

# Downtown River Precinct 900 Block



## Operations Committee Presentation

December 7, 2021





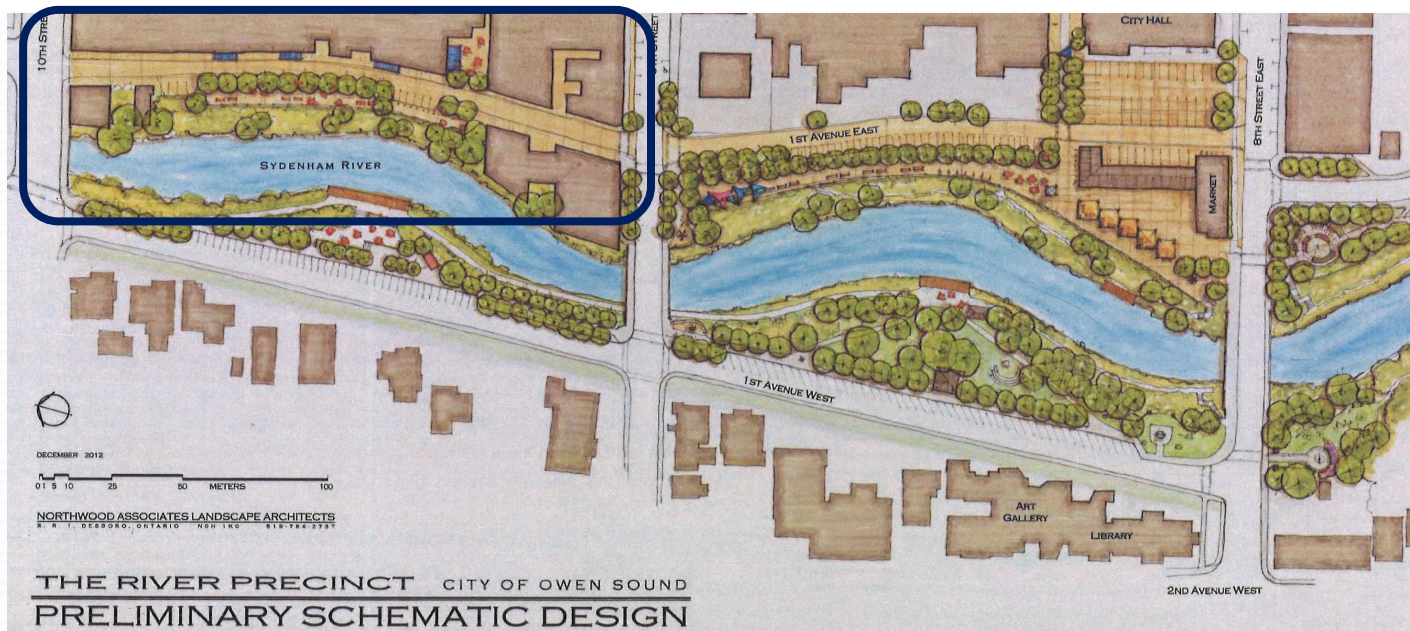
# Background

## Features

# The River Precinct Master Concept 2013

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

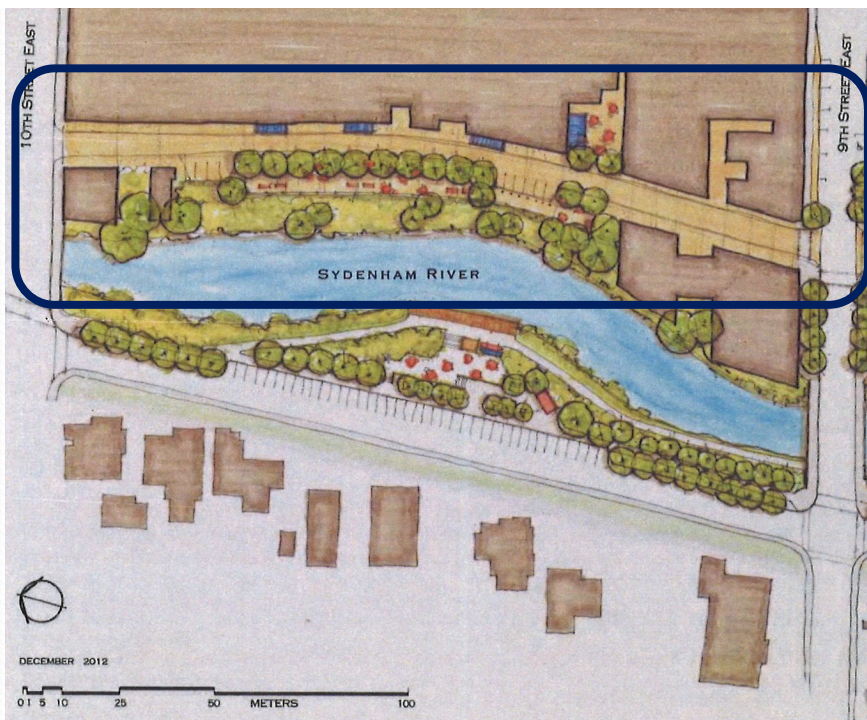




# 900 Block Vision Master Concept 2013

Pedestrian district with restricted vehicular access & limited parking:

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

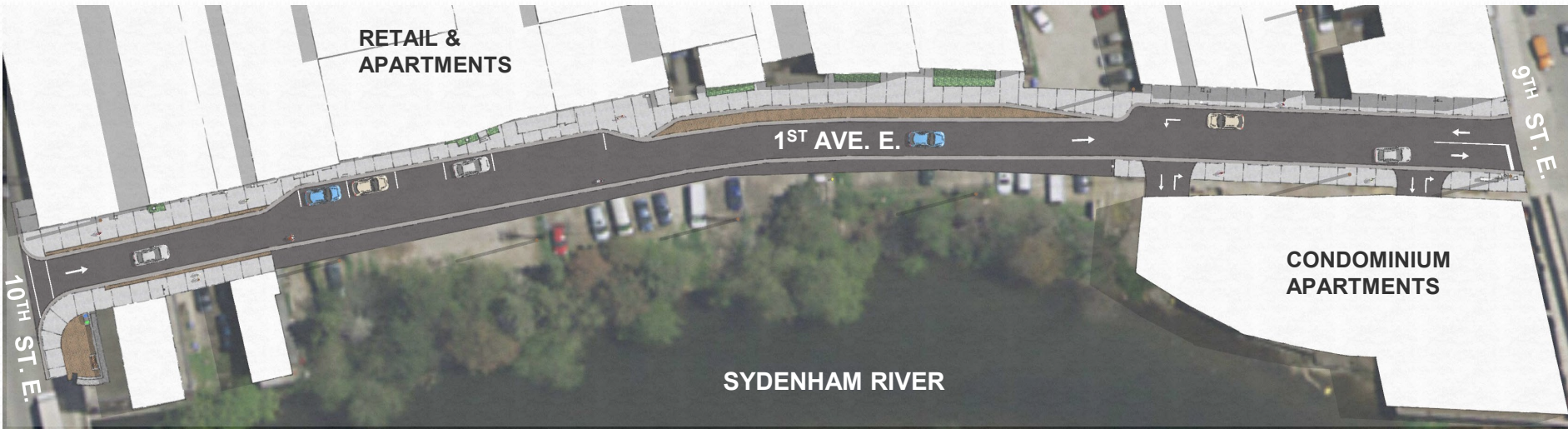
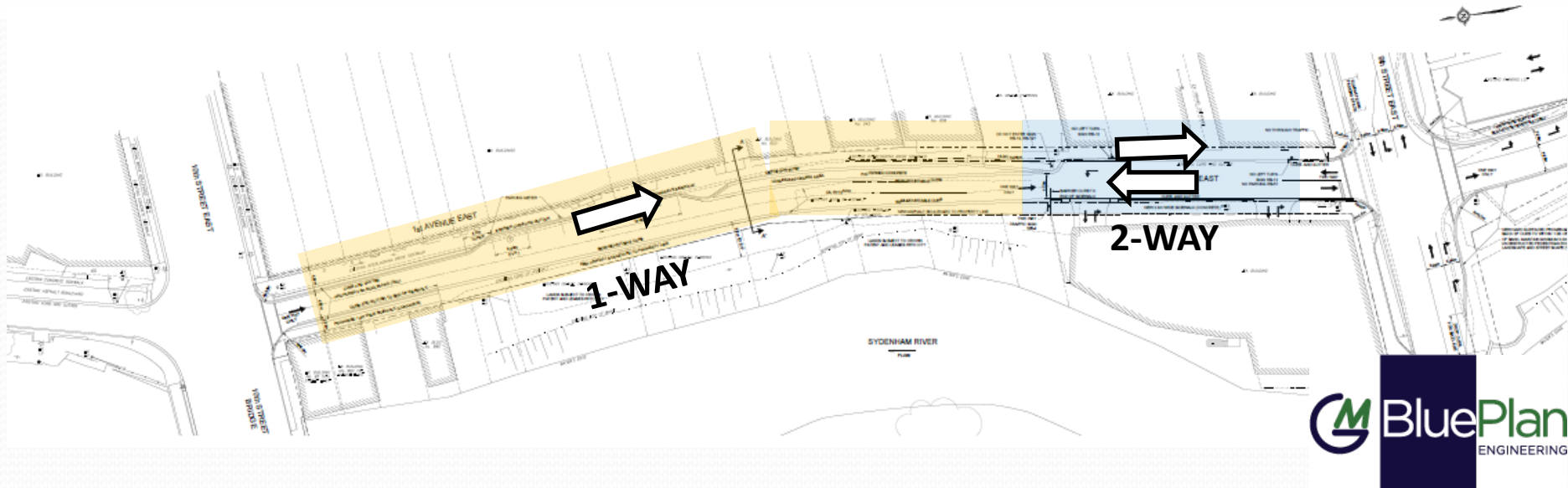


900 BLOCK MASTER PLAN DEVELOPMENT - THE RIVERWORKS DISTRICT

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

1<sup>st</sup> 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

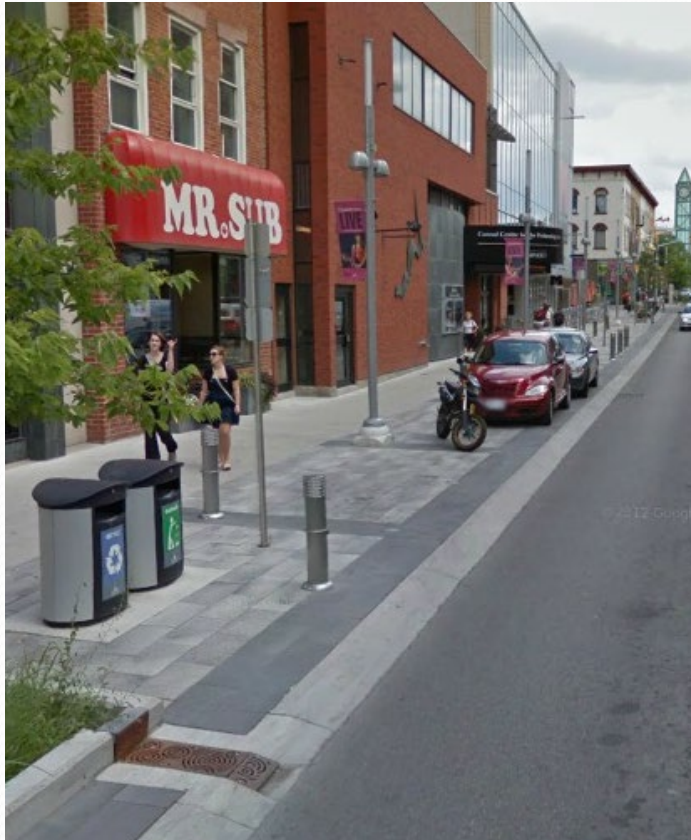


# Design Flexible Street cont'd

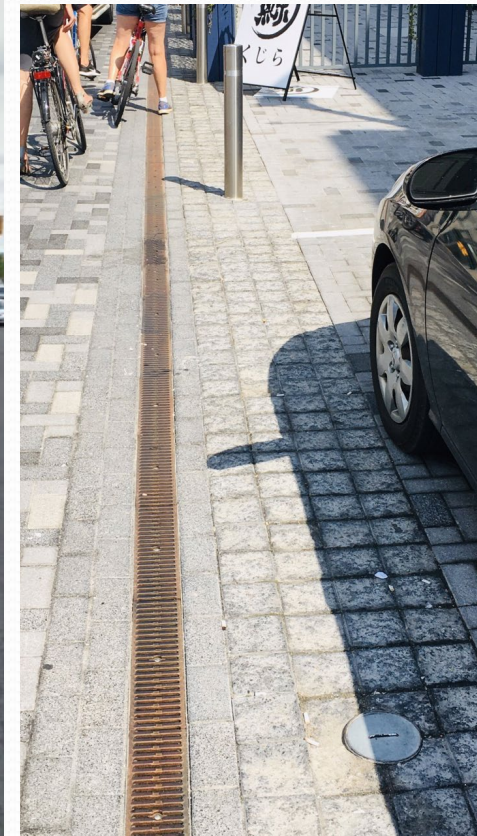
- Parking, pedestrian, patio/retail uses, tree planting and public amenities often share space



King Street, Kitchener



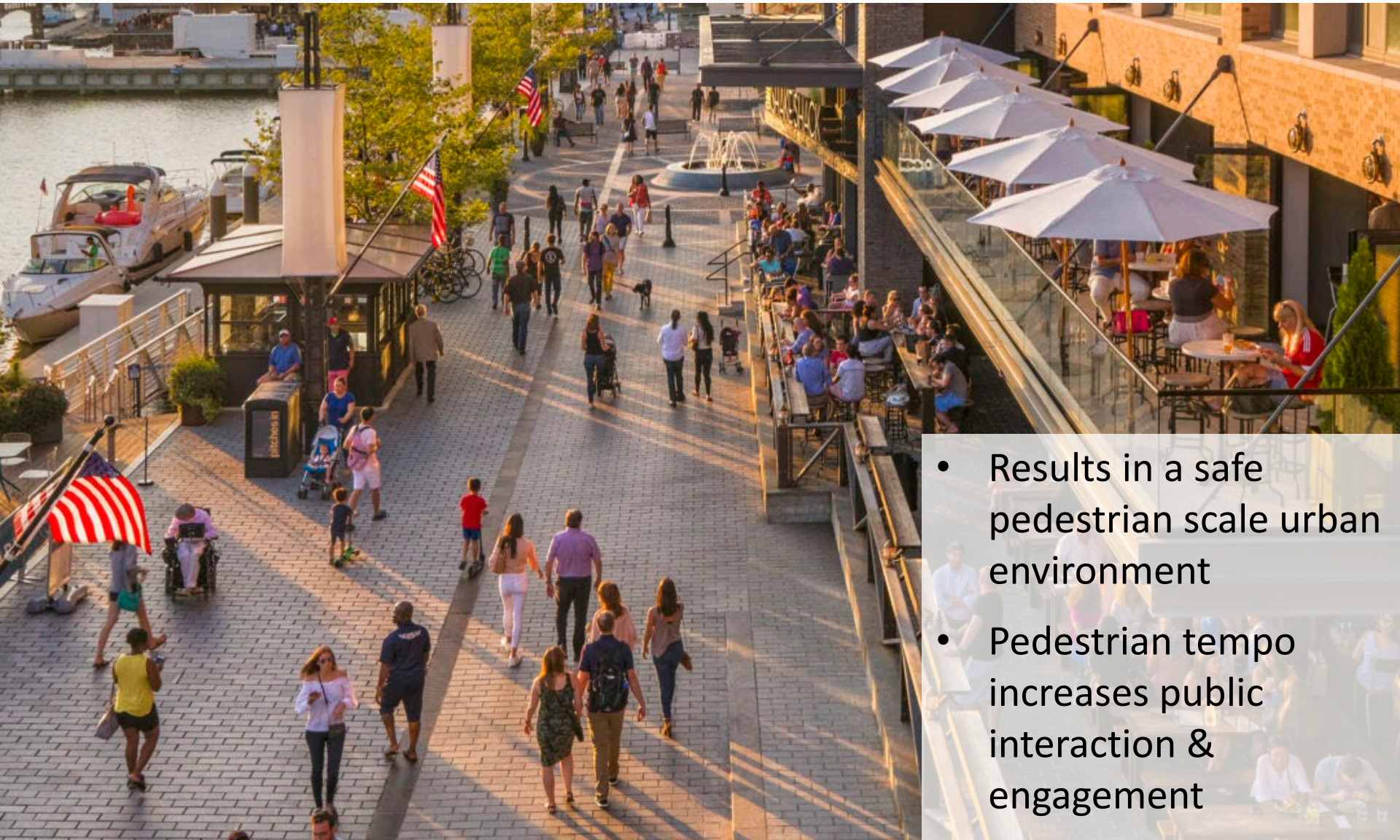
King Street, Kitchener



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

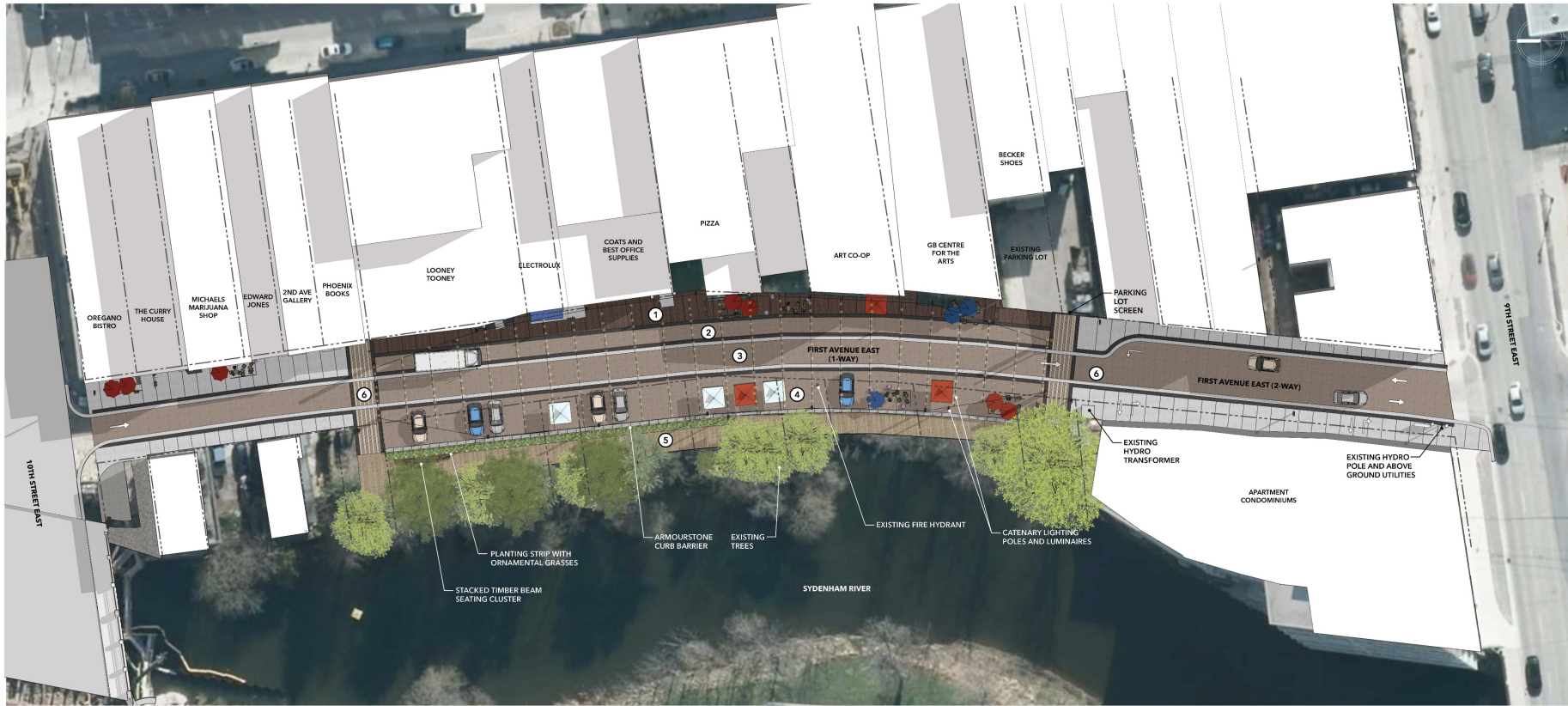






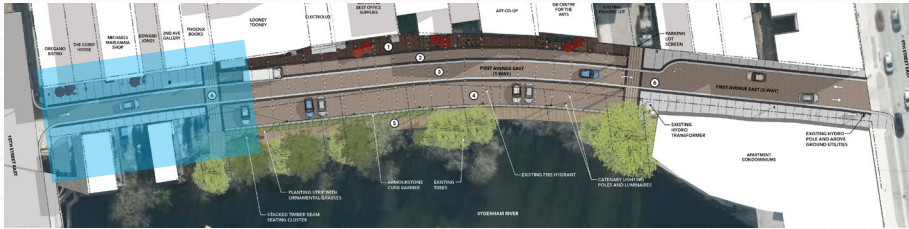
# The Concept

# Concept Plan

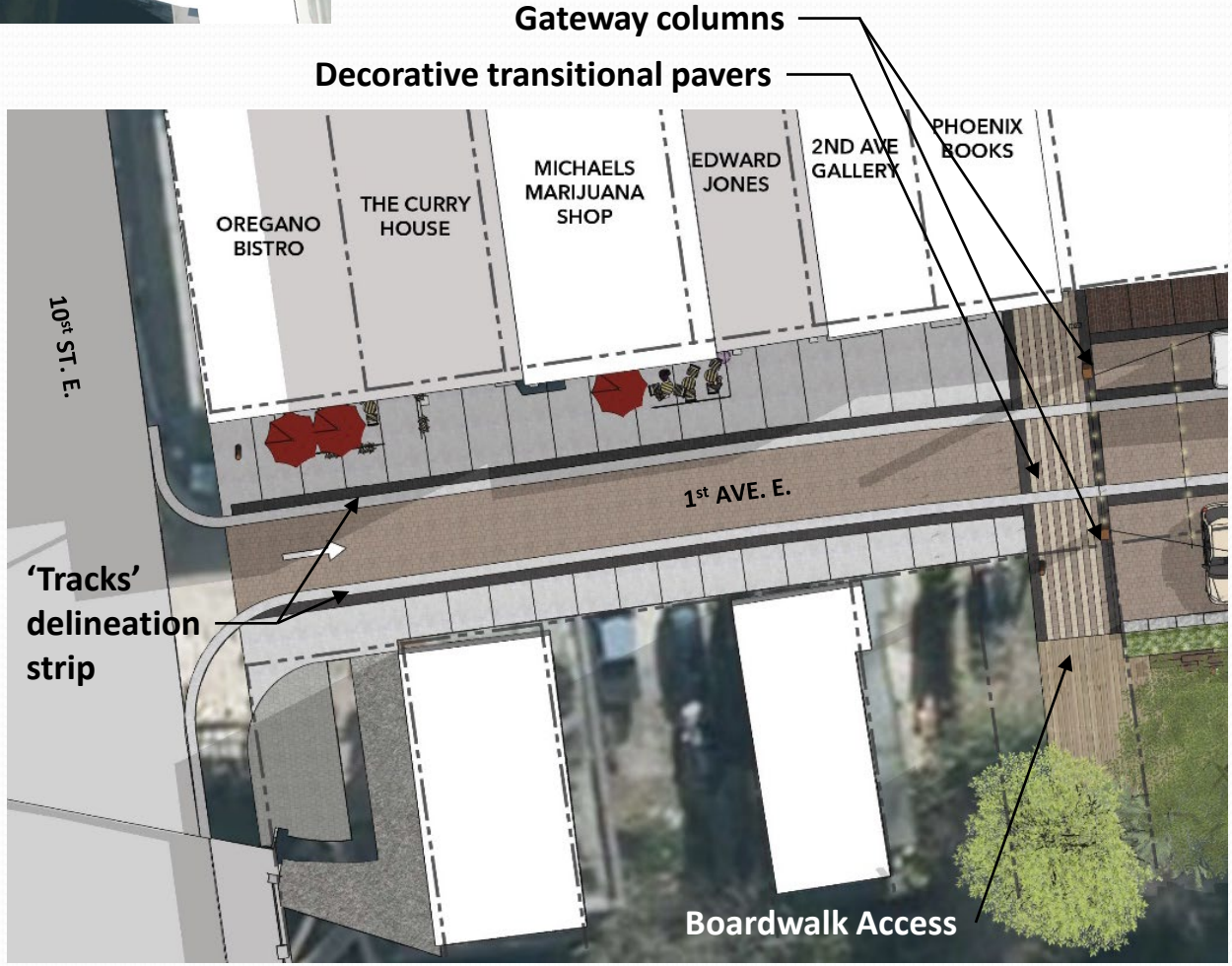


- LEGEND**
- ① PATIO/ RETAIL WALKWAY
  - ② DELIVERIES/ SECONDARY WALKWAY
  - ③ LANEWAY
  - ④ PARKING/ PATIO RETAIL/ EVENTS SPACE
  - ⑤ RIVERSIDE BOARDWALK
  - ⑥ DECORATIVE GATEWAY PAVING

# 10<sup>th</sup> St. Gateway Highlights

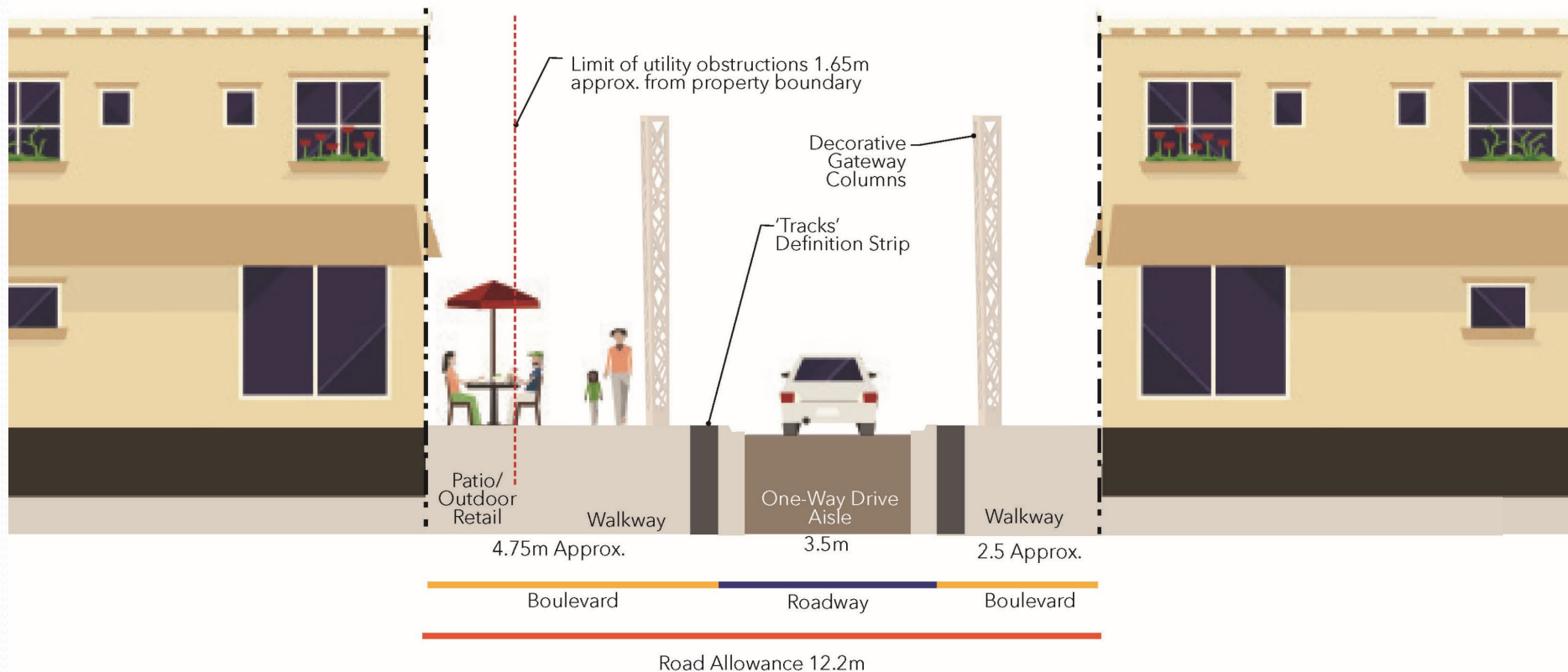


- 1-way decorative laneway (3.5m wide)
- **Curbside Zone:** walkway on both sides
- **Building-side Zone:** patios, retail, & business enhancements encouraged on east side (within public corridor)





# 10<sup>th</sup> St. Gateway Highlights cont'd



# 10<sup>th</sup> St. Gateway View

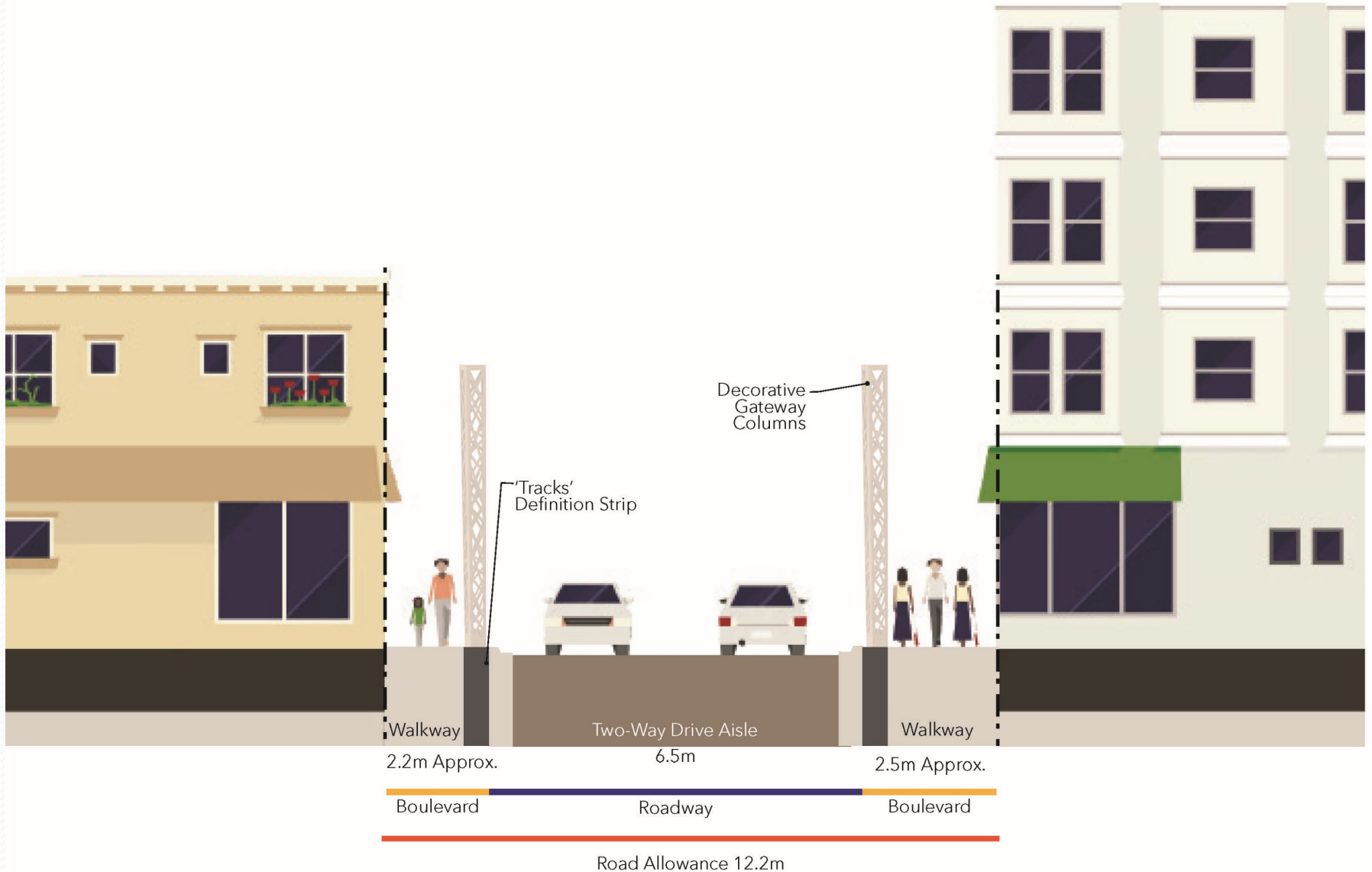




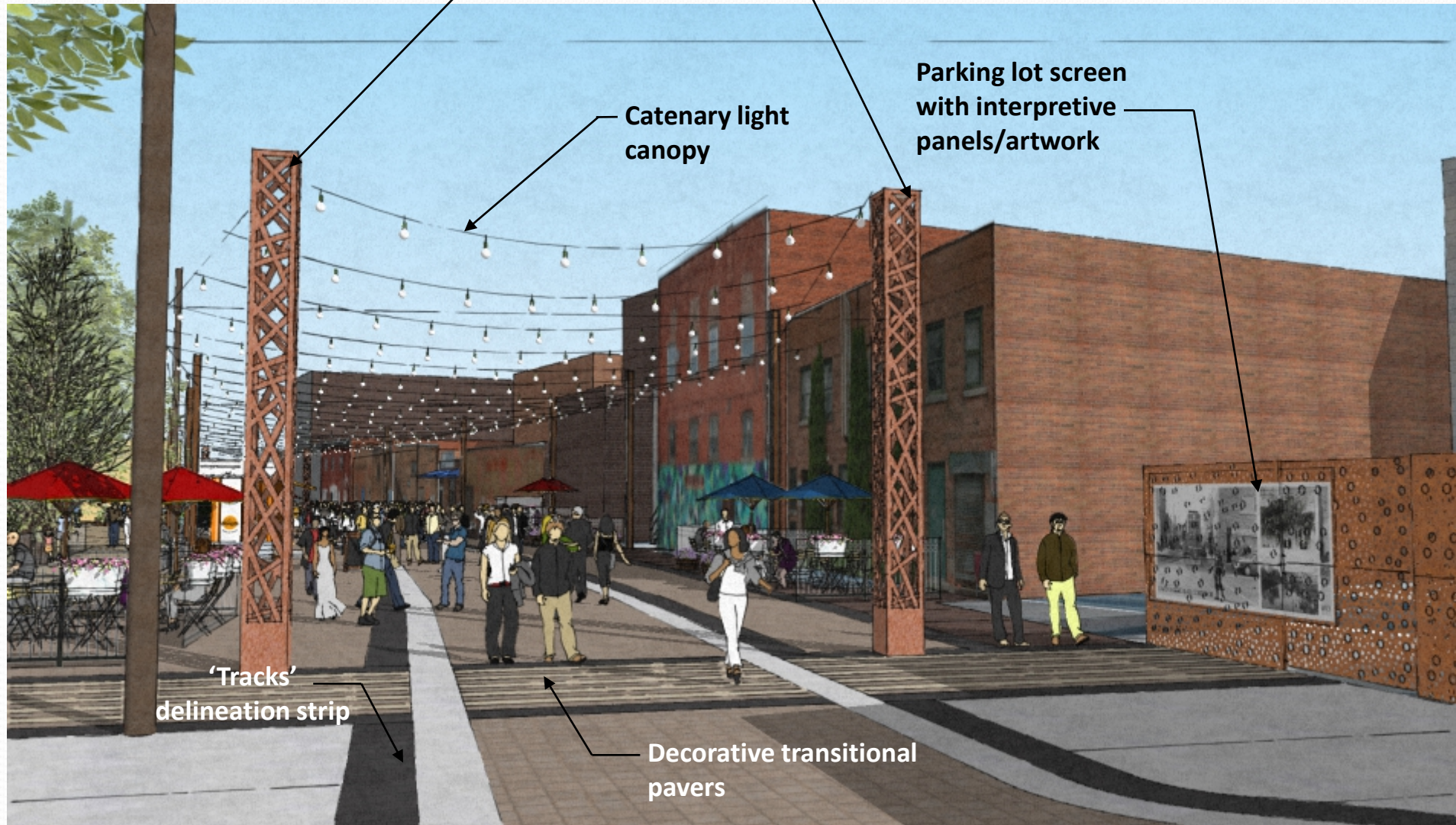




# 9<sup>th</sup> St. Gateway Highlights cont'd

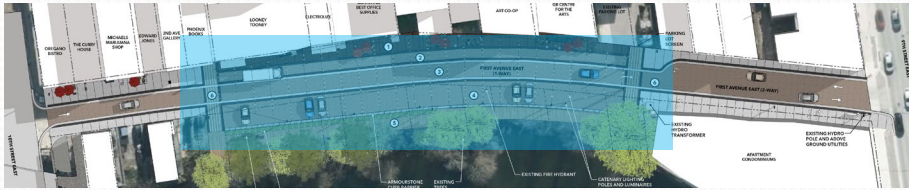


# 9th St. Gateway View

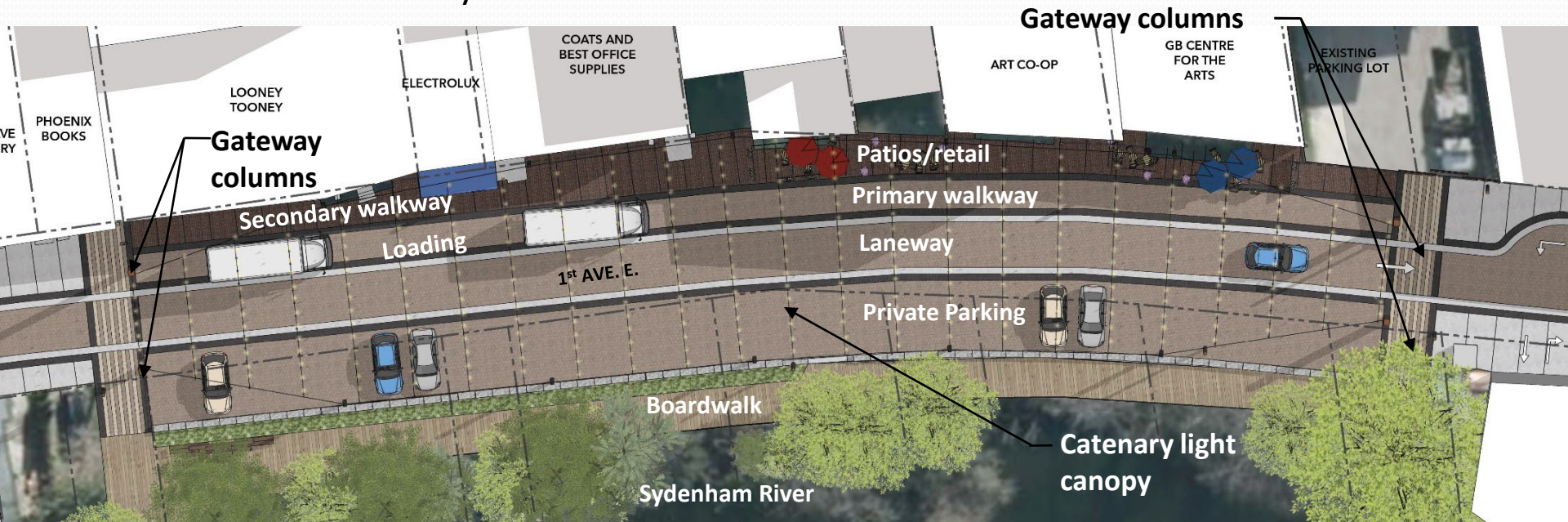




# Riverside Highlights: Flexible Condition 1

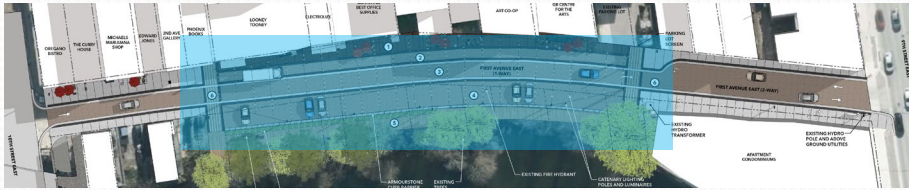


- 1-way decorative laneway (3.5m wide)
- Overhead **catenary lighting** canopy
- **Building-side Zone**: patios, retail, & business enhancements encouraged (within ROW)
- **Curbside Zone**: primary walkway delineated on east side of laneway
- **Riverside Private Lots**: enhanced private parking with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





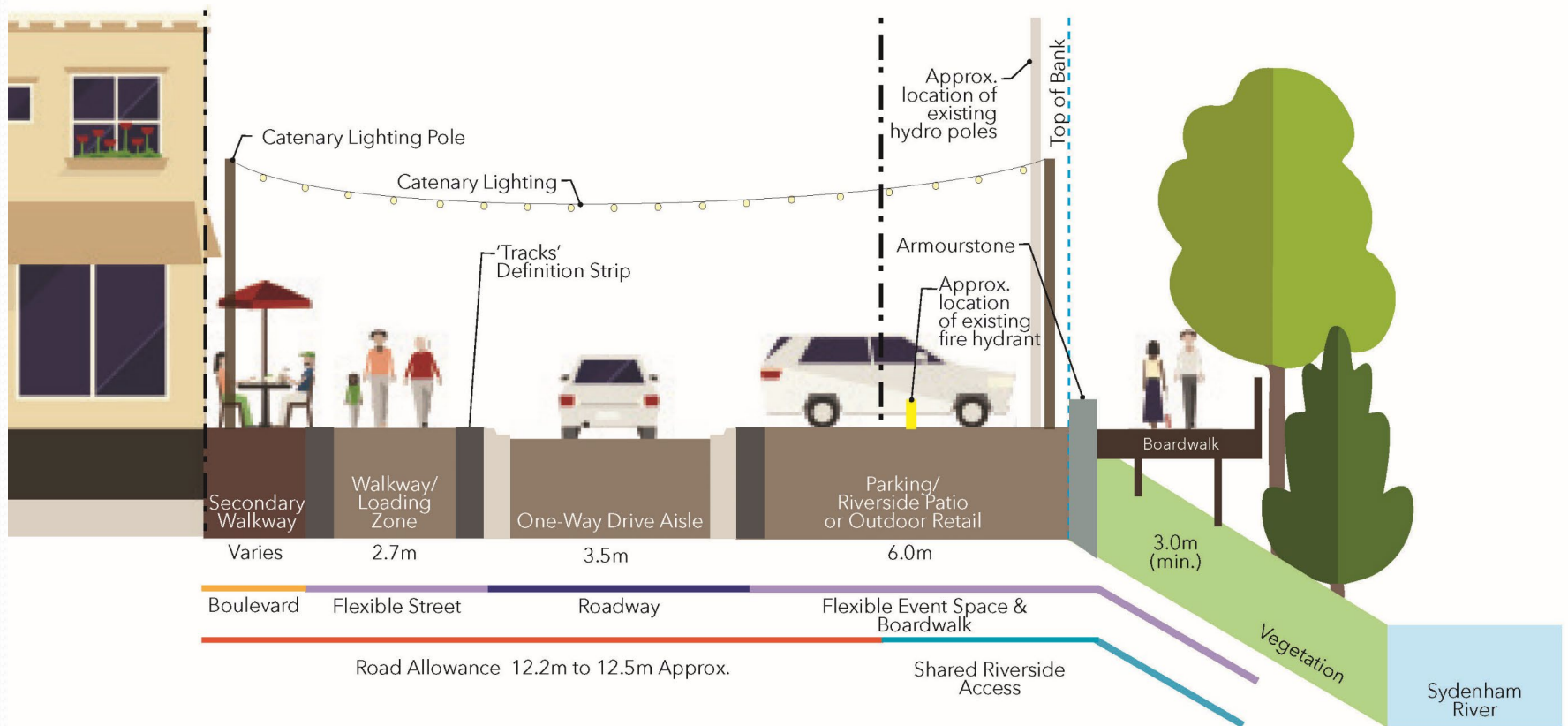
# Riverside Highlights: Flexible Condition 2



- **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.)

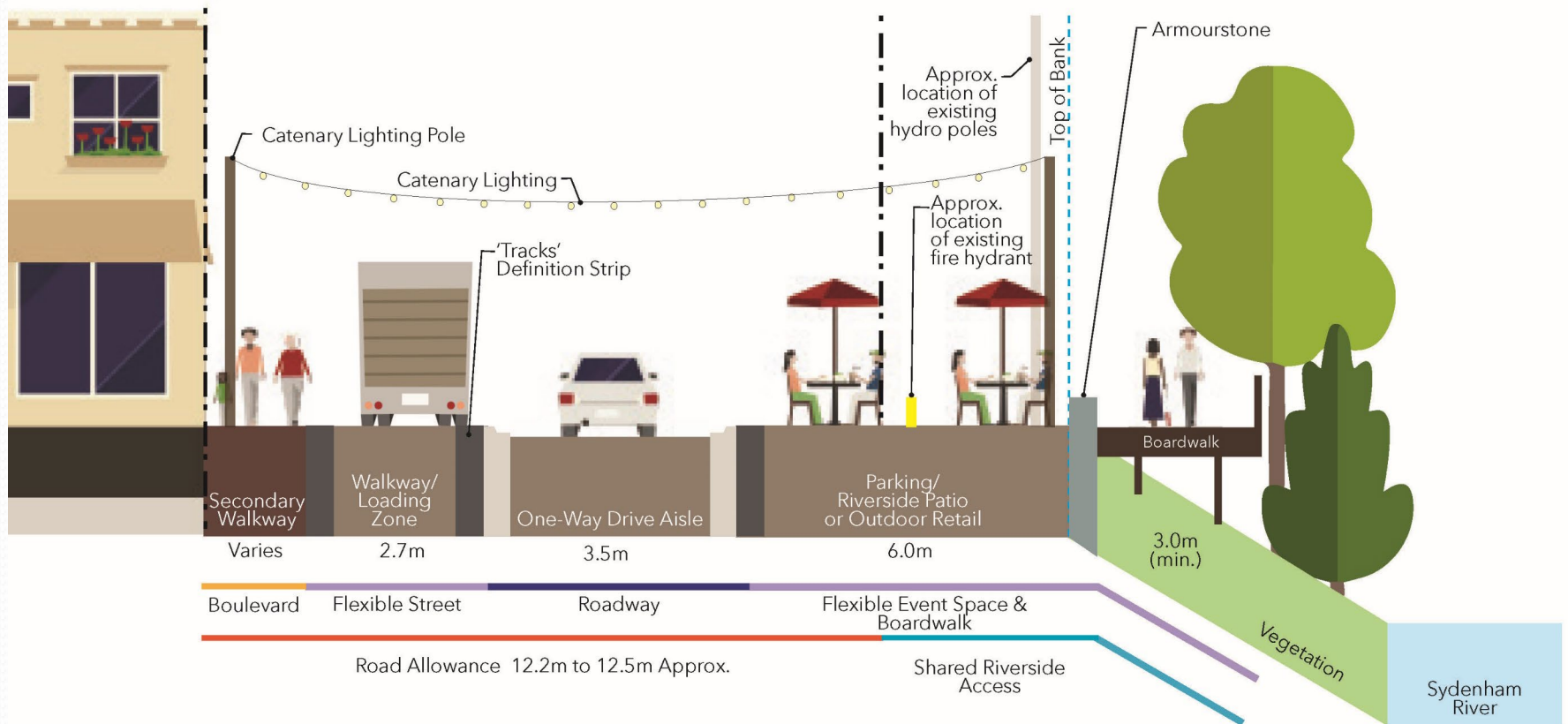


# Riverside Highlights: Flexible Condition 1





# 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

Laneway

Sydenham  
River

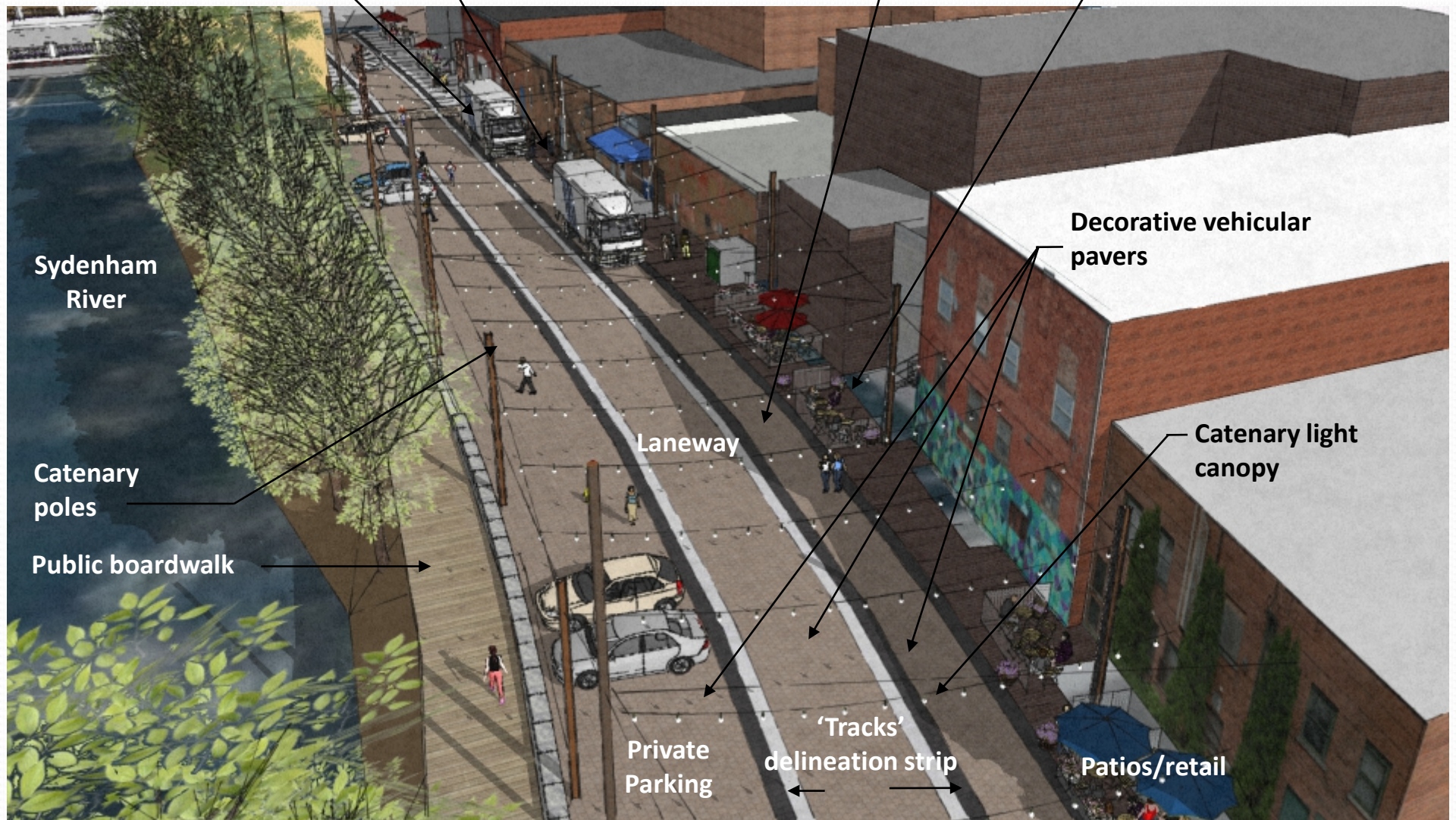
Catenary  
poles

Public boardwalk

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

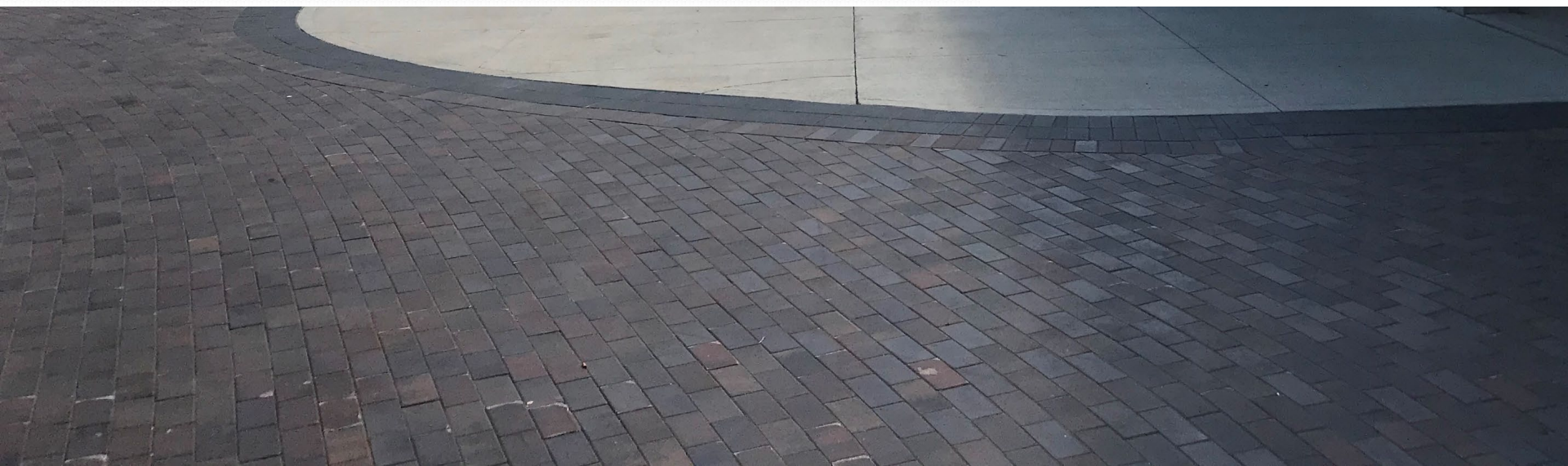




# Materials Pedestrian Paver












- **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

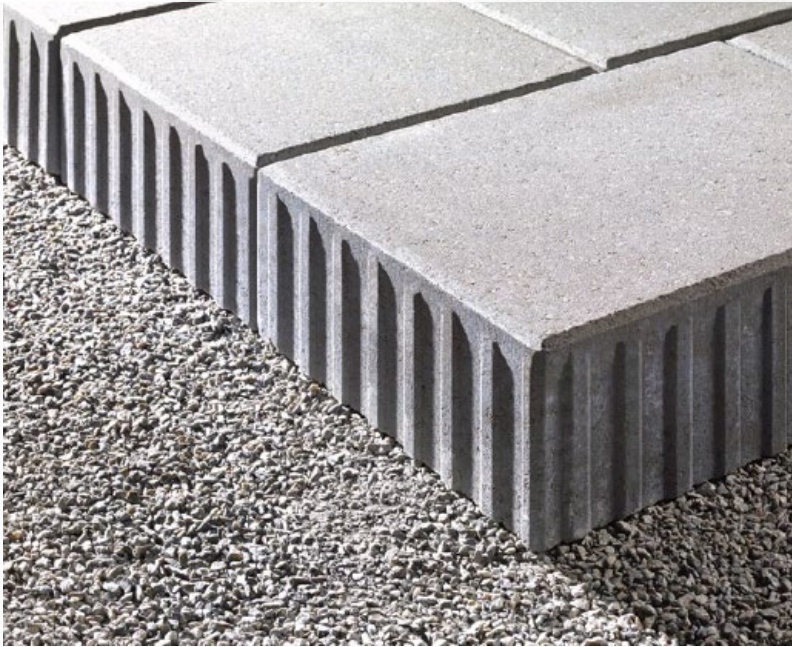
Standard		
		
CINDER GREY	CHARCOAL	LIGHT GREY
		
BEIGE GREY	BEIGE	

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

**Preferred** : Boulevard Series (Permacon)



# Materials Vehicular Unit Paving

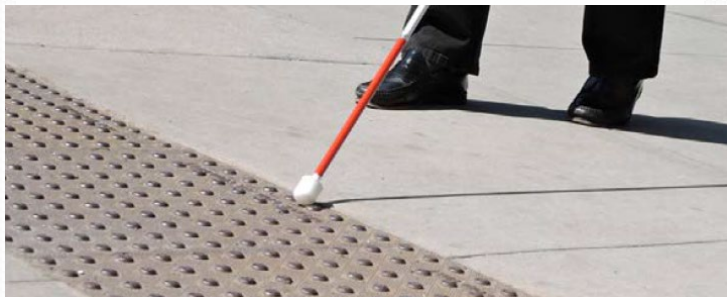


**Preferred** : Boulevard Series (Permacon)

- 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

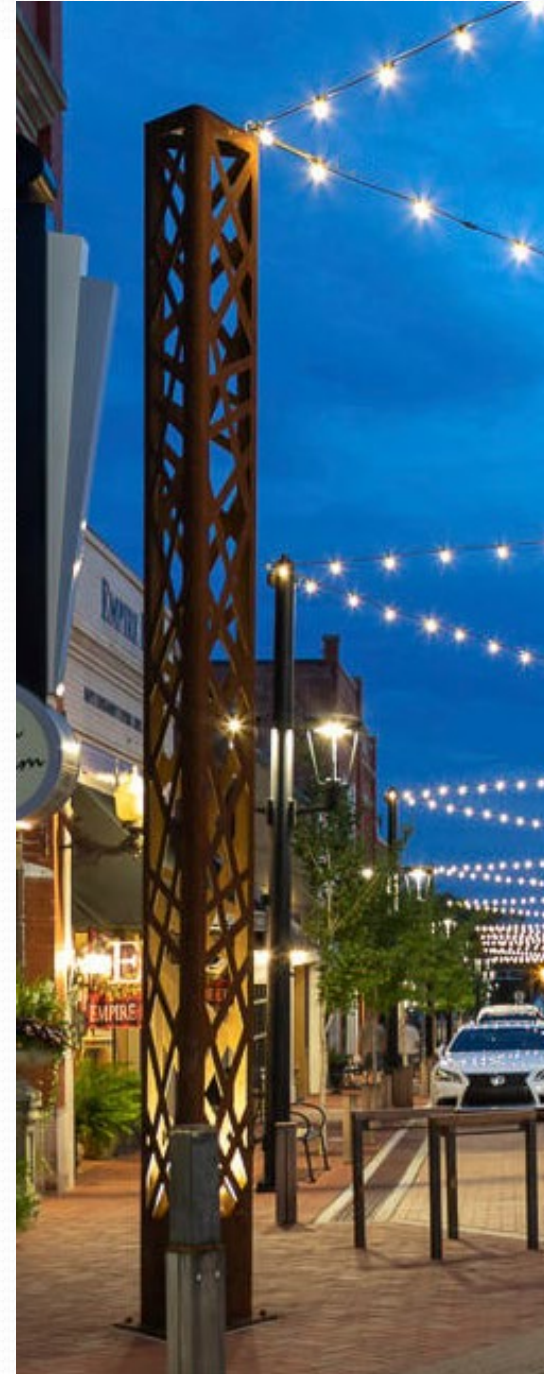
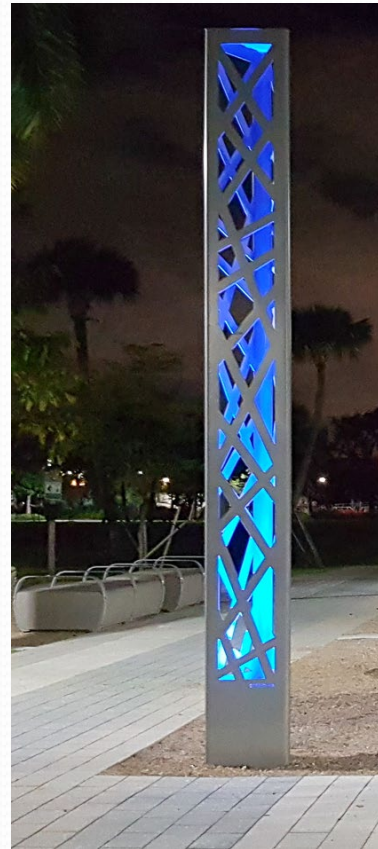


**Option :** Cast Iron Detectable Warning Plates (Neenah Enterprises)  
Detectable Warning Plates (Duralast)



# Materials Gateway Column

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

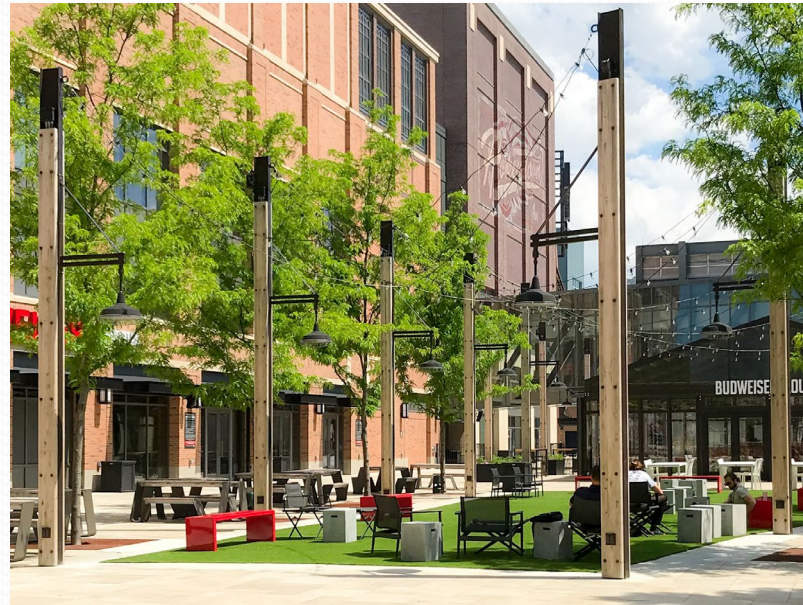


Option: Open Pillar (Streetlife)



# Materials Catenary Pole

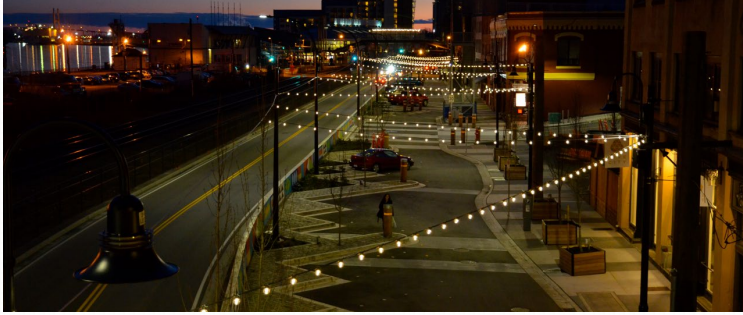
- black power coated H-beam with full length wood accent panel
- suits urban industrial aesthetic
- lighting can be incorporated



Option: Beam (Structura)



# Materials Catenary Light Canopy





# Materials Furnishings



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





# Questions?

