

Downtown River Precinct 900 Block



Operations Committee Presentation

December 7, 2021





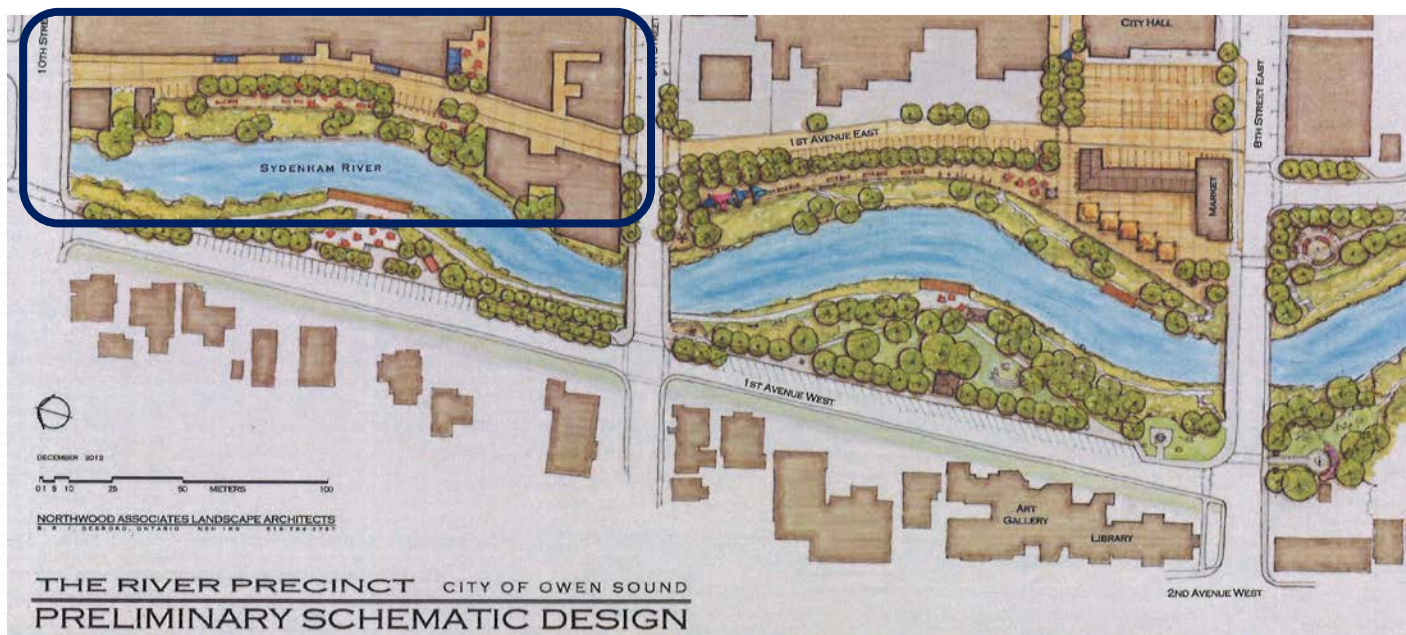
Background

Features

The River Precinct Master Concept

201 The River Precinct Concept was completed by Northwood Associates Landscape Architects Inc. in 2013 based on public input. Overall objectives were to:

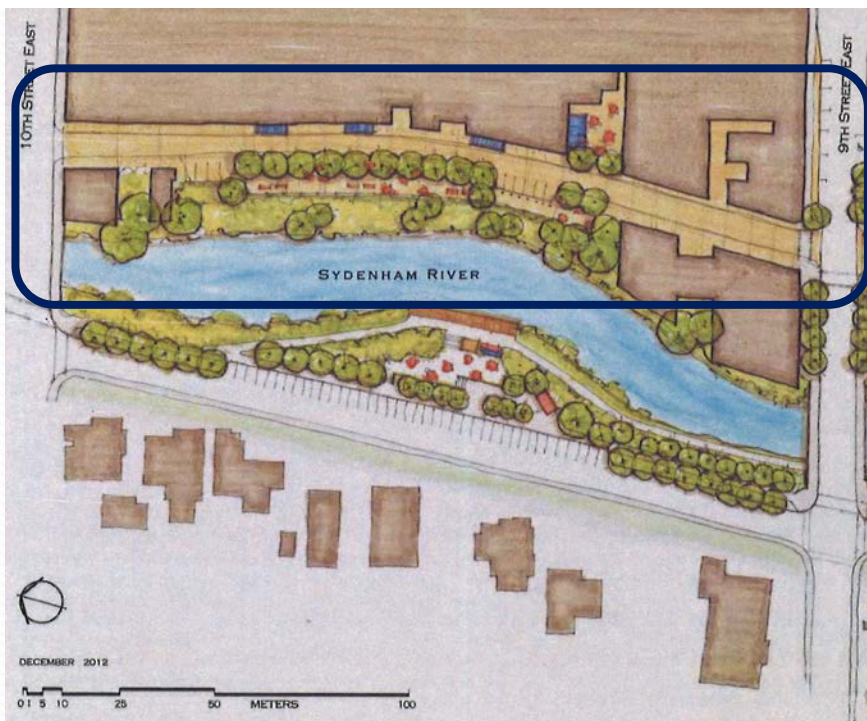
- Improve the character & perception of project area
- Create an inviting & inclusive public space, strengthening the image and identity of the downtown
- Embrace and highlight the natural environment of the Sydenham River



900 Block Vision Master Concept 2013

Pedestrian district with restricted vehicular access & limited parking:

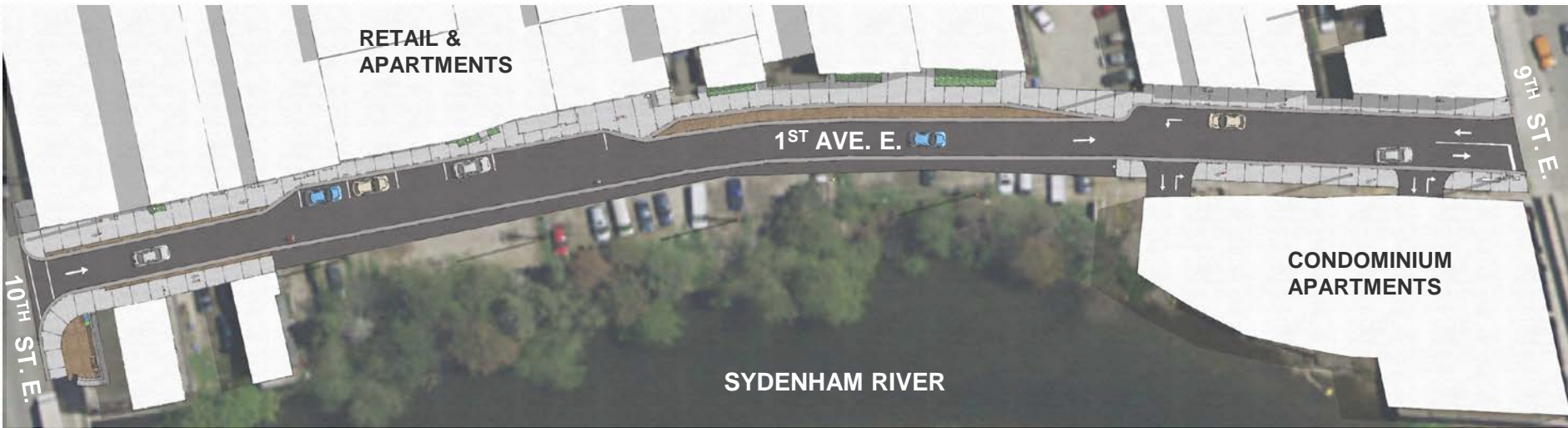
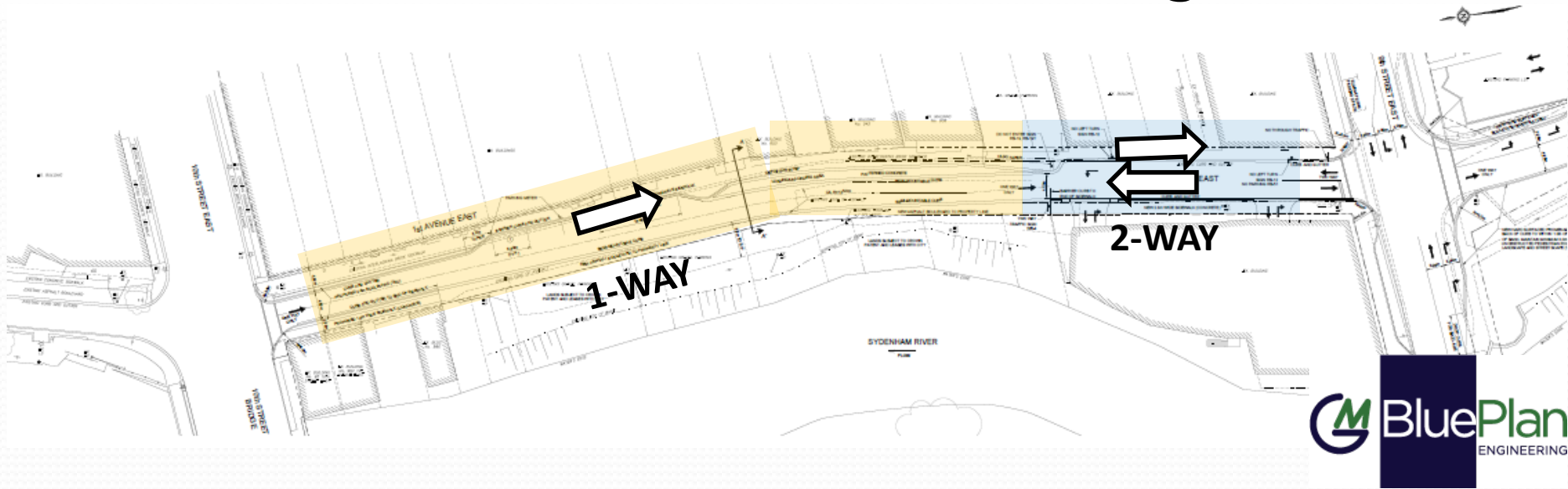
‘backdoor’ shopping, cafes with patios, seating etc. with viewing opportunities along the Sydenham River



900 BLOCK MASTER PLAN DEVELOPMENT - THE RIVERWORKS DISTRICT

CONCEPTUAL & SCHEMATIC DESIGN PREPARED BY NORTHWOOD ASSOCIATES LANDSCAPE ARCHITECTS LTD. (2013)

Class EA Functional Road Design 2018



Analysis Street Character



NORTH GATEWAY

- 1-way
- zero building setback on each side
- walkway on each side
- visual & physical connection to Harbourlands

RIVERSIDE ZONE

- 1-way
- zero building setback on east side
- walkway and loading/parking area on building side of road
- laneway open to river on west side
- insufficient room within road allowance for walkway along river
- river lots owned by building owners and are used for private parking

SOUTH GATEWAY

- 2-way
- underground parking access for apartments
- zero building setback on each side
- pedestrian walkway on each side
- connection to City Hall & Farmers Market



Stakeholder Engagement Features

Consultation Land & Building Owners

LAND & BUILDING OWNER ENGAGEMENT (September 2021)

- Vision for 900 Block in the 2013 Northwood concept was supported in principle by all participants
- Many stakeholders envisioned opportunities such as:
 - enhanced rear patio & retail use
 - food/juice windows (secondary business use)
 - outdoor programming for art classes & exercise
 - renovation of under-utilized upper-storey spaces for apartments & boutique hotels



Consultation Land & Building Owners

cont'd

CITY & LANDOWNER PARTNERSHIP: PUBLIC ACCESS

- River lots owned by adjacent land & building owners and are used for private business parking
- It was agreed that public access to the river would draw residents and tourists into the 900 Block, benefiting both the community and businesses
- City offered to improve the private riverside lots provided that a public benefit is realized as follows:
 - Public walkway/trail easement secured along river
 - City is granted periodic access to riverside lots for temporary events and festivals

Consultation Land & Building Owners

cont'd

LAND OWNER DEAL BREAKERS

Land owners are supportive of providing public river access, enhancing the public environment, and creating a flexible street, provided that:

- **Rear laneway deliveries remain functional and unencumbered for large delivery vehicles**
- **Private business parking along river is not displaced**





Design Approach

Design Objectives



- create an **engaging urban environment along the river** for residents & visitors
- **pedestrian-friendly** laneway that limits vehicular access & public parking
- **enhance business opportunities** for patios, outdoor retail, & rear building/business enhancements
- provide **flexibility & choice** for use of spaces & programming

Design Objectives cont'd



- define aesthetic that expresses the **unique history & character** of the 900 Block
- establish **sense of place** and 'destination' (gateways)
- improve **access, mobility & inclusion** (AODA and pedestrian-first principles)
- improve **public safety** through design, lighting, & programming (CPTED)

Design Objectives cont'd

- create opportunities for **community expression & seasonal displays**
- provide infrastructure for **events & festivals**



Design Flexible Street

1st Avenue East proposed as a **shared (flexible) laneway**

What is a Flexible Street/Space?

- Public road/laneway environment where pedestrians, cyclists & motorists share space



Argyle Street, Halifax

Design Flexible Street cont'd

- Space allocation & street programming can be **modified** to provide flexibility & accommodate various uses
- Options for businesses (**outdoor retail displays & patios**)



Dunlop Street, Barrie



Market Street, Toronto

Design Flexible Street cont'd

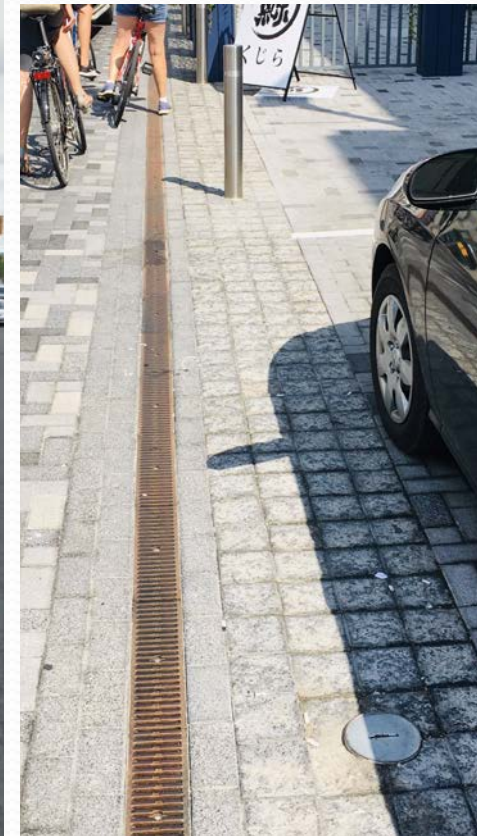
- Parking, pedestrian, patio/retail uses, tree planting and public amenities often share space



King Street, Kitchener

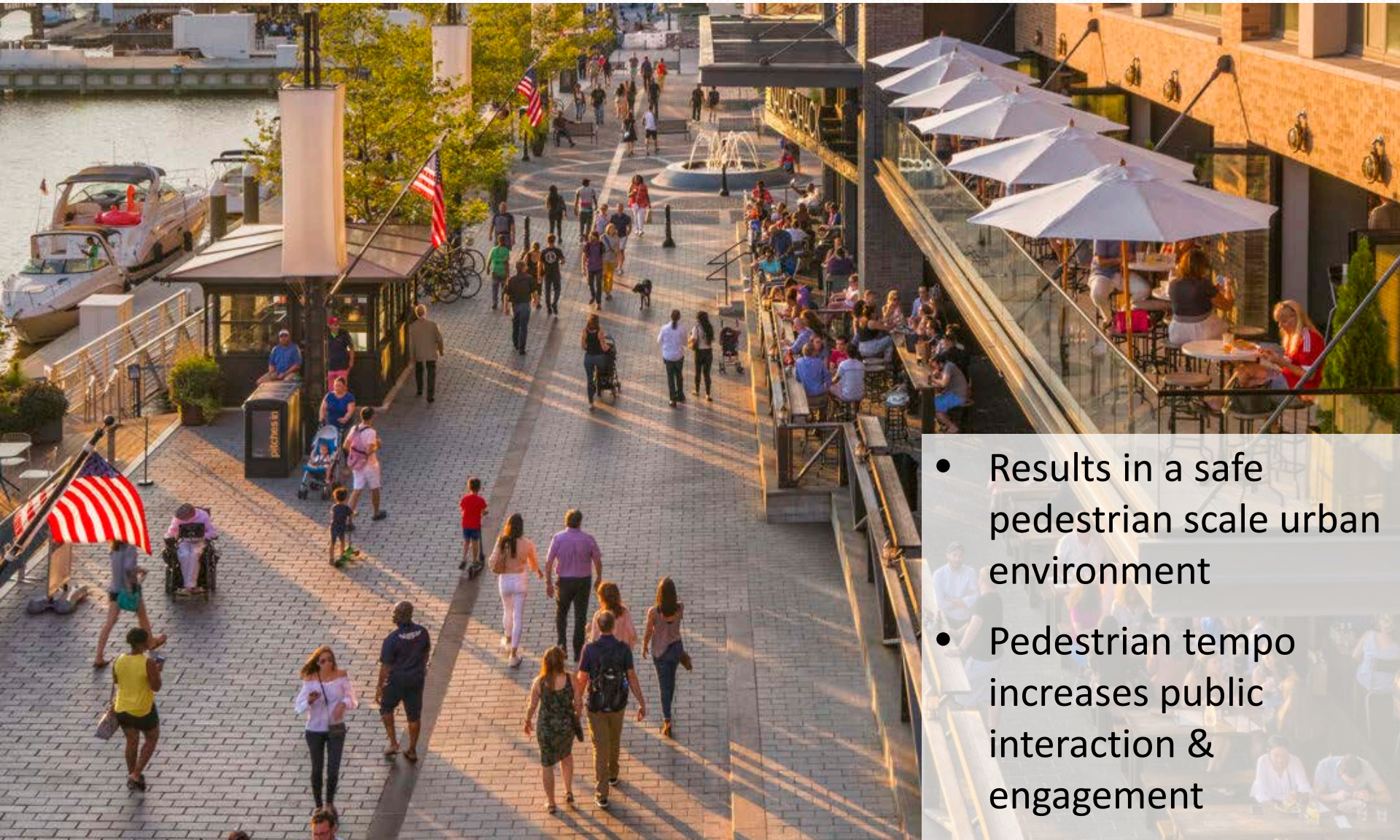


King Street, Kitchener



Dundas Street, London

Design Flexible Street cont'd



- Results in a safe pedestrian scale urban environment
- Pedestrian tempo increases public interaction & engagement

Design Flexible Space in Owen Sound



Farmers Market, Owen Sound





The Concept

Concept Plan

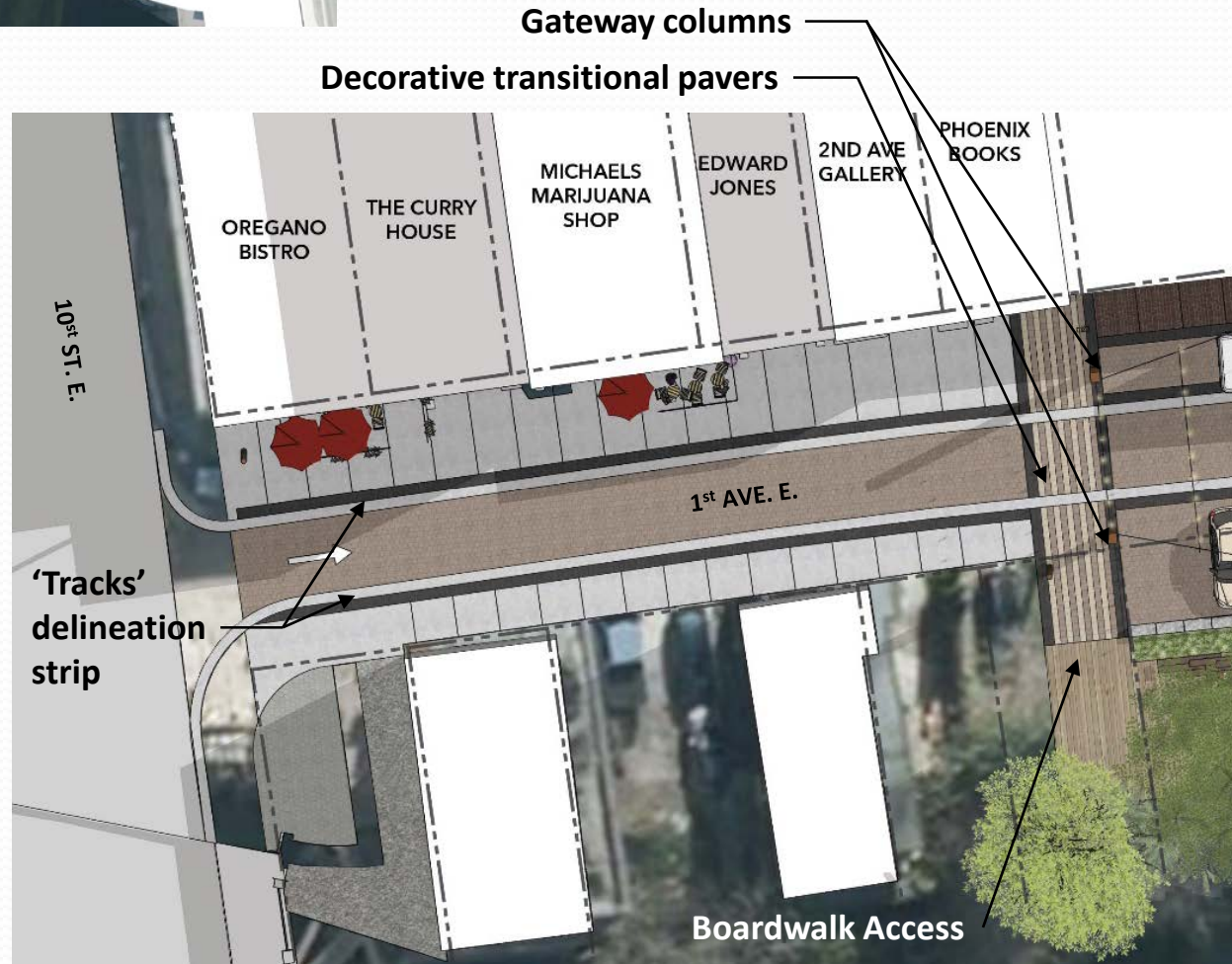


- LEGEND**
- ① PATIO/ RETAIL WALKWAY
 - ② DELIVERIES/ SECONDARY WALKWAY
 - ③ LANEWAY
 - ④ PARKING/ PATIO/ RETAIL/ EVENTS SPACE
 - ⑤ RIVERWALK BOARDWALK
 - ⑥ DECORATIVE GATEWAY PAVING

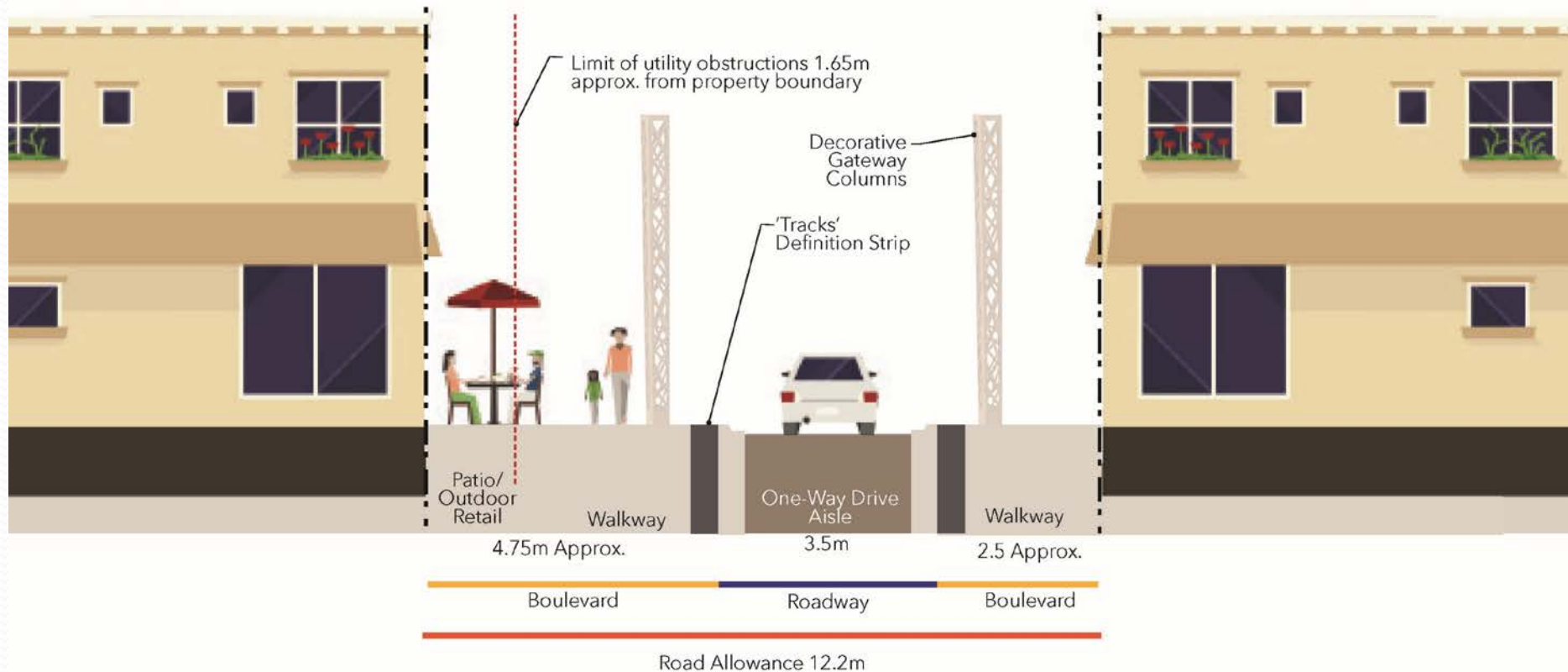
10th St. Gateway Highlights



- 1-way decorative laneway (3.5m wide)
- **Curbside Zone:** walkway on both sides
- **Building-side Zone:** patios, retail, & business enhancements encouraged on east side (within public corridor)



10th St. Gateway Highlights cont'd



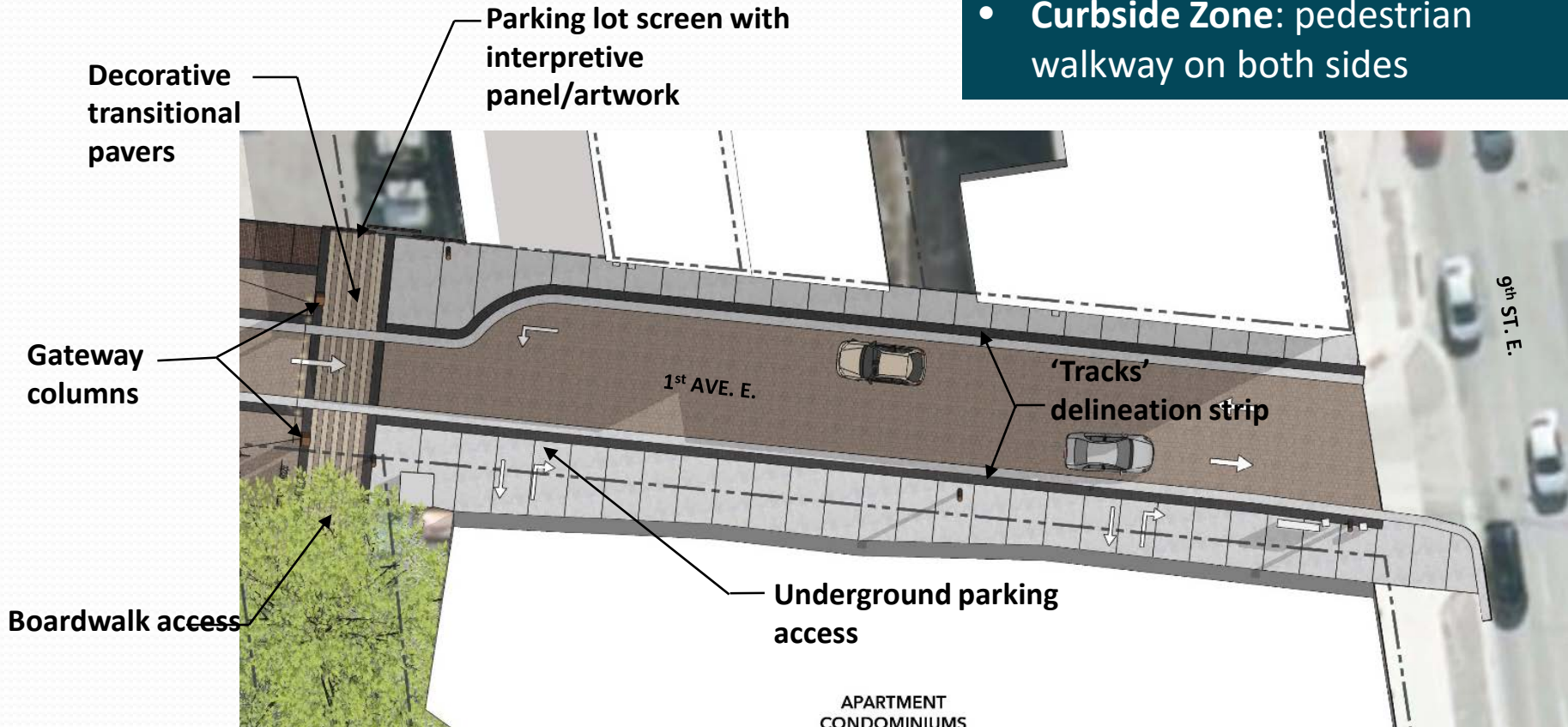
10th St. Gateway View



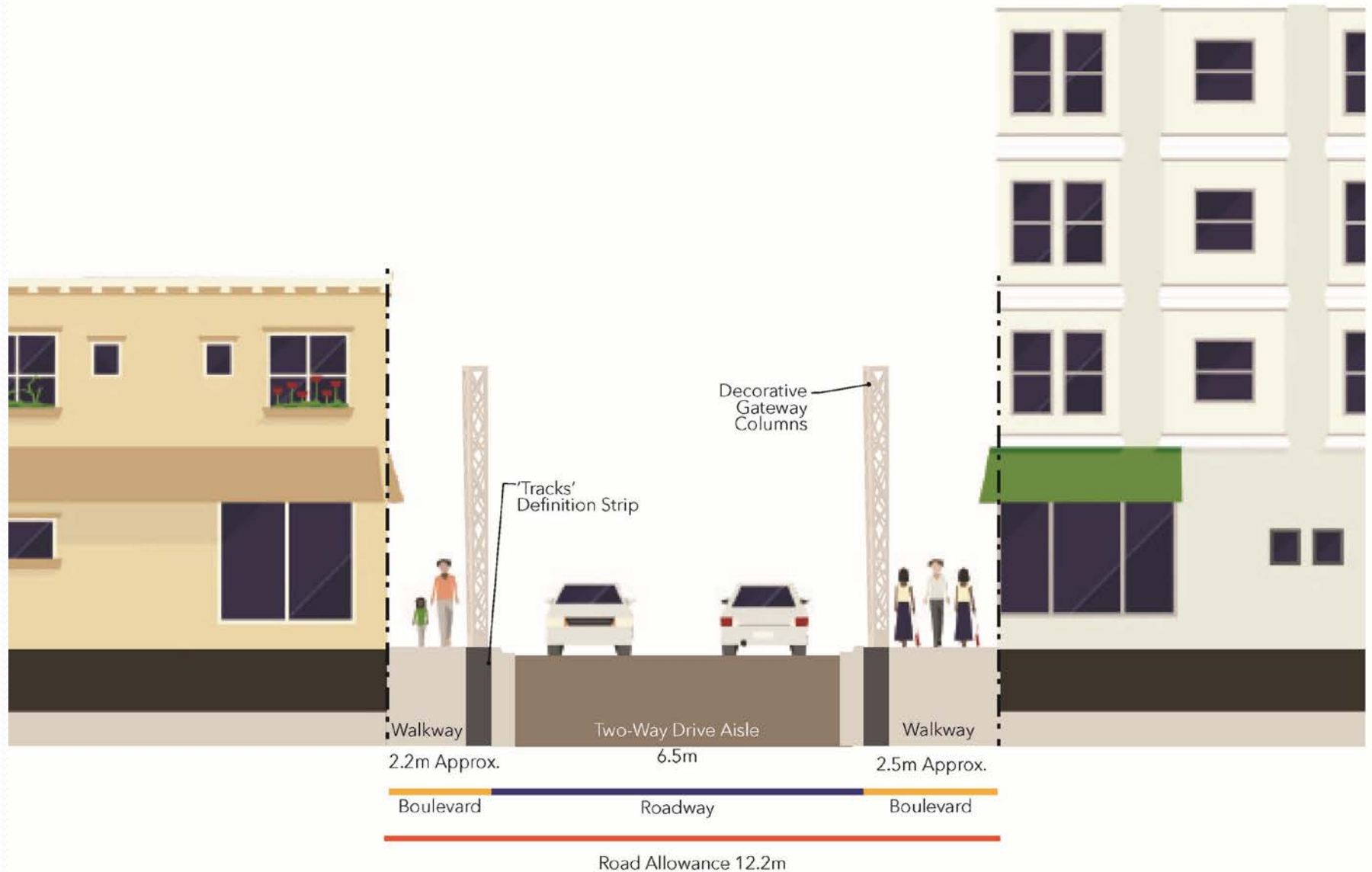
9th St. Gateway Highlights



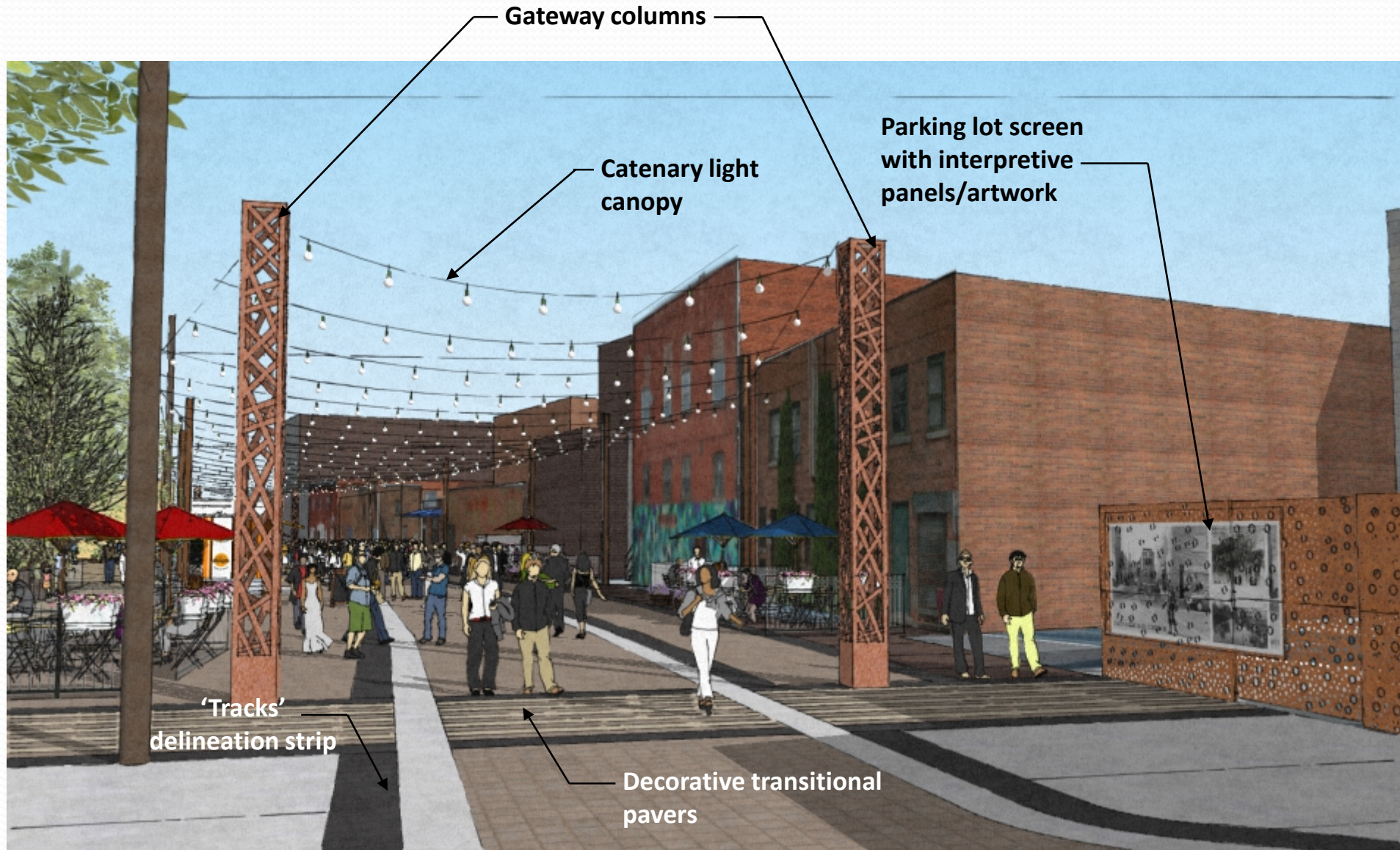
- 2-way decorative laneway (6.5m wide)
- underground parking access for apartments
- **Curbside Zone:** pedestrian walkway on both sides



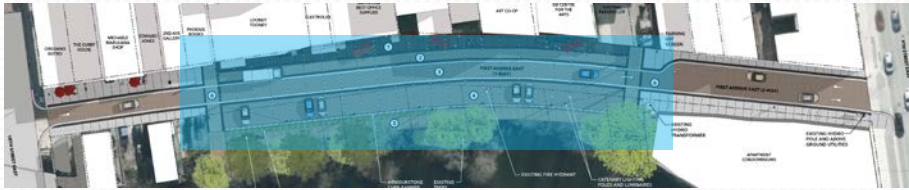
9th St. Gateway Highlights cont'd



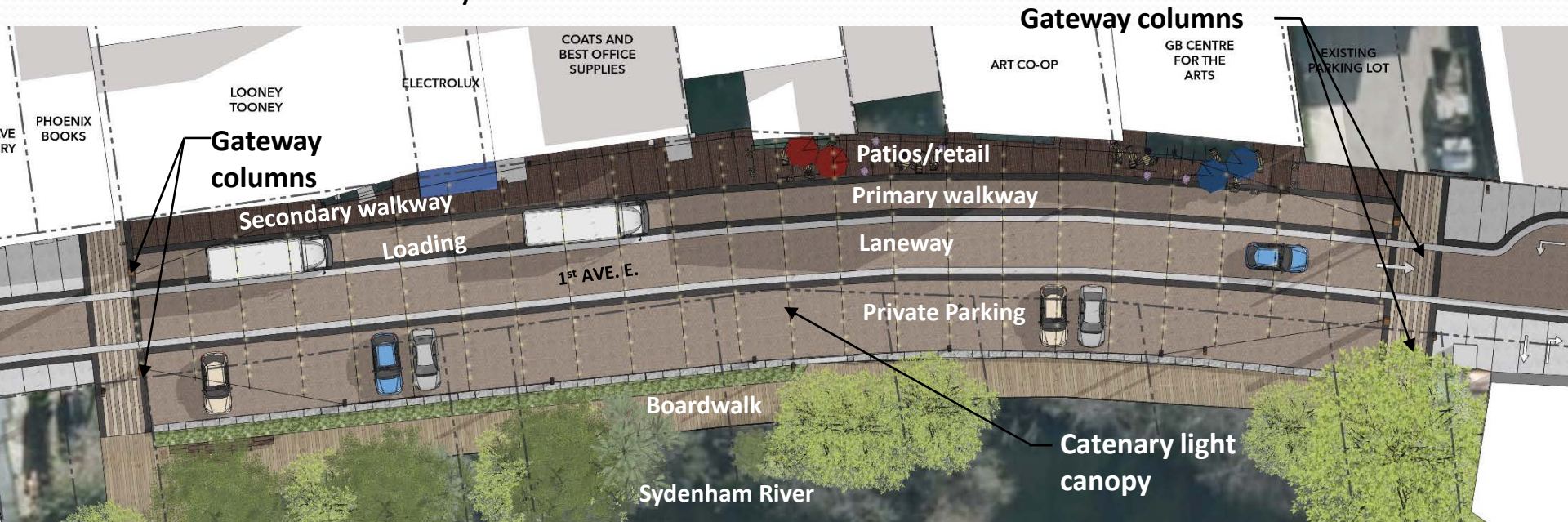
9th St. Gateway View



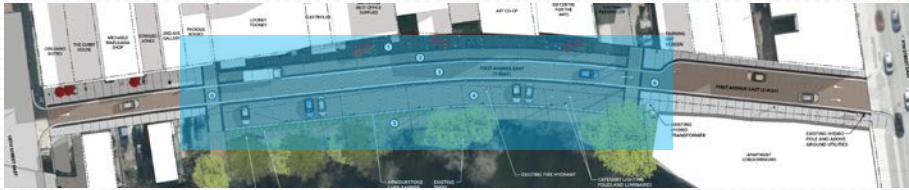
Riverside Highlights: Flexible Condition 1



- 1-way decorative laneway (3.5m wide)
- Overhead **catenary lighting** canopy
- **Building-side Zone:** patios, retail, & business enhancements encouraged (within ROW)
- **Curbside Zone:** primary walkway delineated on east side of laneway
- **Riverside Private Lots:** enhanced private parking with decorative paving
- **Riverside Zone:** dedicated **public boardwalk** provided along Sydenham River



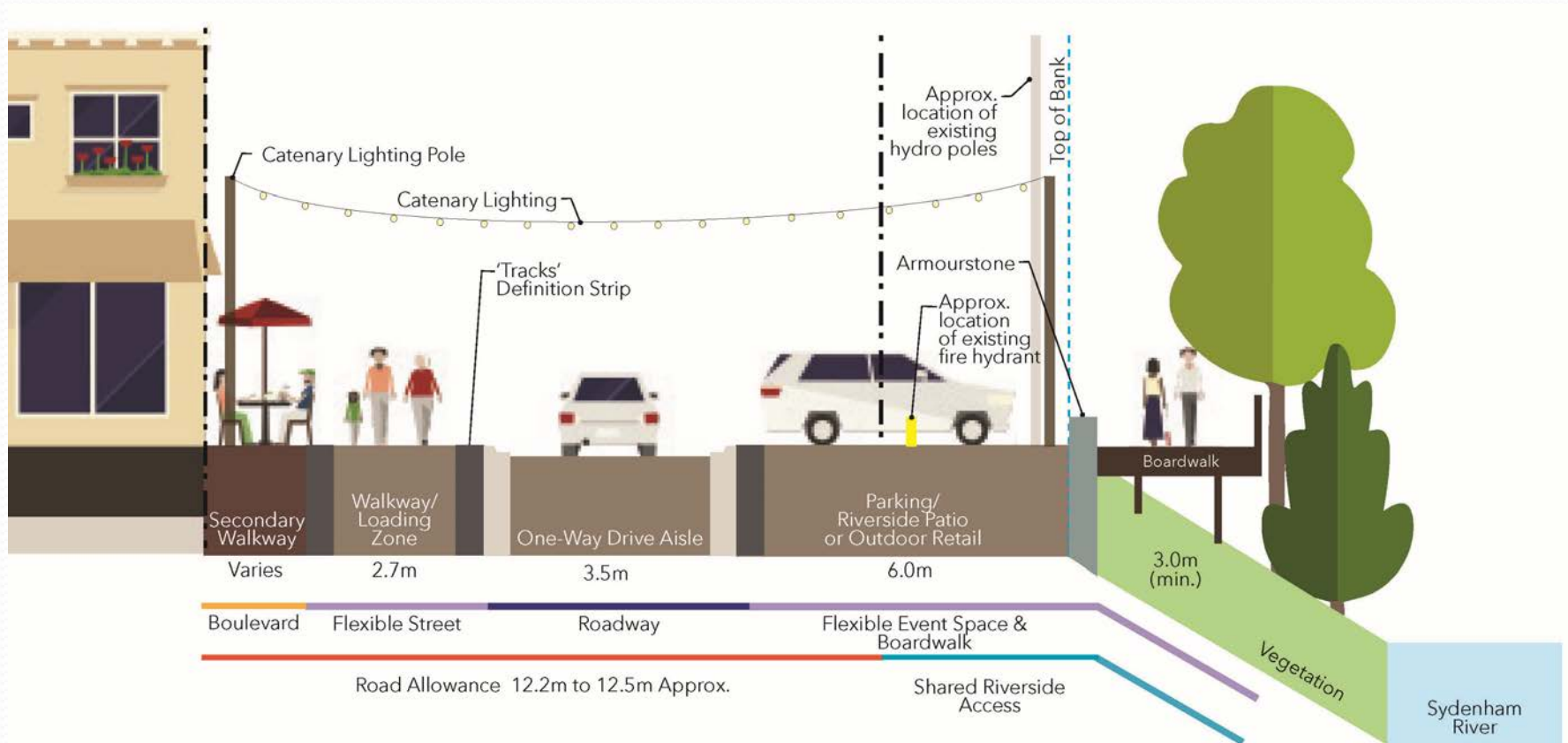
Riverside Highlights: Flexible Condition 2



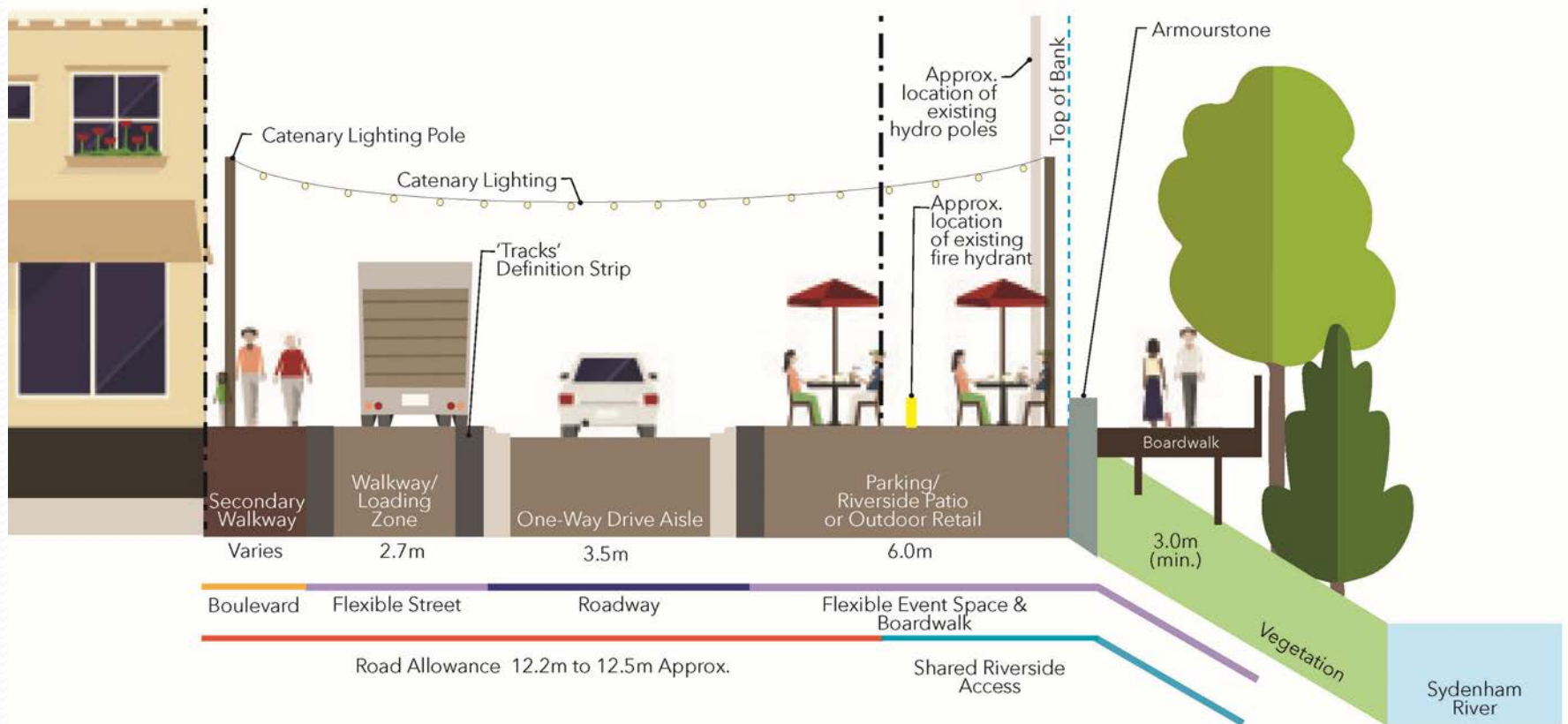
- **Loading Zone:** where businesses depend on occasional deliveries, the primary walkway temporarily becomes a delivery/loading area and the building-side zone is left as a secondary walkway by-pass
- **Riverside Private Lots:** accommodate flexible programming by landowners (patios, outdoor retail, events, etc.) and City events & festivals (display tents, vendors, food trucks, small stages/bands, public art/seasonal displays, etc.)



Riverside Highlights: Flexible Condition 1



Riverside Highlights: Flexible Condition 2



Riverside View Flexible Condition 1

Secondary walkway
along building
Loading/deliveries

Primary
walkway

Heritage pedestrian
pavers along building

Decorative vehicular
pavers

Catenary light
canopy

Sydenham
River

Catenary
poles

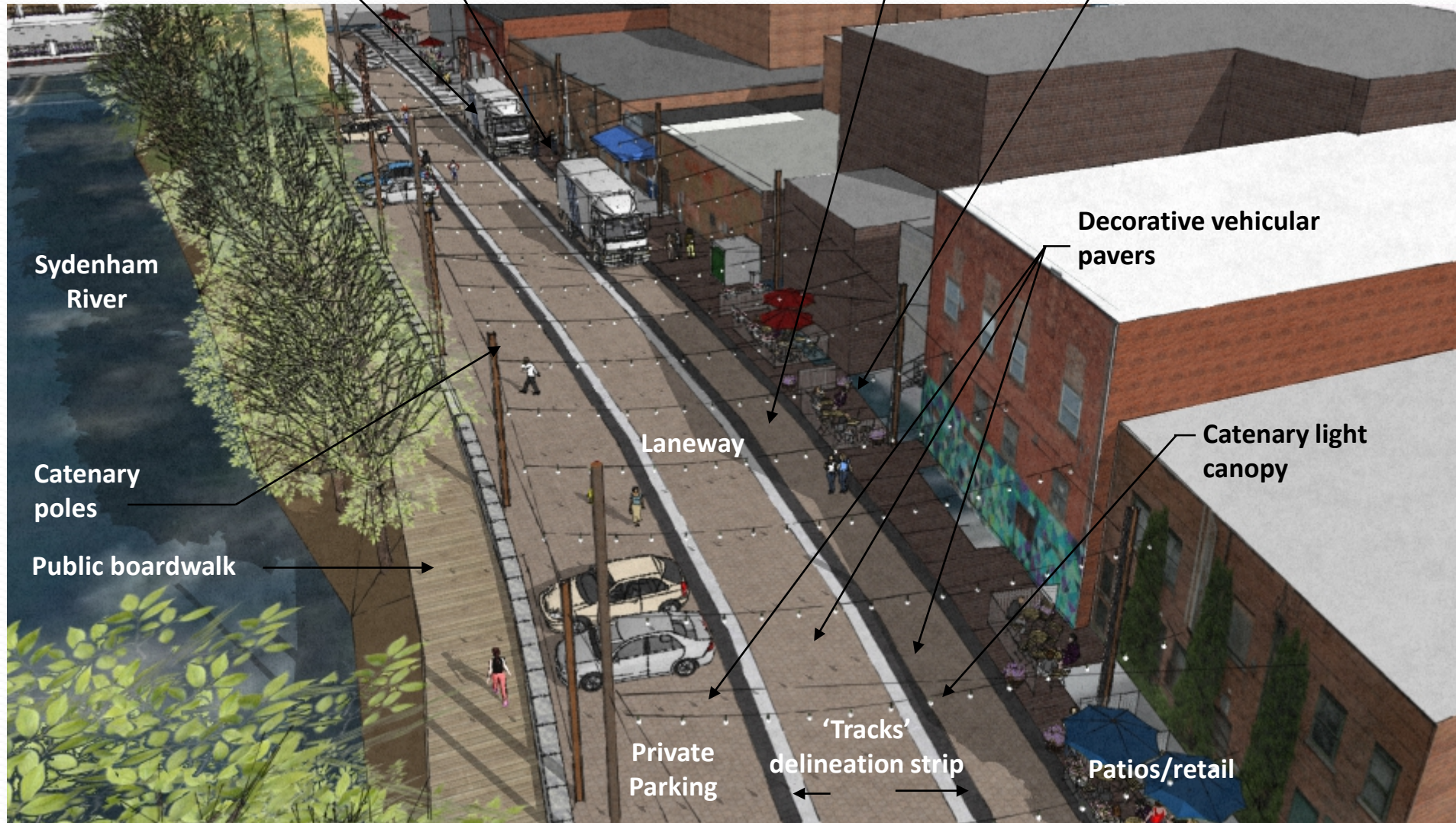
Public boardwalk

Laneway

Private
Parking

'Tracks'
delineation strip

Patios/retail



Riverside View Flexible Condition 2



Riverside Public Boardwalk

Catenary poles

Armourstone separation strip/seating wall

Catenary light canopy

Patios/retail & events

Public boardwalk

Sydenham River



Riverside Boardwalk Lookout & Seating

Gateway column

Public boardwalk

Stacked timber seating





Materials

Features

Materials Gateway Walkways



- continuation of main walkway from River Precinct Phase 1
- **concrete** walkways contemporary style (saw-cut joints)
- smooth travel for wheelchairs & strollers



Materials 'Tracks' Delineation Strips

- continued edge treatment from River Precinct Phase 1
- **dark charcoal** unit pavers



**Memory of
former rail line**



Materials Pedestrian Paver



- **heritage mix** pedestrian unit pavers
- along building-side of patio zone to complement heritage buildings
- continued from River Precinct Phase 1



Materials Vehicular Unit Paving



Granitech



CINDER GREY



CHARCOAL



LIGHT GREY



BEIGE GREY



BEIGE



STANSTEAD GREY



SHEFFORD BEIGE



CAMBRIAN BROWN



CAMBRIAN BLACK

Buffed



CINDER GREY



CHARCOAL



LIGHT GREY



BEIGE GREY



BEIGE



STANSTEAD GREY



SHEFFORD BEIGE



CAMBRIAN BROWN



CAMBRIAN BLACK

Standard



CINDER GREY



CHARCOAL



LIGHT GREY



BEIGE GREY

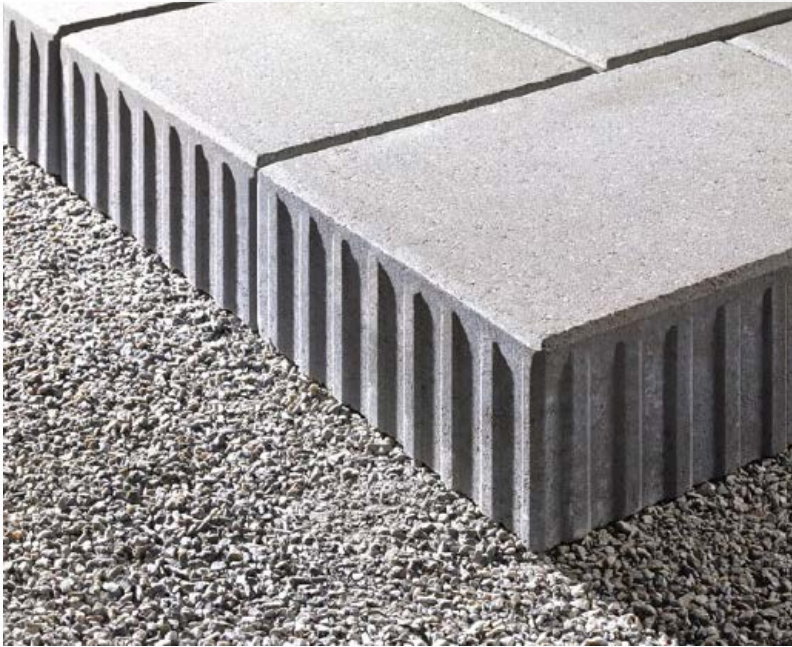


BEIGE

- laneway, parking, & loading areas
- **versatile** size & colour range
- designed for heavy vehicle use (100mm thick)

Preferred : Boulevard Series (Permacon)

Materials Vehicular Unit Paving



Preferred : Boulevard Series (Permacon)

- mechanized interlocking system with grooves
- lock pavers together for greater strength

Materials Tactile Surface Indicators AODA

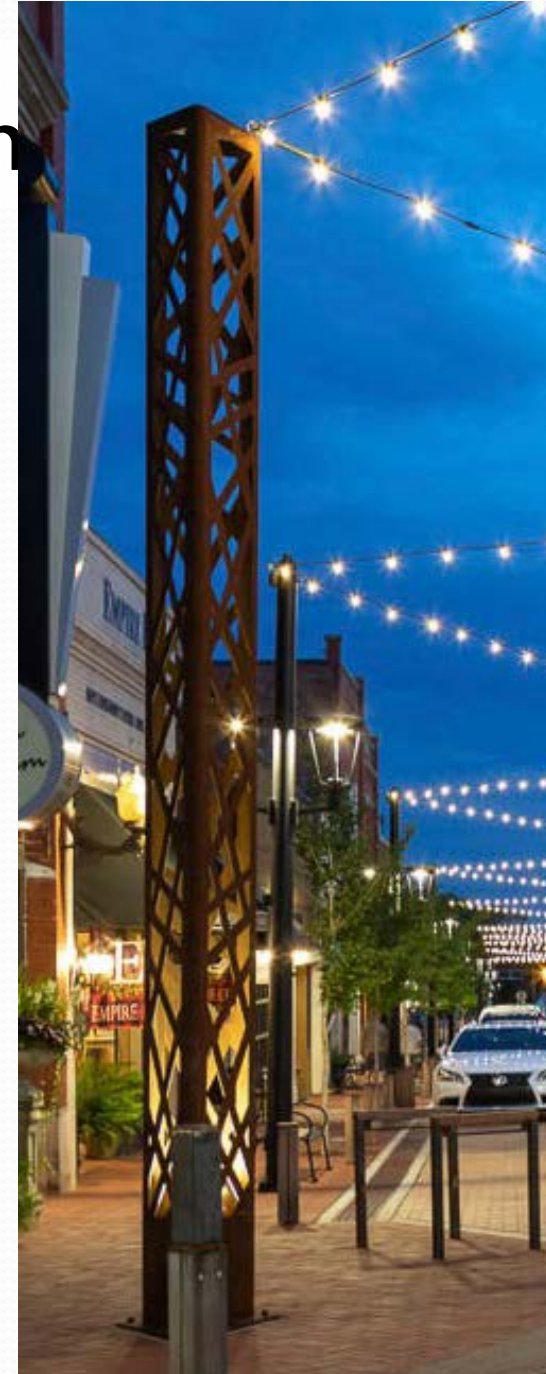
- self-weathering cast-iron tactile strips
- 'rusty' finish suits urban industrial aesthetic
- most durable tactile treatment



Option : Cast Iron Detectable Warning Plates (Neenah Enterprises)
Detectable Warning Plates (Duralast)

Materials Gateway Column

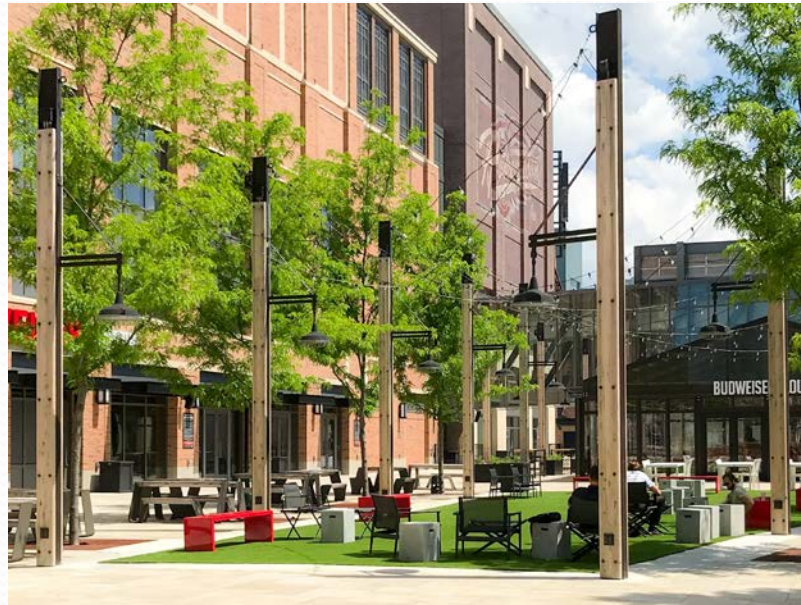
- self-weathering Cor-Ten Steel
- custom cut with unique pattern or text
- illuminated gateway at night



Option: Open Pillar (Streetlife)

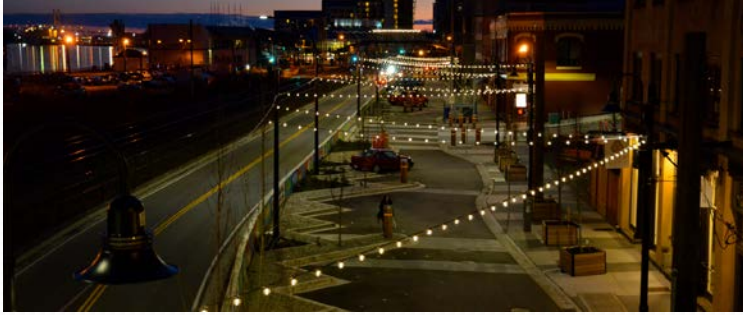
Materials Catenary Pole

- black power coated H-beam with full length wood accent panel
- suits urban industrial aesthetic
- lighting can be incorporated



Option: Beam (Structura)

Materials Catenary Light Canopy



Materials Furnishings



- rustic industrial aesthetic
- timber and steel components
- formal & informal seating opportunities



Questions?

