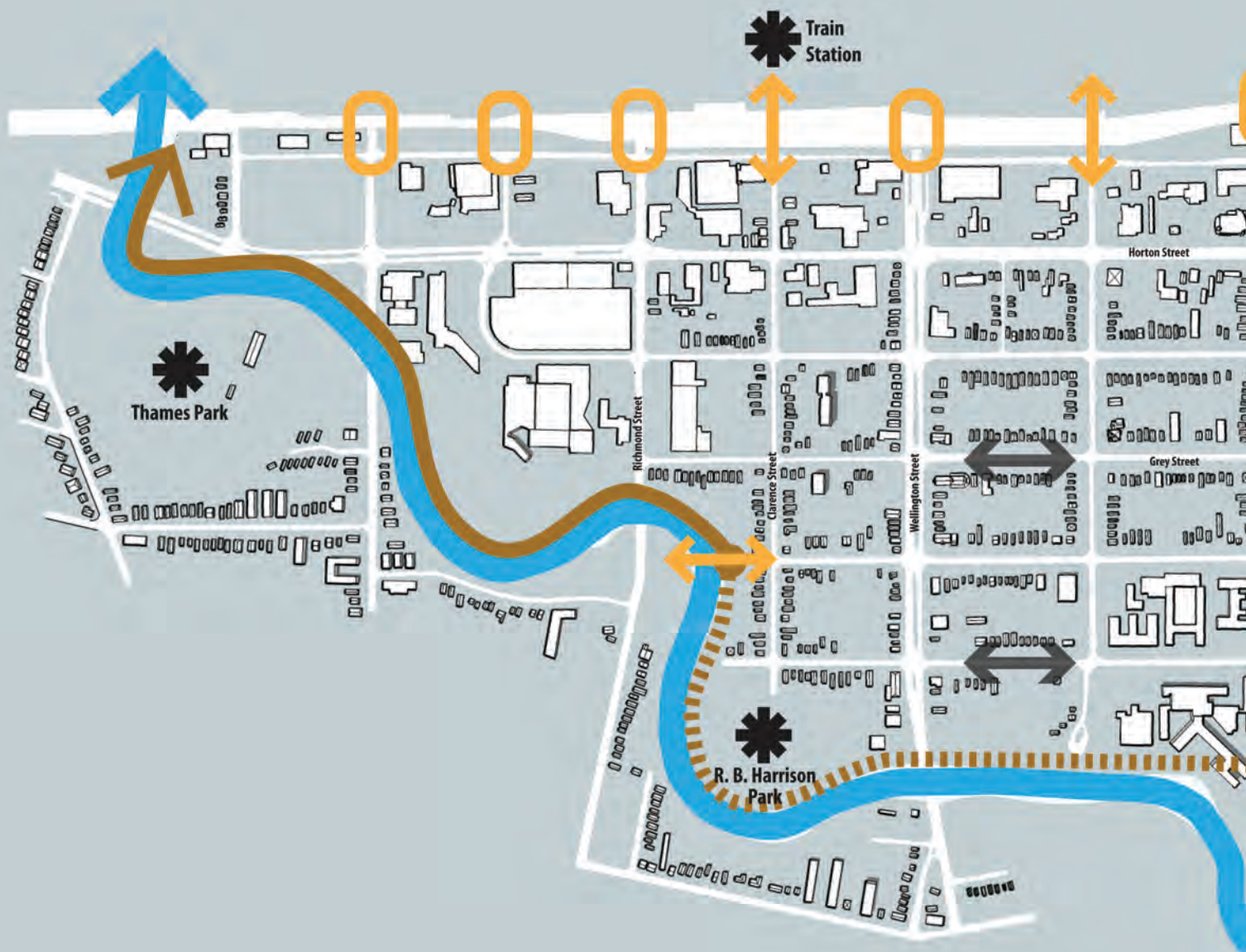
Environmental	Project Lead	Timing	Potential Cost
4.0 Provide Public Benches for Informal Gathering Opportunities			
4.1 Incorporate public benches into the overall design within areas identified as “Neighbourhood Gathering Places” and in neighbourhood parks	City of London – Planning Staff	Do Second	TBD
5.0 Create Public Squares, Plazas, and Forecourts			
5.1 Seek out opportunities for property acquisition at the identified neighbourhood gathering places for the purposes of implementing public squares, plazas	City of London– Planning Staff Parks Planning	Do Third	Land acquisition plus \$500K/ha park building cost.
5.2 Seek out opportunities to implement forecourts through applications for Site Plan approval, Zoning By-law amendments, and/or Official Plan amendments	City of London – Planning Staff	Do Third	No Cost

Implementing The Plan

neighbourhood movement



Thames Valley Parkway under the Ridout Street Bridge



Neighbourhood Movement

Legend

 5 Minute Walk

 Upgrade Pedestrian Crossing

 Potential Pedestrian Crossing

 River Promenade

 Thames valley Parkway

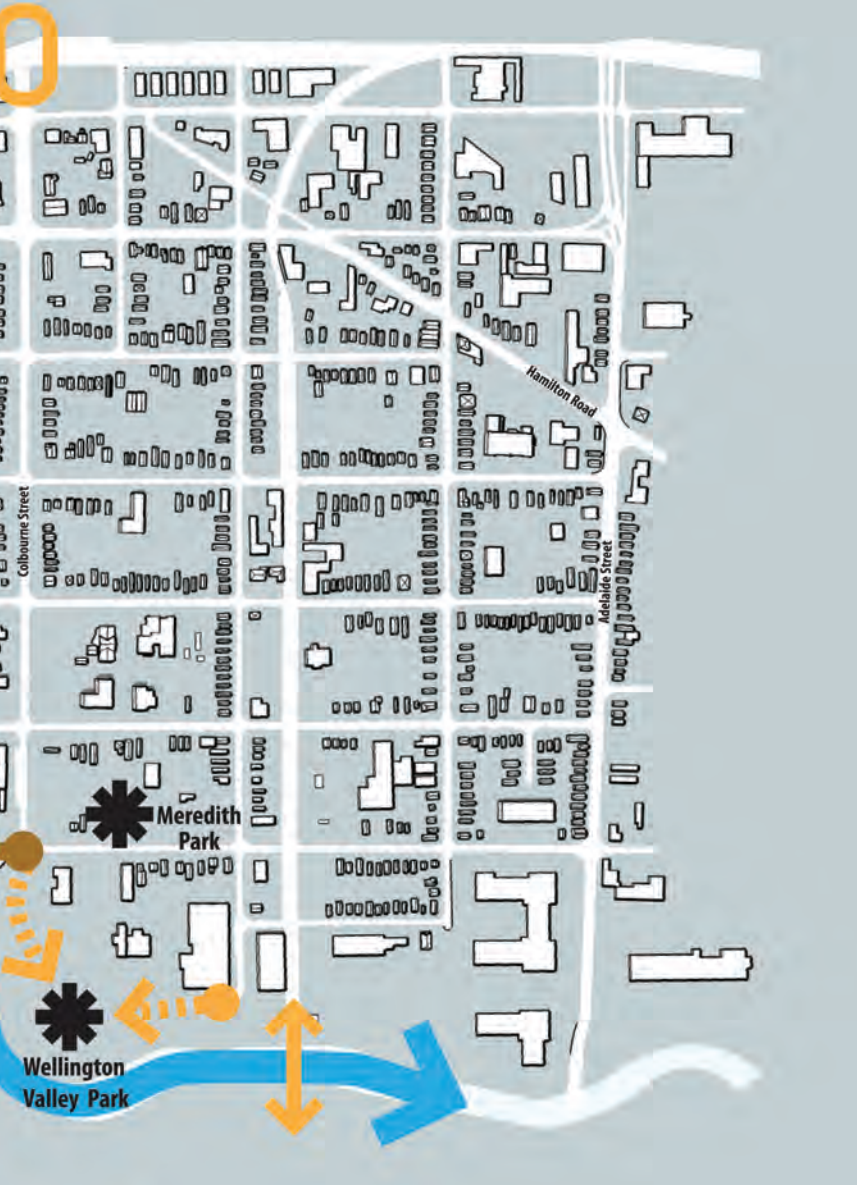
 Change to Two way Traffic

The Plan


neighbourhood movement

Neighbourhood Movement forms part of the overall plan and it focusses on how people move through their community to get to local shopping districts, parks/open space and public transit.

Dynamic neighbourhoods are highly connected and provide travel experiences for a variety of transportation options. The neighbourhood movement component identifies key initiatives that assist with providing these quality travel experiences.



 Potential Pedestrian Connection

 Thames River Corridor

Key Initiatives

[1] Construct Waterloo Street pedestrian bridge at CN railroad tracks

[2] Widen pedestrian underpass at the CN railroad tracks at Wellington Street

[3] Widen pedestrian underpass at the CN railroad tracks at Richmond Street

[4] Bolster the Ridout Street level crossing at the CN railroad tracks

[5] Establish a pedestrian Overpass at Talbot St Crossing Over the CN Rail Right-of-Way

[6] Explore a double sided VIA Rail station access and pedestrian connection at Clarence Street

[7] Beautify Wellington Street underpass

[8] Enable better connections across Thames river



IMAGE INDEX

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- Underpass Moodwall, Amsterdam, Holland
- Pedestrian Bridge, La Roche Sur Lyon, France

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- Pedestrian Bridge, Glasgow, Scotland
- VIA Rail Station London
- Underpass, San Antonio, Texas



neighbourhood movement



Key Initiatives

- [1] Improve view corridors to the Thames River
- [2] Grow the Block Parent program to include more parts of the SoHo Neighbourhood
- [3] Establish Pathways connecting community gathering places
- [4] Construct wider sidewalks
- [5] **Study the feasibility** of returning Grey St & South St to 2 way traffic
- [6] Implement 4-way stops at key intersections



IMAGE INDEX

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- Block Parent Program
- Thames Valley Parkway, SoHo, London

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- Thames River, SoHo, London
- Four way Stop on residential street
- Wide sidewalks, Washington D.C.

neighbourhood movement



Environmental

Projects & Programs

Key Initiatives

[1] Preserve and enhance view corridors

[2] Improve to TVP (Thames Valley Parkway) through Richard B. Harrison Park

[3] Install unique street signage to help identify SoHo



IMAGE INDEX

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- View towards Downtown London from SoHo
- Unique street signage, Little Italy, Toronto, Ontario

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- Thames River, SoHo, London
- Thames Valley Parkway, SoHo, London
- Thames Valley Parkway through Richard B. Harrison Park



neighbourhood movement



NEIGHBOURHOOD MOVEMENT

Economic	Project Lead	Timing	Potential Cost
1.0 Waterloo Street Pedestrian Bridge over CN Rail			
1.1 Construct a pedestrian overpass across the Canadian National Rail right-of way, re-establishing the connection between the northern and southern legs of Waterloo Street and allowing for more permeability and access to the amenities between Downtown and SoHo	City of London – EESD	Do Third	\$3.5M (Design and Construction)
2.0 Widen Wellington Street Pedestrian Underpass at CN Rail			
2.1 Construct a widened pedestrian corridor within the Wellington Street underpass at the CN Rail as part of any future infrastructure renewal, planned reconstruction, or road widening project. This underpass should be designed to be an aesthetically pleasing, safe, and comfortable environment for pedestrians	City of London – EESD	Do Third	\$2M (For enhancements to be undertaken with approved future capital projects)
3.0 Widened Richmond Street Pedestrian Underpass at CN Rail			
3.1 Construct a widened pedestrian corridor within the Richmond Street underpass at the CN Rail as part of any future infrastructure renewal, planned reconstruction, or road widening project. This underpass should be designed to be an aesthetically pleasing, safe, and comfortable environment for pedestrians	City of London – EESD	Do Second	\$20M (Total Rebuild)
4.0 Enhance the Ridout Street Level-Crossing at CN Rail			
4.1 Amend Zoning By-law No. Z.-1 to reduce the building setbacks for new buildings along the Ridout Street North corridor to facilitate the development of a strong, pedestrian-oriented street-wall connecting north and south sides of the corridor at the CNR	City of London – Planning	Do First	Existing Staff Resources

NEIGHBOURHOOD MOVEMENT

Economic	Project Lead	Timing	Potential Cost
4.2 Amend Zoning By-law No. Z.-1 requiring that new development with frontage or flankage on Ridout Street North provide pedestrian access and orientation to Ridout Street North to reinforce the pedestrian corridor	City of London – Planning	Do First	Existing Staff Resources
5.0 Establish a Pedestrian Overpass at Talbot St Crossing Over the CN Rail Corridor			
5.1 Engage Canadian National Railway in discussions about the potential of constructing a pedestrian overpass across the railway corridor	City of London – Realty Services	Do Third	Existing Staff Resources
5.2 Undertake a detailed traffic analysis be undertaken prior to construction of a pedestrian overpass at Talbot Street	City of London – EESD Traffic consultant	Do Third	\$4M (Design and Construction)
5.3 Amend Zoning By-law No. Z.-1 to reduce the building setbacks for new buildings along the Talbot Street North corridor to facilitate the development of a strong, pedestrian-oriented street-wall connecting north and south sides of the corridor at the CNR	City of London – Planning	Do Third	Existing Staff Resources
5.4 Amend Zoning By-law No. Z.-1 requiring that new development with frontage or flankage on Talbot Street provide pedestrian access and orientation to Talbot Street to reinforce the pedestrian corridor	City of London – Planning	Do Third	Existing Staff Resources

NEIGHBOURHOOD MOVEMENT

Economic	Project Lead	Timing	Potential Cost
6.0 Double-sided Via Railway Station Access/Pedestrian Connection at Clarence			
6.1 Engage Canadian National Railway and Via Rail in discussions about the potential of introducing a pedestrian entrance to the Via Rail Station at the intersection of Clarence and Bathurst Streets	City of London – Realty Services	Do Third	Existing Staff Resources
6.2 Engage Canadian National Railway in discussions about the potential of creating a pedestrian connection linking the north and south portions of the Clarence Street Corridor	City of London – Realty Services	Do Third	Existing Staff Resources
7.0 Beautification of Wellington Street Underpass at Thames River			
7.1 Commission a mural along the concrete bridge support Under the Wellington Street overpass and improve the lighting under the Wellington Street overpass	City of London - Culture Office - Parks Planning	Do First	\$5K-\$25K Mural (depending on artist vs. volunteer)
8.0 Establish New Connections Across the Thames River			
8.1 Construct a pedestrian overpass across the Thames River in Richard B. Harrison Park opening up the Park to Old South Residents and allowing SoHo residents to access the Wortley Road commercial area	City of London - EESD - Parks Planning UTRCA	Do Third	\$2-3M (Design and Construction)

NEIGHBOURHOOD MOVEMENT

Social	Project Lead	Timing	Potential Cost
1.0 Improve View Corridors to the Thames River			
1.1 Engage in selective and invasive species brush clearing activities at select sites where natural views to the Thames River may be introduced while maintaining the integrity of the stability of the Riverbanks	City of London – Parks Planning	Do Second	-\$10K Richard B Harrison Park -\$5K per look out -\$15K Wellington Valley Park
2.0 Expand Block Parent Program			
2.2 Evaluate expanding the areas of SoHo where Neighbourhood Watch programs are currently organized	SoHo Community Association Block Parents	Do First	N/A
3.0 Develop Pathways to Connect Community Gathering Places			
3.2 Identify opportunities to expand and/or widen the Thames Valley Parkway	City of London – Planning	Do First	Existing Staff Resources and within Parks Capital project budget envelope
3.1 Establish non-vehicular linkages to new and existing community gathering spaces such as parks, River corridor, and community gardens	City of London – Parks Planning	Do Second	Existing Staff Resources and within Parks Capital project budget envelope \$10K from community Projects Account
3.3 Construct riverfront promenade linking Meredith Park to the Thames Valley Parkway	City of London – Parks Planning	Do Third	Include within Old Victoria Hospital Lands development Project budget
4.0 Construct Wider Sidewalks			
4.1 Transportation Engineering division to include wider sidewalks as part of regular replacement program or as part of existing planned capital projects throughout the area	City of London – Planning & EESD	Do First	\$100 per sq. m of sidewalk
5.0 Study The Feasibility of Returning South and Grey Streets to 2-way Traffic			
5.1 Initiate a traffic study for the SoHo area to assess the need for the one-way streets along Grey and South Streets	City of London - EESD	Do First	\$100K (study and design changes)

NEIGHBOURHOOD MOVEMENT

Social	Project Lead	Timing	Potential Cost
5.2 Re-institute two-way traffic if a traffic study, recommended in 5.1, determines that one-way streets are no longer required	City of London - EESD	Do Second	\$100K (study and design changes where warrants are met)
6.0 Implement 4-Way Stops at Local Intersections			
6.1 Evaluate the need for 4-way stops at intersections along Grey and South Streets	City of London - EESD	Do First	Cost covered in 5.1 on previous page
6.2 Reconfigure the intersections of local streets within the interior of the SoHo neighbourhood into 4-way stops, if required based on council adopted warrant based on vehicle and pedestrian movements travelling through an intersection	City of London - EESD	Do Second	TBD

NEIGHBOURHOOD MOVEMENT

Environmental	Project Lead	Timing	Potential Cost
1.0 Preserve and Enhance View Corridors			
1.1 Preserve and enhance view corridors to the Downtown and the Thames River along all north-south public rights-of-way	City of London – Planning	Do Third	Existing Staff Resources
1.2 Preserve and enhance view corridors to the Thames River along Hill, South, and Nelson Streets	City of London – Planning UTRCA	Do Third	Existing Staff Resources
2.0 Improve the Thames Valley Parkway Through Richard B. Harrison Park			
2.1 Evaluate the purchase of the lands between 163 and 189 Grey street for long-term parkland acquisition	City of London – Parks Planning	Do Second	\$200K (Land acquisition cost plus demolition/ park construction costs)
3.0 Install Unique Street Signage to Help Identify SoHo			
3.1 Prepare report to Council to assist the SoHo community with the installation of unique street signage	City of London – Planning	Do First (in conjunction with HCD study)	Existing Staff Resources
3.2 Request that Municipal Council consider the approval of unique street signage to identify the SoHo neighbourhood	SoHo Community Association	Do Second (in conjunction with HCD study)	Allocated within \$75K Planning Division Capitol Budget for HCD's

Implementing The Plan

neighbourhood public space



New mutli-use pad at Meredith Park on Nelson Street

The Plan

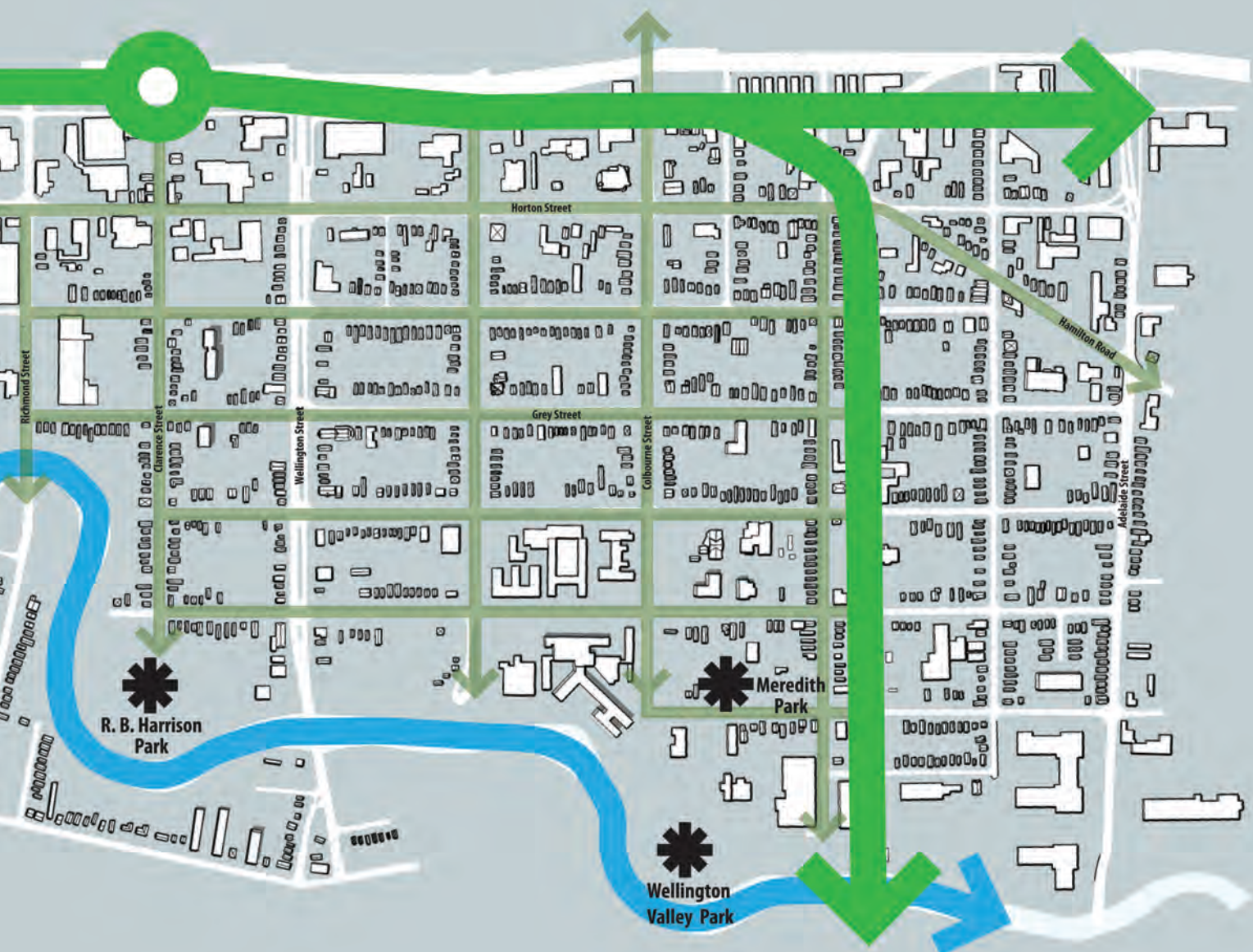
neighbourhood open space

Public Spaces within a neighbourhood help to build a healthy community physically, mentally and socially. Public space provides an anchor to neighbourhood movement.

Exciting communities have public spaces that provide a heart to neighbourhoods and places that provide citizens opportunities to meet and socialize, which assists in creating an economically healthy community and city.



Neighbourhood Open Space



Legend



Green Street



Urban Parkland Path System



Thames River Corridor

Economic

Projects & Programs

Key Initiatives

[1] Explore recreational opportunities on the Thames River

[2] Create more spaces with a varying range of opportunities & character

[3] Expand opportunities for activities at Richard B. Harrison Park



IMAGE INDEX

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- Play Equipment in Richard B. Harrison Park
- London Canoe Club

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- Peterborough Rowing Club
- Riverwalk, Pittsburgh, PA
- Riverwalk, Battery Park, New York, NY



neighbourhood public space



Social

Projects & Programs

Key Initiatives

[1] Create community gathering opportunities, celebrations and events

[2] Provide opportunities to post community news

[3] Erect picnic pavilions at strategic location



IMAGE INDEX

Page 63

- Community Gathering, Festival in the park
- Parkette, Hamilton, Ont

Page 64

- Picnic Pavilion in Park
- Advertising Column
- Community Gathering



neighbourhood public space



Environmental

Projects & Programs

Key Initiatives

- [1] Create linear parks
- [2] Develop riverfront views
- [3] Capitalize on The Hunt Weir
- [4] Use boulevard trees & landscaping improvements to create "green streets"
- [5] Heighten Clean and Green program in SoHo
- [6] Establish community gardens



IMAGE INDEX

Page 65

- Linear Park, Miedzychod, Poland
- Clean and Green London

Page 66

- Hunt Weir, Thames River, SoHo, London
- Linear Park, San Diego, CA
- Green Street Concept

neighbourhood public space



NEIGHBOURHOOD PUBLIC SPACE

Economic	Project Lead	Timing	Potential Cost
1.0 Introduce Recreational Opportunities on the Thames River			
1.1 Enter into discussions with such organizations as the London Rowing Club, London Canoe Club, Western Rowing and/or other similar organizations to assess the potential for opportunities to locate water-based activities on the portion of the Thames River spanning SoHo	City of London– Planning UTRCA London Rowing/ Canoe Club UWO Rowing Club	Do Second	Existing staff and resources
2.0 Create more Park Spaces with Varying Range of Opportunities and Character			
2.1 Implement opportunities for passive recreational activities in the form of linear parks, public squares and, plazas in addition to the active recreation opportunities available at Meridith and Richard B. Harrison Parks	City of London– Parks Planning	Do Second	New request to future parks capital budget envelope
3.0 Expand Opportunities for Activities at Richard B. Harrison Park			
3.1 Identify opportunities for additional programmed space and park infrastructure	City of London – Neighbourhood and Children Services SoHo Neighbourhood Association	Do first	Existing staff and resources

NEIGHBOURHOOD PUBLIC SPACE

Social	Project Lead	Timing	Potential Cost
1.0 Create Community Gathering Opportunities, Celebrations and Events			
1.1 Initiate a mentoring program with an established Community Association, such as Old South Community Organisation, with experience in planning community gathering opportunities.	SoHo Community Association	Do Second	N/A
2.0 Provide Opportunities to Post Community News			
2.2 Find suitable locations for the posting of community news and present proposed locations and proposed template to municipal Staff to discuss funding and implementation	SoHo Community Association SoHo Area Merchants	Do first	N/A
3.0 Create Picnic Pavilions			
3.1 Evaluate the potential for constructing picnic pavilion(s) at Wellington Valley Park (River Flats)	City of London – Parks Planning	Do Third	\$200K (New request to future parks capital budget envelope)
3.2 Assess the appropriateness of adding a picnic pavilion at Richard B. Harrison Park	City of London – Parks Planning SoHo Community Association	Do Third	\$80K (New request to future parks capital budget envelope)

NEIGHBOURHOOD PUBLIC SPACE

Environmental	Project Lead	Timing	Potential Cost
1.0 Create Linear Parks			
1.1 City of London to begin transforming a portion of the Bathurst Street road allowance into a linear park	City of London – EESD	Do Second	TBD
1.2 Engage Canadian National Railway in discussions about the potential for utilizing a portion of the spur line corridor (running parallel to Maitland Street) as a linear park	City of London – Realty Services	Do Third	Existing Staff Resources
2.0 Establish Riverfront Views			
2.1 Initiate discussions with the Upper Thames River Conservation Authority (UTRCA) about the potential for lookout decks at the base of Waterloo and/or Colborne Streets by the Thames River and plan for the creation of lookout decks within the future development of a riverfront promenade	City of London – Parks Planning	Do Second	TBD - include within Old Victoria Hospital development budget
3.0 Improvements to the Hunt Weir			
3.1 EESD Staff to partner with UWO Engineering students to assess the feasibility of removing the Hunt Weir	City of London – EESD UTRCA	Do First	Existing Staff Resources
3.2 City of London Parks Planning Staff to explore opportunities for the construction of an observation terrace at the Hunt Weir location	City of London – Parks Planning UTRCA	Do Second	\$50K (New request to future parks capital budget envelope)
3.3 TVP improvements of Ridout Street underpass	City of London – Parks Planning	Do First	No additional cost- To be incorporated into existing \$250K annual budget item for TVP improvements

NEIGHBOURHOOD PUBLIC SPACE

Environmental	Project Lead	Timing	Potential Cost
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4.0 Enhanced Tree Planting & Landscaping on City Boulevard on Local Streets (Green Streets)

4.1 Incorporate boulevard trees and enhanced landscaping as part of the overall plan for all future roadwork improvements in all areas of SoHo identified as "Green Streets" Including wider landscape boulevards and reduced pavement widths	City of London – EESD City of London – Forestry	Do First	Within Future street improvement and /or tree planting budgets
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5.0 Clean and Green Initiatives

5.1 Engage the City's Environmental Programs department to implement Clean and Green Initiatives.	SoHo Community Association City of London Environmental Programs	Do First	Existing Staff Resources
5.2 Consider SoHo for future pilot programs related to waste reduction, environmental programming, and other similar initiatives	City of London Environmental Programs	Do First	Existing Staff Resources

6.0 Establish Community Gardens

6.1 Identify opportunities for a second major community garden	City of London – Parks Planning SoHo Community Association	Do First	\$10K and existing staff resources
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June 2011

ROADMAP
SoHo



**Planning and
Development**

2011

Visit [***london.ca/soho***](http://london.ca/soho) for more information regarding the SoHo CIP