

West Existing Conditions & Analysis



1 Sidewalk along Grand Avenue (view south) - Narrow and lacks sense of entrance to walkway/proposed pedestrian bridge



2 View from adjacent private property parking lot. Potential staging area for bridge crane during construction. Viewing area/pathway will need to expand to abut parking area, note grade differences and trees.



3 River walkway view approaching lookout area.



4 Lookout area - View of proposed river crossing.



5 Lookout area - Views to river blocked by vegetation.



6 Existing bridge pier in river.

WALKWAY & ENTRANCE FROM STREET

- Provides a direct and accessible route to the proposed pedestrian bridge.
- Walkway is overgrown with plant material, poor sight lines.
- Entrance and walkway are narrow and uninviting.

RECOMMENDATIONS:

- Widen existing walkway surfacing and create strong entrance to invite users into the space.
- Introduce lower growing plant material 1.0m back from edges walkway to improve sight lines.

FUTURE BRIDGE LANDING

- Proposed abutment must extend into lookout area.
- Proposed elevation of bridge landing will be approximately 50cm higher than existing grades.

RECOMMENDATIONS:

- Adjust to shape of the lookout area and location of the handrail to block area under bridge from entry.
- Expand walkway alignment toward existing parking area to ensure 3.0m minimum clearance. Safety barrier of seating stones or railing to be placed between walkway and parking to mitigate grade differences.
- Raise grades of lookout area to meet bridge grade and slope pathways as required to meet existing grades. Longitudinal slope of pathways to be 1-4% to avoid need for additional handrails (ramp).
- Consider providing access pathway from lookout node to sculpture garden.

LOOKOUT AREA

- Positioned to provide views across river however area is overgrown with vegetation.
- Concrete paver surface is uneven
- Existing handrail is rusting and wooden posts are becoming split and cracked.
- Existing lighting is outdated and does not provide sufficient light.

RECOMMENDATIONS:

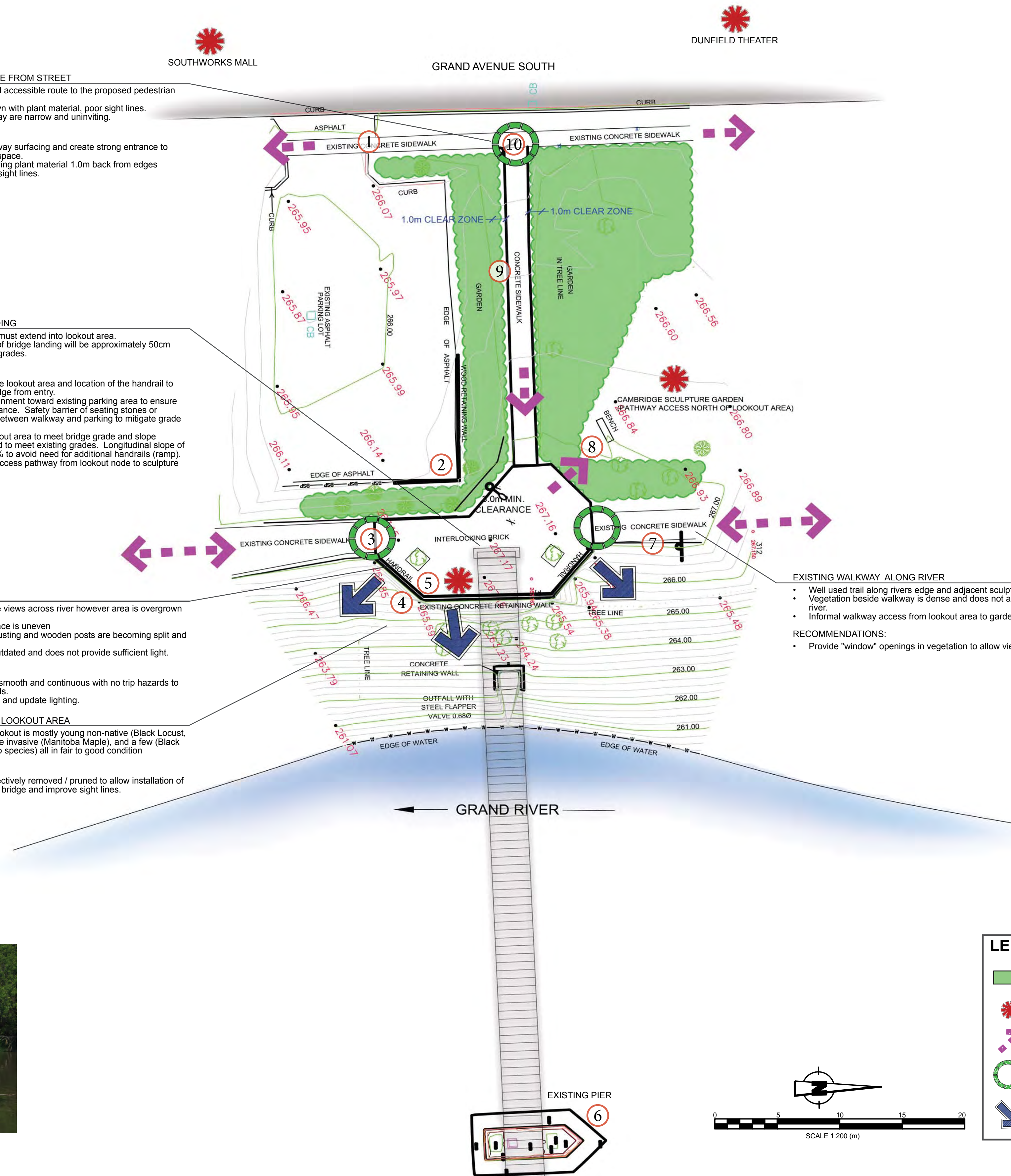
- Ensure all surfacing smooth and continuous with no trip hazards to meet AODA standards
- Introduce new railing and update lighting.

VEGETATION AROUND LOOKOUT AREA

- Vegetation around lookout is mostly young non-native (Black Locust, Norway Maple) native invasive (Manitoba Maple), and a few (Black walnut, various shrub species) all in fair to good condition

RECOMMENDATIONS:

- Vegetation to be selectively removed / pruned to allow installation of proposed pedestrian bridge and improve sight lines.



LEGEND

- DECORATIVE LANDSCAPE AREA OR NATURALIZED VEGETATION
- DESTINATION OR FEATURE
- PEDESTRIAN DESIRE LINES
- POINT OF ACCESS, INTERSECTION OR NODE
- DESIRABLE VIEW



10 Sidewalk along Grand Avenue (view north) - Overgrown and narrow, lacks sense of entrance to walkway



9 Walkway bordered by manicured landscape plantings. Plants are encroaching on walkway, narrowing access and visibility.



8 Informal pathway to sculpture garden from lookout area.



7 Looking north of the lookout area. Location of interpretive sign, bench and temporary public art installation.



7 North of lookout area (looking south). Location of interpretive sign, bench and temporary public art installation.