

Secondary Plan Highlights

The Secondary Plan is meant to implement the RoadMap SoHo Community Improvement Plan (CIP) and to achieve urban regeneration through sustainable, efficient, cost-effective development and land use patterns, the conservation of natural and cultural heritage features, and the protection of public health and safety.

1 Create a Distinct Community

Create a diverse and inclusive residential neighbourhood that has a mix of uses and a high standard of urban design.

2 Retention of Cultural Heritage

Retain as much of the identified cultural heritage as possible.

3 Fundamental Planning Principles and Urban Design

The Secondary Plan strives to achieve fundamental principles of good planning and exceptional urban design.

4 Protection of Natural Heritage

Protect and enhance as much of the natural heritage as possible.

5 A Range of Housing Choices

Provide for a mix of housing types and designs.

6 Safe and Efficient Transportation Systems

Provide for a form of development that promotes connectivity, mobility and accessibility within and between neighbourhoods, Downtown, employment lands, parks and open space and other parts of the city.

7 Environmental Sustainability

Achieve high standards of environmental sustainability.

8 Financial Viability/Sustainable Development

The neighbourhood shall be developed in logical phases to be efficient and financially responsible.

Land Uses



Legend

- The Four Corners
- Transit-Oriented Mainstreet Corridor
- Low-Rise Residential
- Mid-Rise Residential
- High-Rise Residential
- Park Lands
- Parklands Constrained by Significant Wildlife
- Natural Heritage Lands

The Four Corners

The intersection of South Street and Colborne Street is recognized as an important crossroad in the neighbourhood, with South Street providing a major east-west link to the Wellington Street Transit-oriented Main Street Corridor and Colborne Street providing a major north-south link to the Thames River.

The Four Corners will be a walkable urban “main street” with a pedestrian scale. The intent is to provide for the development of a mid-rise, mixed-use residential district that is pedestrian-oriented, a focal point for neighbourhood-level services and civic functions, and a gateway to the Thames Valley Corridor.

The restoration and sensitive adaptation of significant heritage buildings for contemporary urban uses is a preferred approach to achieving the focal point function and purpose of this Character Area.

The Square

The design of the plaza will highlight and enhance the heritage features of the surrounding heritage buildings.

It will be designed to function as a neighbourhood gathering area, support the mixed-uses within the adjacent buildings and incorporate design elements that reference and reflect the cultural heritage of the neighbourhood.