

**West London Dyke Flood Control  
Structure Master Plan  
Appendix C**

## Response to Issues

ISSUE	RESPONSE
<b>Wall</b>	
<ul style="list-style-type: none"> <li>▪ Is a natural wall material possible?</li> </ul>	<ul style="list-style-type: none"> <li>▪ A natural wall material has not been recommended after review of the technical findings in previous studies because of its irregularity in form, which would allow water to permeate and compromise the integrity of the structure</li> </ul>
<ul style="list-style-type: none"> <li>▪ The proposed wall is not 'naturalizing' to the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendations outline ways to soften the hard structure, which includes a wall layout that has natural curves and allows for plantings at the top and bottom of the wall</li> </ul>
<ul style="list-style-type: none"> <li>▪ The proposed wall limits access to the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ Permissible access to the water is currently limited and although people access the river from the slope of the existing structure it is a safety concern and has likely played a part in the deterioration of the structure and railing</li> <li>▪ Recommendations identify the importance of providing safe access to the water and the master plan concept indicates specific locations where access should be considered</li> </ul>
<ul style="list-style-type: none"> <li>▪ Try to emphasize the river and natural environment and minimize the focus on the wall</li> </ul>	<ul style="list-style-type: none"> <li>▪ The vision and associated recommendations have outlined the natural environment as key to the character of the dyke</li> <li>▪ Recommendations outline ways that the natural environment can be preserved and enhanced</li> </ul>
<ul style="list-style-type: none"> <li>▪ Phase 1 is a very visible section and aesthetics should be a primary consideration</li> </ul>	<ul style="list-style-type: none"> <li>▪ The vision and guidelines indicate the importance of creating a usable, attractive and unique dyke and pathway system that enhances natural and cultural heritage</li> </ul>
<ul style="list-style-type: none"> <li>▪ Utilize natural materials</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendation indicate that natural materials should be used where possible, especially in feature areas</li> <li>▪ It is recommended that the wall structure should have a natural, rough appearance</li> <li>▪ The pathway system will be constructed from asphalt as is the City standard for multi-use pathways</li> </ul>

<ul style="list-style-type: none"> <li>▪ Do not cap wall by overlapping/overhanging top coping layer</li> </ul>	<ul style="list-style-type: none"> <li>▪ The recommendations do not address this comment specifically because it is something to be determined during design development and in part will be determined by technical requirements</li> <li>▪ Recommendations indicate that interest be created with the wall structure and layout, and that the wall have a rough natural appearance</li> </ul>
<ul style="list-style-type: none"> <li>▪ Consider options for wall structure - break up the wall both vertically and horizontally</li> </ul>	<ul style="list-style-type: none"> <li>▪ The basic wall structure for Phase 1, as a single faced vertical structure, was determined through a previous design process</li> <li>▪ Recommendations indicate that variations in the wall structure should be considered for all phases of design to create interest and provide for a variety of activities</li> </ul>
<ul style="list-style-type: none"> <li>▪ Use big wall blocks with texture and depth and a regular concrete colour</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that the wall material appear as close to natural stone as possible</li> </ul>
<ul style="list-style-type: none"> <li>▪ Incorporate planting at the toe of wall</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that planting be incorporated at the toe of the wall where technically feasible</li> </ul>
<ul style="list-style-type: none"> <li>▪ Be aware of the root systems of proposed vegetation</li> </ul>	<ul style="list-style-type: none"> <li>▪ This item will be dealt with during design development</li> </ul>
<ul style="list-style-type: none"> <li>▪ Consider wildlife that lives in and around the dyke structure - add steps / sloped wall sections for wildlife to access the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ Opportunities for human access have been identified where considered most appropriate, and will also serve the needs of wildlife in those areas</li> <li>▪ Recommendations for plantings at toe of wall will provide additional refuge and habitat for wildlife.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Creation of wildlife habitat</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that this be considered during design development through use of native plant species and plantings at toe of slope.</li> </ul>
<b>Pathway System</b>	
<ul style="list-style-type: none"> <li>▪ Encourage active recreation only on other side of the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that the pathway and dyke system provide for a variety of activities, encouraging both passive and active recreation, to encourage City wide use</li> </ul>
<ul style="list-style-type: none"> <li>▪ Use 'grills' in cantilevered view areas to allow views down to the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ This comment is not addressed specifically or discussed within the recommendations</li> <li>▪ Viewing areas in appropriate locations have been suggested and that these viewing areas be designed to fit with the character of the dyke and provide for various activities, such as views of the river</li> </ul>

<ul style="list-style-type: none"> <li>▪ Do not pave the pathway West of Wharnccliffe Road</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that paving continue past Wharnccliffe Road, but that paving end with the hard structure to transition the multi-use pathway system into the Cavendish Park Nature Trail</li> </ul>
<ul style="list-style-type: none"> <li>▪ Limit the number of materials used</li> </ul>	<ul style="list-style-type: none"> <li>▪ The recommendations do not specifically address this comment</li> <li>▪ Recommendations indicate that natural materials should be used and materials used should be consistent throughout the dyke and pathway replacement</li> </ul>
<b>Lighting and Site Furnishings</b>	
<ul style="list-style-type: none"> <li>▪ Add more benches and trash receptacles</li> </ul>	<ul style="list-style-type: none"> <li>▪ It is recommended that there is a need for more benches and trash receptacles</li> </ul>
<ul style="list-style-type: none"> <li>▪ Up-light the wall at night to add interest</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that lighting be considered as a method of adding interest to the wall</li> </ul>
<ul style="list-style-type: none"> <li>▪ Vandalism is a concern</li> </ul>	<ul style="list-style-type: none"> <li>▪ Vandalism is identified as a concern and recommendations are given to reduce occurrences of vandalism</li> </ul>
<ul style="list-style-type: none"> <li>▪ Reduce hard surfaces - don't need concrete slabs under benches</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that hard surfaces are minimized in areas other than gathering spaces</li> <li>▪ Installation of concrete under benches is a City standard for universal accessibility and to reduce occurrences of theft and vandalism</li> </ul>
<ul style="list-style-type: none"> <li>▪ Consider more contemporary site furnishings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contemporary site furnishings were considered (as can be seen in Concepts 2 and 3)</li> <li>▪ The vision for the dyke with regards to the strong historic character of the area directed design recommendations for furnishings</li> </ul>
<ul style="list-style-type: none"> <li>▪ Add sitting areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendations incorporate additional gathering/sitting spaces along the pathway system</li> </ul>
<b>River Access</b>	
<ul style="list-style-type: none"> <li>▪ Enhance natural elements / habitats</li> </ul>	<ul style="list-style-type: none"> <li>▪ Included in recommendations</li> </ul>
<ul style="list-style-type: none"> <li>▪ Limit access to natural area at edge of river opposite Carrothers Ave. – maintain as a walking/nature trail</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that access to the river be established opposite Carrothers Ave. because of current use despite railing blocking access</li> <li>▪ Recommended that actions be taken to protect the area from soil compaction and erosion</li> </ul>

<b>Vegetation and Landscaping</b>	
<ul style="list-style-type: none"> <li>▪ Retain, emphasize and augment natural environment at and near Cavendish Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that natural river's edge be preserved and enhanced and that vegetation be managed</li> <li>▪ Recommended that interpretive signage about the natural environment be located in this area</li> </ul>
<ul style="list-style-type: none"> <li>▪ Plant more native vegetation between Blackfriars and Oxford to create more open and closed views</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendations identify significant views to be preserved/enhanced</li> <li>▪ Vegetation may be used as a means of enhancing views during design development</li> </ul>
<b>Blackfriars Neighbourhood</b>	
<ul style="list-style-type: none"> <li>▪ Provide access from all streets, but not necessarily ramped access at all connections</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that ramped access be implemented at all street connections for universal accessibility</li> </ul>
<ul style="list-style-type: none"> <li>▪ Replicate or reuse historical elements including light bases and railings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that existing light bases and railings be used as inspiration for proposed design</li> </ul>
<ul style="list-style-type: none"> <li>▪ Implement historical interpretive signage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that interpretive signage commenting on natural and cultural heritage be used throughout study area</li> </ul>
<ul style="list-style-type: none"> <li>▪ At Labatt Park maintain the 'wall of green' with one open vista</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommended that a controlled view into the Park be considered during design development and that the green backdrop has been identified as significant</li> </ul>
<ul style="list-style-type: none"> <li>▪ Locate an interpretive signage feature at Labatt Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ Included in recommendations</li> </ul>
<b>Transition</b>	
<ul style="list-style-type: none"> <li>▪ Consider cantilevered viewing areas to help with transition</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendations made regarding transition areas – specific form of transitions will be determined at detailed design stage, based on site context</li> </ul>
<b>Overall / General Comments</b>	
<ul style="list-style-type: none"> <li>▪ Create a template for the design 'vocabulary'</li> </ul>	<ul style="list-style-type: none"> <li>▪ Design guidelines relating to materials, site furnishings, native plantings and other components are intended to provide the 'design vocabulary' to create a consistent and visually attractive feature as dyke replacement proceeds</li> </ul>
<ul style="list-style-type: none"> <li>▪ The wish for the entire project to be considered as a whole</li> </ul>	<ul style="list-style-type: none"> <li>▪ The master plan document identifies the extent of the project area, lays out the vision and design recommendations to achieve this vision, and specific actions to take during implementation</li> </ul>

<ul style="list-style-type: none"> <li>▪ Concern that the view of the vertical wall structure from across the river will be a massive, imposing, unattractive expanse of retaining wall</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendation to create variation in form, shape and texture to create interest within the wall structure</li> <li>▪ Recommendation to incorporate plant material at the base and top of the wall to soften the hard structure</li> </ul>
<ul style="list-style-type: none"> <li>▪ Importance of preserving/minimizing impact on existing plant material at the top and bottom of the dyke and preserving significant trees – implement an urban tree management program</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendation to implement an urban tree management program and to adjust wall location where possible to save significant trees</li> <li>▪ Recommendation to replace any vegetation lost with plant material that is deemed to suitable</li> <li>▪ Recommendation to preserve/restore all plant material at the bottom of the wall</li> </ul>
<ul style="list-style-type: none"> <li>▪ Concern with creating continuity in the wall structure because of the intention to replace in sections</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recommendation to replace sections in sequence to give the greatest chance for continuity, but technical requirements may out-way appearance</li> <li>▪ Recommendation to consider weathering and longevity of company and product when selecting wall material</li> </ul>