

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** John M. Fleming  
Managing Director, Planning and City Planner

**Subject:** The Corporation of the City of London  
Victoria Park Secondary Plan – Status Update and Draft  
Secondary Plan Principles

**Public Participation Meeting on: April 29, 2019**

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the Draft Principles for the Victoria Park Secondary Plan be **ENDORSED**, it being noted that staff will continue to work with consultants, stakeholders, property owners, and other interested parties to develop the Secondary Plan.

## Executive Summary

At Municipal Council on May 8, 2018 staff provided an update on the status of discussions about the Official Plan and Zoning By-law Amendment application at 560 and 562 Wellington Street. Staff identified the need to develop a comprehensive policy framework for the properties surrounding Victoria Park, due to the important role of Victoria Park as a City-wide park. Based on this need, Municipal Council directed Staff to “undertake a review of the existing plans, policies and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the park”.

Based on this direction from Municipal Council, Staff began the Victoria Park Secondary Plan study. Staff are in the process of working with a planning consultant, Urban Strategies, to prepare the Draft Secondary Plan. A heritage consultant has been retained to review the Draft Secondary Plan before it is presented to the Planning and Environment Committee, given the sensitivities of the heritage context and diverse community opinions on what constitutes appropriate development around Victoria Park.

This report provides an update on the study, including an overview of the community consultation to date. It also details the Draft Principles that are recommended to form the basis of the policy framework in the Secondary Plan.

## Analysis

### 1.0 Background

#### 1.1 560 and 562 Wellington Street and the need for a Secondary Plan

The need to undertake the Victoria Park Secondary Plan was identified through the review of an Official Plan (OPA) and Zoning By-law Amendment (ZBA) application submitted for 560 and 562 Wellington Street (at the north east corner of Wolfe Street).

The Official Plan and Zoning By-law Amendment application was submitted in 2015. The initial request was to permit the development of a 25 storey mixed-use apartment building, however in December, 2016, this was revised to request permission for a 22 storey mixed-use apartment building. The revised proposal continued to receive significant concern from residents in the surrounding area.

Planning Staff prepared a report that was considered by City Council at its meeting on May 16, 2017, recommending the requested Official Plan Amendment and Zoning By-law Amendment be refused, as the proposed development was not consistent with the Provincial Policy Statement; did not conform to the West Woodfield Heritage

Conservation District Plan; did not meet the location criteria for the Multi-Family High Density Residential land use designation in the Official Plan; represented over-intensification of the subject site; did not pass all of the criteria in a Planning Impact Analysis described in the Official Plan; and was not consistent with The London Plan.

At this meeting, City Council referred the application back to Staff to continue to work with the applicant to revise the application for consideration at a future Public Participation Meeting. Council resolved:

“That the application by GSP Group Inc. for the property at 560 and 562 Wellington Street BE REFERRED back to the Civic Administration in order to continue to work with the applicant to submit a revised proposal that is more compatible with the surrounding context with consideration given to the West Woodfield Heritage Conservation District, the Official Plan, and The London Plan”.

Following further discussions with the applicant, Staff prepared a report that was considered by Municipal Council on May 8, 2018. This report provided an update on the status of discussions with the applicant and identified that, although the applicant had made considerable changes to their development proposal, a substantial gap remained between what was being proposed and the policy framework. It was recommended that more work needed to be done to better understand how properties around Victoria Park should be developed in the future due to the complex planning framework of the properties surrounding the park and their unique relationship to the park.

As a result of this update, Council resolved:

“Staff BE DIRECTED to undertake a review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the Park”.

Based on this direction from Municipal Council, Staff began the Victoria Park Secondary Plan study to develop a comprehensive plan for the properties surrounding Victoria Park.

## **1.2 Existing Planning Framework for Properties around Victoria Park**

The planning framework for the lands surrounding Victoria Park is varied, with several policy and guideline documents applying to certain properties around the park. No policies or guidelines exist that consider the properties around Victoria Park comprehensively based on their unique relationship to the park.

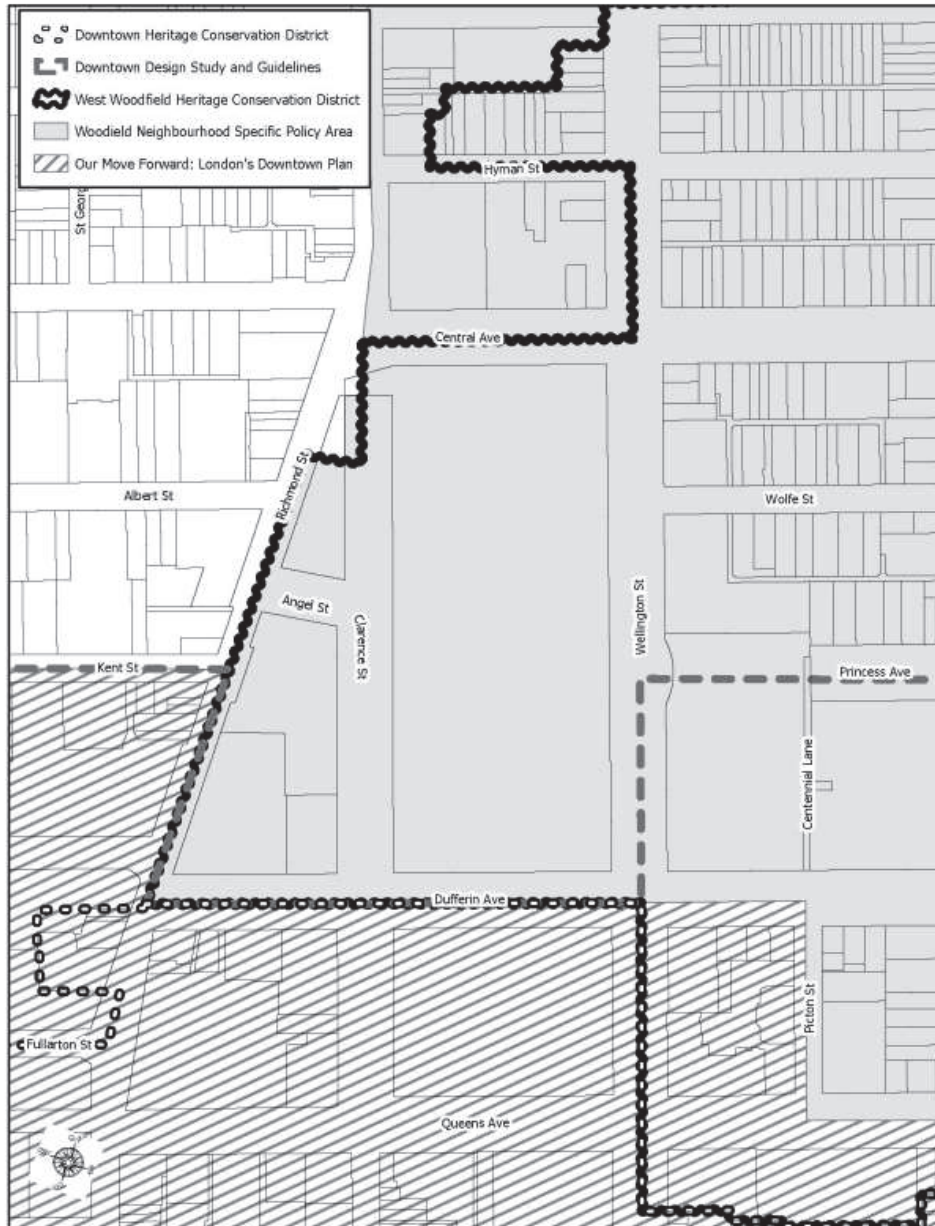
All properties surrounding Victoria Park are subject to the 1989 Official Plan and the Council-adopted The London Plan, a portion of which is in-force and effect and a portion of which is under appeal to the Local Planning Appeals Tribunal. Official Plan designations for properties surrounding Victoria Park vary, with Low Density Residential, Multi-Family Medium Density, Community Facility, Downtown Area, Office Area, and Main Street Commercial Corridor designations applying to the properties surrounding the park. The London Plan Place Types for properties surrounding Victoria Park include Downtown, Neighbourhood, and Rapid Transit Corridor. These Official Plan designations and The London Plan Place Types are further guided by additional plans, policy layers and guidelines that apply to certain properties surrounding the park, including:

- West Woodfield Heritage Conservation District Plan – Properties on the east and west sides of Victoria Park are within this Heritage Conservation District
- Downtown Heritage Conservation District Plan – Properties on the south side of Victoria Park are within this Heritage Conservation District
- Downtown Design Study and Guidelines – The Downtown Plan applies to the lands on the south side of Victoria Park and also the City Hall block on the northeast corner of Dufferin Avenue and Wellington Street

- Our Move Forward: London's Downtown Plan – The Downtown Plan applies to the lands on the south side of Victoria Park
- Woodfield Neighbourhood Specific Policy Area – This Specific Policy Area applies to the lands on the north, east, and west side of Victoria Park, with the exception of the property at the southwest corner of Richmond Street and Central Avenue

A map demonstrating the varied planning framework for the land surrounding Victoria Park can be found below:

Figure 1 - Overlapping policy and guideline documents around Victoria Park

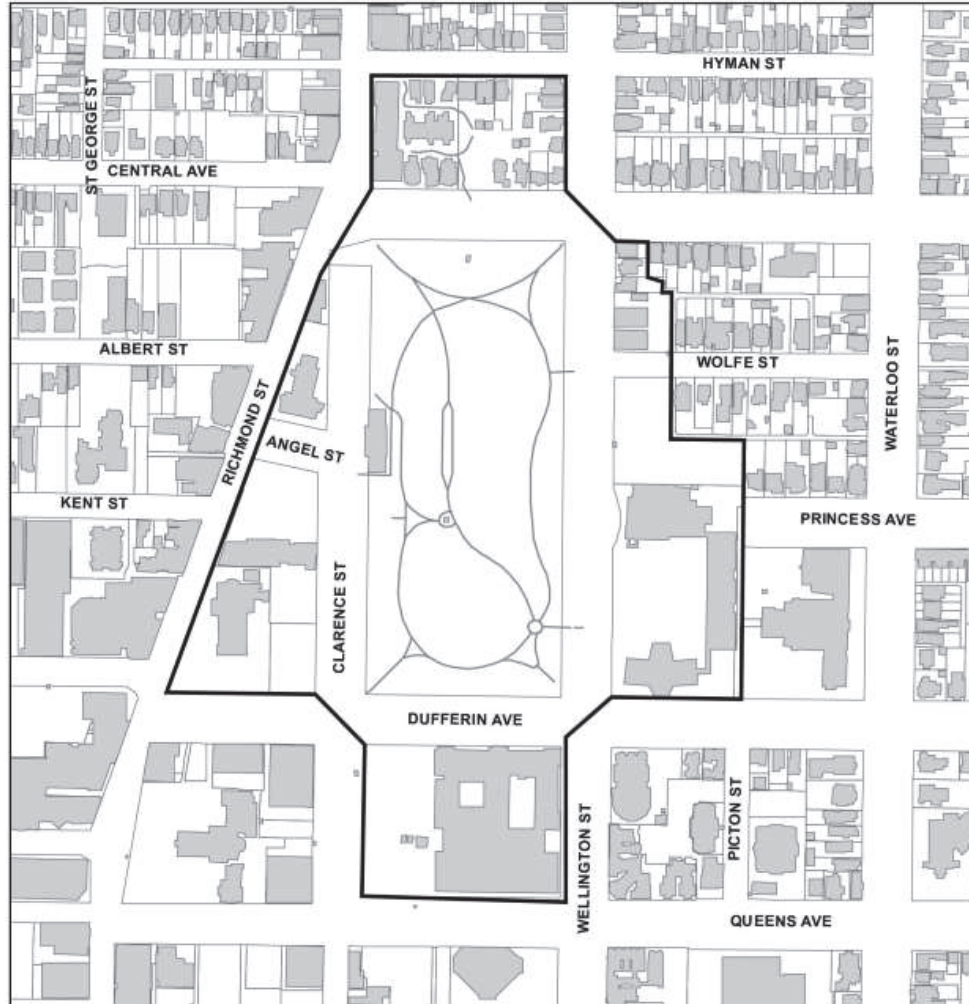


## 2.0 Study Overview

### 2.1 Study Area

The study area, the area that will be subject to the Secondary Plan, includes properties around Victoria Park as identified in Figure 2. This area has been termed the “Victoria Park Precinct”. The Victoria Park Precinct was delineated to include properties with frontage on Victoria Park and properties that could be anticipated to be included in possible development sites for future development around the Park.

Figure 2 - Study Area

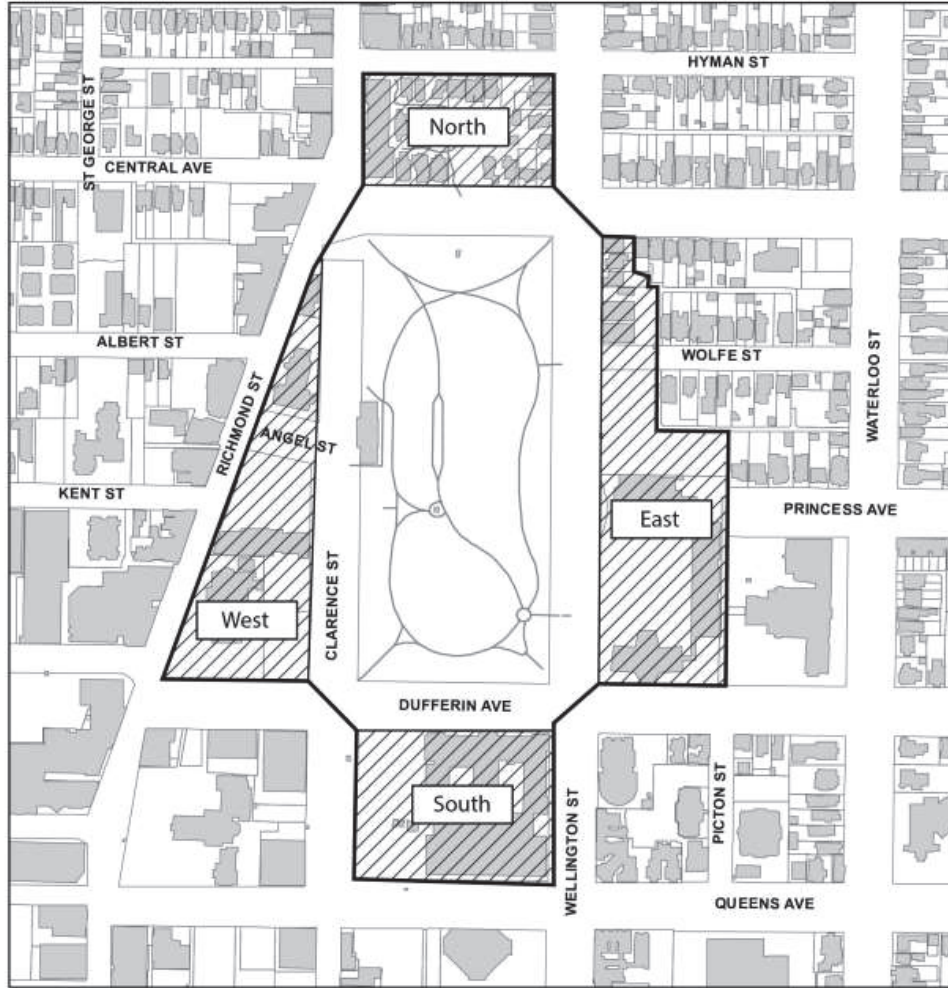


The Secondary Plan that is being developed will apply to all properties within the Victoria Park Precinct. The Victoria Park Precinct has been divided into the four sides of the park: North, East, South, and West (identified in Figure 3). While it is anticipated that most of the policies in the Secondary Plan will apply to the Precinct in its entirety, certain policies may apply to a specific side of the park due to the unique characteristics of each side of the park.



The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed below:

Figure 3 - Four Sides of Victoria Park



**North**

*Existing Land Uses*

The block north of Victoria Park is currently lined by a ring of 2-storey residential buildings, many of which have been converted for office uses, with the exception of the Richmond Street frontage which is occupied by a 4-storey mixed use building. A 3-storey residential building is located in the western portion of the interior of the block.

*The London Plan*

The western portion of this block, fronting Richmond Street, is in the Rapid Transit Corridor Place Type in The London Plan. The Rapid Transit Corridor permits a range of commercial and residential uses and, based on the location of the subject site in close proximity to a proposed rapid transit station, would allow for a range of permitted heights between 2 and 12 storeys, up to 16 storeys with bonusing. The eastern portion of the block is within the Neighbourhoods Place Type on a Civic Boulevard, permitting primarily residential uses with a range of permitted heights of 2 to 4 storeys, up to 6 storeys with bonusing.

This block is also subject to a specific policy area in the Neighbourhoods Place Type (Policies 1033 to 1038). This specific policy area identifies that the Woodfield Neighbourhood is to be maintained as a low density residential area. This policy includes specific guidance for this block, which is identified as permitting Multi-Family

Medium Density Residential uses and encourages development which is similar in scale and design to the existing structures in the area.

The portion of this block fronting Richmond Street is also part of a specific policy area for the Richmond Row Specific Segment policies, applying from Oxford Street to Kent Street. Sites within the Richmond Row Specific Segment have a range of permitted heights between 2 and 12 storeys, with up to 16 storeys permitted through bonusing. Policies also require the conservation of cultural heritage resources, and the requirement that development proposals assess the potential impact on heritage resources and to design new development to avoid or mitigate such impact.

#### *1989 Official Plan*

The 1989 Official Plan designates the western portion of the block, fronting Richmond Street, as Main Street Commercial Corridor, while the eastern portion of the block is designated Multi-Family Medium Density Residential. Main Street Commercial Corridors permit a variety of small-scale retail, commercial and service uses. Residential uses are also permitted. Heights for properties fronting Richmond Street are to step down from Kent Street to Central Avenue, with maximum heights specified in the Zoning By-law. The Multi-Family Medium Density designation allows for primarily residential uses with a maximum density of 100 units per hectare.

This block is also subject to the Woodfield Neighbourhood policies for specific residential areas in the 1989 Official Plan (Policy 3.5.4) which identifies that the Woodfield Neighbourhood is to be maintained as a low density residential area. This block is identified as permitting Multi-Family Medium Density Residential uses, and encourages development which is similar in scale and design to the existing structures in the area.

#### *Zoning*

This majority of this block has Zoning that permits office and residential uses, with a maximum height of 15 metres (approximately 4 to 5 storeys), with the exception of the property fronting onto Richmond Street which has zoning to permit a mixture of commercial and residential uses, with a maximum height of 12 metres (approximately 3 to 4 storeys).

#### *Heritage*

This block is not located in a Heritage Conservation District, but several properties in the block are listed on the City's Inventory of Heritage Resources.

#### **West**

##### *Existing Land Uses*

The western frontage abutting Victoria Park is occupied by a restaurant (William's Café) First Baptist Church, St. Peter's Cathedral Basilica and the former St. Peter's School building which is associated with St. Peter's Cathedral Basilica. The block is also occupied by surface parking lots. Angel Street bisects the block, connecting Richmond Street to Clarence Street.

##### *The London Plan*

In The London Plan, the portion of the block south of Angel Street is within the Downtown Place Type, with a range of permitted heights of 2 to 20 storeys, and heights of up to 35 storeys may be approved through bonusing. The portion of the block north of Angel Street is in the Rapid Transit Corridor Place Type, allowing a range of commercial and residential uses with a range of permitted heights between 2 to 12 storeys, with up to 16 storeys permitted through bonusing.

This side of the park is also included in the Woodfield Neighbourhood specific area policy in the Neighbourhoods Place Type in The London Plan (Policies 1033 to 1038). These policies identify that the Woodfield Neighbourhood is intended to be maintained as a low density residential area, limiting office conversions to certain areas. The properties in this side of the park are not in the Neighbourhoods Place Type in The London Plan.

The portion of this block north of Kent Street is also part of a specific policy area for the Richmond Row Specific Segment policies, applying from Oxford Street to Kent Street. Sites within the Richmond Row Specific Segment have a range of permitted heights between 2 and 12 storeys, with up to 16 storeys permitted through bonusing. Policies also require the conservation of cultural heritage resources, including the requirement that development proposals assess the potential impact on heritage resources and to design new development to avoid or mitigate such impact.

#### *1989 Official Plan*

The entirety of the west side of the park is within the Community Facilities designation in the 1989 Official Plan, with the exception of the northernmost property in the block which is designated Main Street Commercial Corridor. The Community Facilities designation allows a variety of institutional uses, while the Main Street Commercial Corridor designation contemplates residential uses and a variety of small-scale retail, commercial and service uses.

The Woodfield Neighbourhood policies for specific residential areas includes this side of the park (Policy 3.5.4). These policies identify that the Woodfield Neighbourhood is intended to be maintained as a low density residential area, limiting office conversions to certain areas. The properties in this side of the park are not in a residential designation in the 1989 Official Plan.

#### *Zoning*

The majority of the block is zoned to allow for community facilities, with a maximum height of 12 metres (approximately 3 to 4 storeys). The exception is the property occupied by the restaurant on the northern portion of this frontage which has zoning that allows for a mixture of commercial and residential uses, with a maximum height of 12 metres (approximately 3 to 4 storeys).

#### *Heritage*

This block is within the West Woodfield Heritage Conservation District.

### **South**

#### *Existing Land Uses*

The southern frontage abutting Victoria Park is occupied by the 4-storey London Life Building and an associated surface parking lot.

#### *The London Plan*

Properties fronting on the south side of Victoria Park are within the Downtown Place Type in The London Plan, which permits a range of commercial and residential uses and is intended to accommodate the highest levels of development intensity in the City with the range of permitted heights between 2 and 20 storeys, up to 35 storeys with bonusing.

#### *1989 Official Plan*

These properties are also in the Downtown Area designation in the 1989 Official Plan, which also contemplates the highest levels of development intensity in the City and permits a range of commercial and residential uses.

#### *Zoning*

This side of the park is zoned to permit a variety of commercial and residential uses with heights up to 90 metres (approximately 30 storeys).

#### *Heritage*

The properties on the south side of Victoria Park are located in the Downtown Heritage Conservation District.

## ***East Side***

### ***Existing Land Uses***

The eastern frontage abutting Victoria Park is occupied by 2-storey residential dwellings that have been converted to office uses, a two-storey residential dwelling, a two-storey office building and a 5-storey office building on the 560-562 Wellington Street site, a surface parking lot associated with Great West Life, Centennial Hall performance venue, Reginald Cooper Square, a mixed-use building (Centennial House), and City Hall. Wolfe Street bisects the block between 560-562 Wellington Street and the Great West Life surface parking lot.

### ***The London Plan***

In The London Plan, the City Hall block is within the Downtown Place Type, while the properties to the north of the City Hall block are in the Neighbourhoods Place Type. The Downtown Place Type allows for a range of permitted heights between 2 and 20 storeys, with up to 35 storeys permitted through bonusing. The Neighbourhoods Place Type, located on a Civic Boulevard, allows primarily residential uses with heights of 2 to 4 storeys, up to 6 storeys with bonusing. There is a site-specific appeal to The London Plan for the site at 560-562 Wellington Street that is one of the appeals to The London Plan being considered by the LPAT.

In the 1989 Official Plan the City Hall site is designated Downtown Area, while the Great West Life surface parking lot on the southeast corner of Wolfe Street and Wellington Street is designated Office Area, and the properties north of Wolfe Street, including 560-562 Wellington Street, are designated Low Density Residential. The Downtown Area designation allows for a range of commercial and residential uses and contemplates the highest heights and densities for development in the City. The Office Area designation is primarily intended to accommodate small and medium-scale offices in low and mid-rise buildings. The Low Density Residential designation allows for primarily residential uses with a maximum height of 4 storeys and a maximum density of 75 units per hectare.

In the 1989 Official Plan and The London Plan, these properties are also subject to the Woodfield Neighbourhood policies for specific residential areas/specific area policies for the Neighbourhoods Place Type (Policy 3.5.4 in the 1989 Official Plan; Policies 1033 to 1038 in The London Plan) which identify that it is the policy of this plan to maintain the Woodfield Neighbourhood as a low density residential area, limiting office conversions to certain areas. Properties north of Princess Avenue are identified as being a low density residential neighbourhood with infill and intensification permitted only when compatible with the character, scale and intensity of the low density residential area, with the exception of the lands fronting the north side of Princess Avenue (the Great West Life parking lot) which are intended to be an area of transition between high density residential and institutional uses to the south and the low density residential areas to the north.

### ***Zoning***

The zoning on the northern portion of this side of the park permits residential and office conversion uses with maximum heights of 10.5 metres (approximately 2 to 3 storeys), the zoning on the 560-562 Wellington Street site permits office uses with a maximum height of 10 metres, the zoning on the Great West Life surface parking lot and Centennial Hall permits a variety of commercial and residential uses with a maximum height of 90 metres, and the zoning on the City Hall, Reginald Cooper Square and Centennial House site permits a variety of commercial and residential uses with a maximum height of 68 metres.

### ***Heritage***

The properties on the east side of the park are within the West Woodfield Heritage Conservation District Plan which includes a policy suggesting that heights step down from City Hall going north.



### **1.3 The Victoria Park Secondary Plan and Future Development around the Park**

There are opportunities for intensification around Victoria Park, most notably the three surface parking lots located on the east, west, and south of the park.

In reality, the existing policy framework for many areas around the park could allow for the development of high-rise buildings, with properties in the Downtown Place Type in The London Plan on the west, south, and east of Victoria Park. There are also several sites with as-of-right zoning permissions that could allow for the development of tall buildings, including the properties on the south side of the park, the City Hall block, and the Great West Life surface parking lot on the east side of the park.

The purpose of the Victoria Park Secondary Plan is to establish a policy framework to guide the future for the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and lacks a consideration of the properties surrounding the park based on their unique relationship to the park.

The development of the Victoria Park Secondary Plan will help to guide the review of any future development applications for these sites, and any other sites in the Precinct, as any Zoning By-law Amendment applications would need to conform to the policies of the Victoria Park Secondary Plan. The Victoria Park Secondary Plan study is not amending the Zoning By-law, rather it is amending the Official Plan which sets up a framework for reviewing any future Zoning By-law Amendment applications.

## **3.0 Community Engagement**

### **3.1 Engagement Overview**

The Victoria Park Secondary Plan study has involved a robust community engagement process. While the community feedback received with regard to preferred heights around the park has been varied, what has emerged as being consistent among all respondents is that Londoners are extremely passionate about what happens to the lands around Victoria Park. To date, approximately 150 interested parties have provided their contact information to stay updated about the study. The following describes the outreach to date on the study.

The feedback received from the public has helped inform the development of the Secondary Plan Draft Principles that will form the basis of the policy framework in the Secondary Plan. The feedback will also help to inform the specific policies that will be included in the Secondary Plan.

### **3.2 Summer Festivals**

Staff had a booth that was open during select hours of Sunfest and the Home County Music and Art Festival in July, 2018. This booth provided an opportunity to engage with Londoners in Victoria Park, about the Victoria Park Secondary Plan study. Approximately 50 people visited the booth during the two festivals to learn about the study. Many of those who visited the booth identified that the study was needed and noted the importance of Victoria Park to Londoners. Comments received about built form were varied, with some individuals expressing a preference for towers around the park, and others preferring low-rise development.

### **3.3 Community Information Meeting #1**

The first Community Information Meeting for the study was held on October 1, 2018 at the London Public Library – Central Branch. This meeting was attended by approximately 40 people. At this meeting, presentations were made by staff and the consulting team providing an overview of the study and identifying draft key opportunities and considerations to help inform the Secondary Plan. This was followed by breakout tables where individuals were able to discuss the draft key opportunities and considerations in small groups with staff and members of the consulting team.

The draft key opportunities and considerations identified by the consulting team were the following:

1. Response to transit
2. Clarence Street interface with Victoria Park
3. What are appropriate height transitions?
4. Shadow impacts
5. Enhance key views to the park
6. Rethink Richmond Street/Victoria Park relationship
7. Continue to enhance Victoria Park gateways

Comments that were provided by the community at this meeting included the following:

- Balance the relationship between rapid transit and parkland
- Improve views to and from the park
- Improve connectivity to the park
- Green the area around the park
- Importance of Victoria Park as a major public space
- Impact of intensification on the park grounds
- Significance of the heritage context of the park
- Need for guidance for major development parcels surrounding the park
- Variety of opinions about height, urban form, and character, with some preferring exclusively low-rise development around the park with others preferring high-rise development around the park
- Questions about how Victoria Park compares to major central urban parks in other cities
- Desire for a pedestrian-friendly environment

The comments provided at this meeting, combined with the other feedback received with regard to the study, were incorporated into the Draft Principles for the Secondary Plan that were presented at the second Community Information Meeting.

### **3.4 Community Information Meeting #2**

The second Community Information Meeting was held on January 24, 2019 at London Central Secondary School. This meeting was attended by approximately 120 people. At this meeting presentations were provided by staff and the consulting team outlining the study to date and next steps, providing examples of development around other major central urban parks in Europe and North America, and identifying the Draft Principles to form the basis of the policy development for the Secondary Plan.

The Draft Principles included in this report are similar to the Principles presented at this meeting, with the exception of additions and modifications to these Principles as a result of the feedback received at this meeting.

Comments provided at the meeting included the following:

- Importance of protecting the environmental health of Victoria Park
- Support for improved connectivity
- Support for the views to and from Victoria Park identified by the consultant to be preserved and enhanced, but also recommend including views to and from Princess Street (if Centennial Hall is to be removed in the future) and views to and from St. Peter's Basilica Cathedral
- Concern about the impact of additional traffic in the Victoria Park area
- Need for high-quality architectural design for any new development around the park
- Desire to preserve sunlight on the park
- Need for any new development to be compatible with heritage resources
- Concerns about parking around Victoria Park and the need for new development to accommodate parking; preference for underground parking
- Improvements to Reginald Cooper Square
- Concerns about safety of pedestrian crossings at Angel Street
- Need for significant setbacks above the podium for new buildings around the park, so that new development is hidden from the street
- Desire for boulevards across from the park to be green extensions of the park

- Preference for podiums to have active uses at grade
- Concern about new development generating wind tunnel effects
- Desire that on-site outdoor space be part of any new development
- Concern about noise from festivals
- Diverse views about appropriate heights in different areas around the park, with some preferring exclusively low-rise development around the park, others preferring high-rise development around the park, and some preferring a mix

The feedback received on the Draft Principles and on the study as a whole is helping to inform the development of the Draft Secondary Plan.

### **3.5 Get Involved Website**

The Get Involved website provides an opportunity for individuals to provide comments through the website on the materials that were presented at the second Community Information Meeting, including the Draft Secondary Plan Principles. The feedback section will be updated to allow individuals to provide feedback on the Draft Secondary Plan when it is released.

### **3.6 Other Feedback**

Dozens of emails and telephone calls have been received from over 150 interested parties with questions and comments about the Secondary Plan.

In addition to the Community Information Meetings and the comments that have been received from community members and other stakeholders via email and telephone, City Planning Staff have had meetings with surrounding landowners and interested community groups who have reached out to Staff and requested a meeting, including: Auburn Developments, Farhi Holdings Inc., Great West Life, representatives from St. Peter's Basilica Cathedral, and the Friends of Victoria Park.

The comments received through meetings, telephone calls, and email have been consistent with the comments identified from the Community Information Meetings. This feedback has helped lead to the development of the Draft Secondary Plan Principles and is helping to inform the development of the Draft Secondary Plan.

## **4.0 Draft Secondary Plan Principles**

Ten key principles emerged through the study process that are recommended to form the basis for the development of the policies in the Secondary Plan.

### **4.1 Principle # 1: Open up view corridors to Victoria Park**

One theme that emerged through consultation with the community is the importance of preserving existing view corridors and adding new view corridors to Victoria Park. View corridors enable greater visual presence of the park. Improving the existing views and creating new view corridors to Victoria Park establish stronger visual connections between the park and the surrounding areas, and extend the experience of the park to the adjacent neighbourhoods. A visual connection from Kent Street to Victoria Park has emerged as an important view corridor to be added. Existing view corridors from Wolfe Street and Albert Street to the park, and to and from portions of St. Peter's Basilica Cathedral, notably the green lawn between St. Peter's Basilica Cathedral and Dufferin Avenue, have been identified as important.

Policy direction will be incorporated into the Draft Secondary Plan to preserve and enhance these existing and potential view corridors.

### **4.2 Principle # 2: Improve and create new connections to Victoria Park**

Through consultation, many community members identified the desire for enhanced connections to Victoria Park, notably from Kent Street and Princess Avenue. It is anticipated that future redevelopment could create opportunities to improve access to the park. New connections enhance the relationship between the park and the adjacent neighbourhoods, including the relationship to Richmond Row. Connections to the park

could be in the form of new public roads or various forms of pedestrian connections such as pedestrian walkways or pedestrian connections through buildings.

The policies in the Secondary Plan will look to improve connections to the park, including potential connections from Kent Street and Princess Avenue.

#### **4.3 Principle # 3: Enhance the landscaped edges around Victoria Park**

The desire for the greenery of Victoria Park to “spill over” into the edges of the surrounding neighbourhoods has been a key theme that has emerged through consultation. Enhancing the green landscaping of the edges surrounding the park could help to provide a sense of continuity between the park and the surrounding area, creating attractive green edges to existing buildings and any future development surrounding the park and providing a comfortable environment for pedestrians. Due to the location of existing building setbacks relative to the property lines, it is anticipated that most of this greening will occur in the public right-of-way.

Policies will be included in the Secondary Plan to encourage the greening of the edges around Victoria Park.

#### **4.4 Principle # 4: Respect and conserve heritage resources**

Victoria Park is a designated heritage property under Part IV of the Ontario Heritage Act and is within the West Woodfield Heritage Conservation District. The properties on the east and west side of the park are also within the West Woodfield Heritage Conservation District, while properties on the south side of the park are within the Downtown Heritage Conservation District. Many of the properties on the north side of the park, while not in a Heritage Conservation District, are listed on the City's Inventory of Heritage Resources.

Due to the sensitivities and complexities of the heritage resources in the study area, a heritage consultant has been retained to review the Secondary Plan and ensure that the policies in the Secondary Plan will provide a policy framework to that is supportive of the heritage context.

#### **4.5 Principle # 5: Frame Victoria Park with appropriately-scaled podiums**

A consistent street wall height helps to shape the space of a park and provide a sense of enclosure for pedestrians. Policies will be included in the Secondary Plan that will help to ensure that the podium of new developments surrounding the park are of a consistent height, providing this desirable environment for pedestrians and users of the park. Prominent buildings around the park, including the London Life Building, the Bell Buildings, and the roofline of St. Peter's Basilica Cathedral which are all of a similar height (approximately 4 to 5 storeys).

The heights of these existing prominent buildings around the park will help to form the basis of the policies in the Secondary Plan to guide the heights of podiums for new buildings around the park.

#### **4.6 Principle # 6: Identify opportunities for intensification**

The heights proposed as part of the Secondary Plan will provide a balance between the low-rise development that is common in the Woodfield Neighbourhood and the desire to add density to the Downtown and along rapid transit corridors. The greatest heights for properties surrounding the Park are contemplated for properties in the Downtown and fronting on Richmond Row, transitioning downward towards the Woodfield Neighbourhood. The need to minimize shadow impacts of any new development on Victoria Park has also been identified. The review from the heritage consultant will help to ensure that the range of heights that would be permitted based on the policies in the Secondary Plan will be compatible with the heritage resources.

#### **4.6 Principle # 7: Protect the residential amenity of the Woodfield Neighbourhood**

The need to ensure the protection of the residential amenity of the Woodfield Neighbourhood emerged as a key theme in the consultation process, recognizing it as a neighbourhood that is cherished by both residents within the neighbourhood and those in the broader City of London. The Secondary Plan will consider matters such as shadow and height transitions to ensure the continued residential amenity of the Woodfield Neighbourhood.

#### **4.7 Principle # 8: Ensure active uses on the ground floor that support and animate Victoria Park**

The presence of active uses on the ground floor at key locations around Victoria Park will help to animate the edges of the park. Active uses such as cafes, restaurants, grocery stores, shops and other services can benefit park users and also the daily needs of the current and future residents of the area.

Policies will be included in the Secondary Plan to encourage active uses at-grade in certain locations around the park, while ensuring the prominence of Richmond Row as a retail main street is maintained.

While parking has been identified as a necessary for existing uses and any future developments around the park, the study has found that the provision of this parking should not detract from the pedestrian environment around this important City-wide resource. Policies will also be included in the Secondary Plan to ensure that the provision of parking does not compromise the provision of uses at grade that support and animate Victoria Park.

#### **4.8 Principle # 9: Design buildings to celebrate the prominence of Victoria Park**

Throughout the consultation process, one matter that was consistent among those providing comments was the recognition of Victoria Park as a prominent location in the City, and an area that was cherished by all Londoners. Recognizing this prominent location, any new development around Victoria Park should contribute to enhancing this environment by demonstrating design excellence. The policies in this Secondary Plan are intended to ensure that future development around the Park is of a high-standard of design that celebrates its prominent location in the City.

#### **4.9 Principle # 10: Continue to enhance the amenity of Victoria Park**

Victoria Park is the site of many festivals for the City of London and is also a cherished location for both active and passive recreation for residents City-wide and also as an important neighbourhood resource for residents of the Woodfield Neighbourhood and the Downtown. Throughout the community consultation process, Londoners expressed the desire to ensure that the quality of the green landscape of the park is maintained and that the noise produced by festivals and events is considered when planning for any future developments. While it is anticipated that certain festivals and events will relocate to Dundas Place once it is constructed, others are likely to continue to operate in Victoria Park.

Policies will be included in the Secondary Plan to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

### **5.0 Next Steps**

The Principles identified in this report will form the basis of the policies that will be included in the Draft Secondary Plan. Staff are working with Urban Strategies to prepare the Draft Secondary Plan. This Draft Secondary Plan will be reviewed by a heritage consultant. The Draft Secondary Plan will be considered in a Public Participation Meeting before the Planning and Environment Committee, and its consideration at this



meeting will begin the public consultation process on the policies of the Draft Secondary Plan. The Draft Secondary Plan is targeted to be considered by the Planning and Environment Committee in June.

The feedback received on the Draft Secondary Plan will inform the development of the final Secondary Plan, which is targeted to be considered by the Planning and Environment Committee in Fall, 2019.

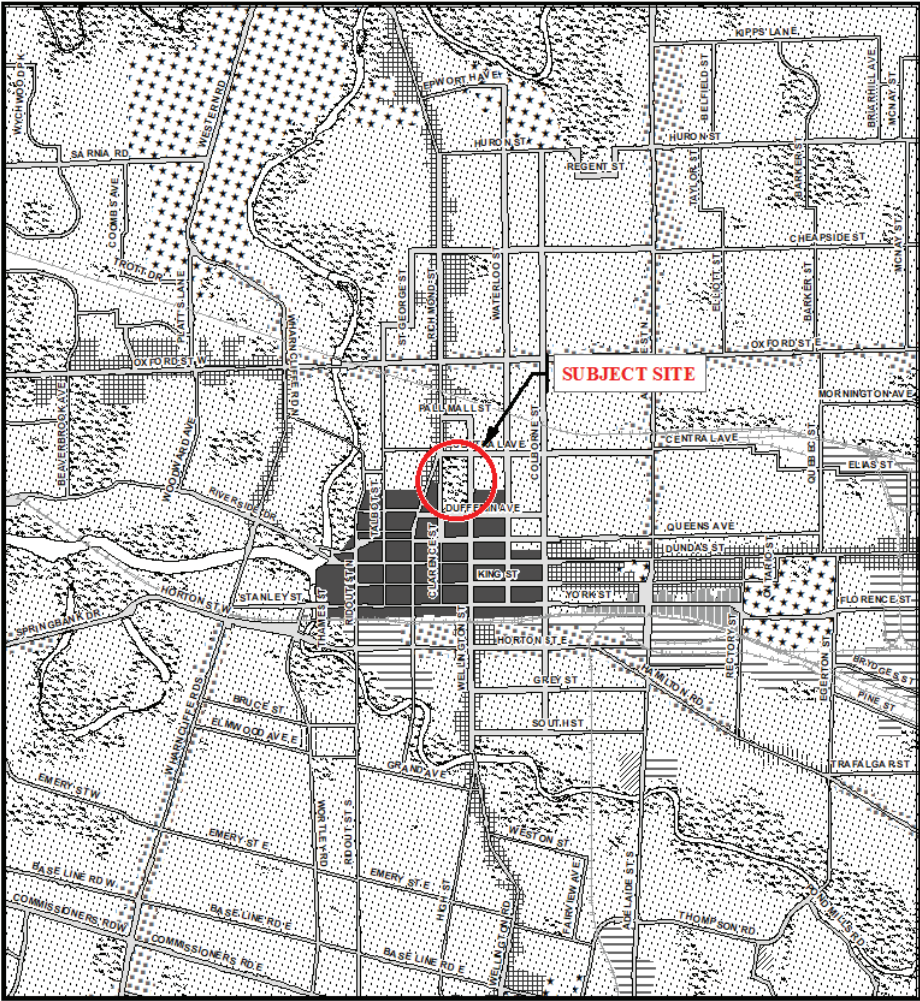
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| <b>Recommended by:</b>   | <b>John M. Fleming, MCIP, RPP<br/>Managing Director, Planning and City Planner</b> |
| Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services |  |

April 18, 2019  
MT/mt

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# Appendix A – Relevant Background

## Additional Maps



**Legend**

|                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

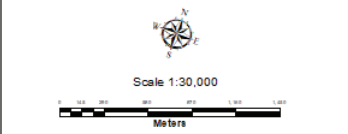
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
 Planning Services /  
 Development Services

**LONDON PLAN MAP 1**  
 - PLACE TYPES -

PREPARED BY: Planning Services

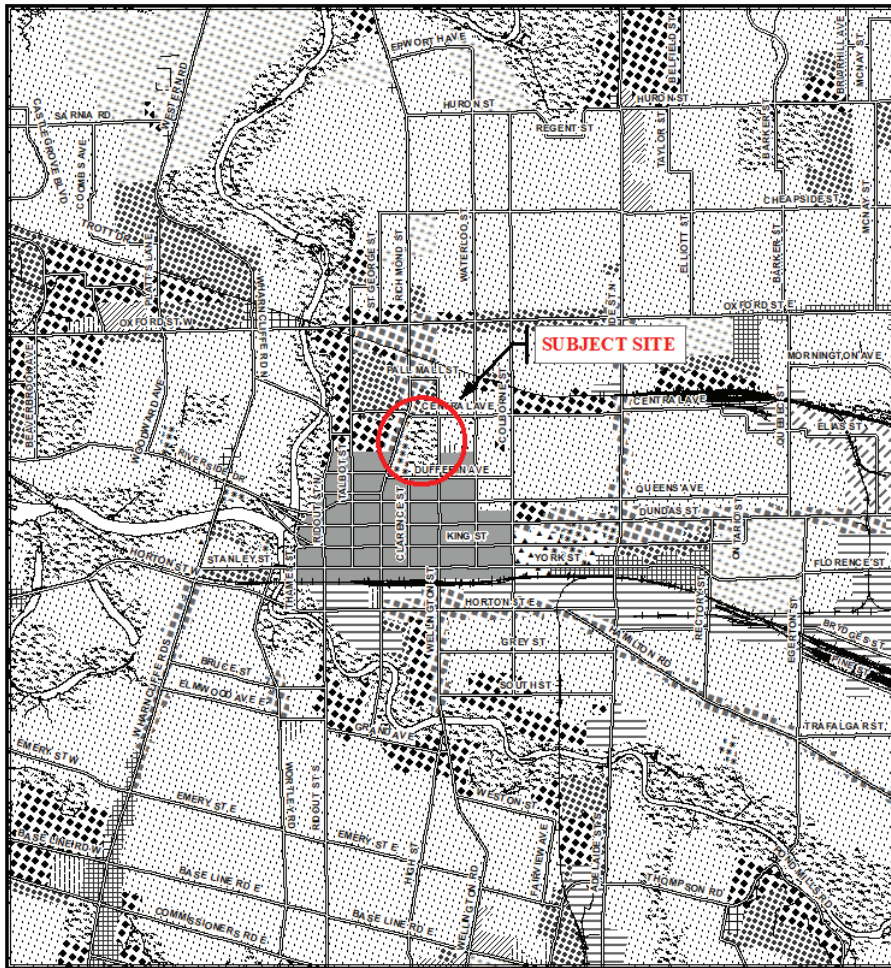


**File Number:**

**Planner:** MK

**Technician:** MB

**Date:** April 23, 2018

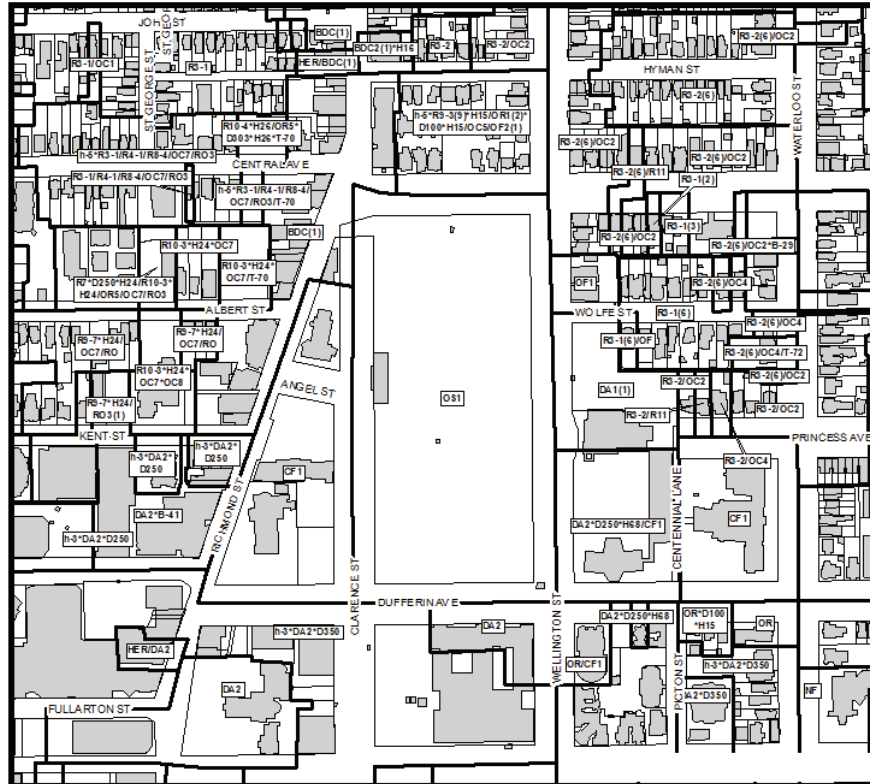


| Legend  |  |                         |
|---|--|-------------------------|
| Downtown                                      | Multi-Family, Medium Density Residential | Office Business Park    |
| Wonderland Road Community Enterprise Corridor | Low Density Residential                  | General Industrial      |
| Enclosed Regional Commercial Node             | Office Area                              | Light Industrial        |
| New Format Regional Commercial Node           | Office/Residential                       | Commercial Industrial   |
| Community Commercial Node                     | Regional Facility                        | Transitional Industrial |
| Neighbourhood Commercial Node                 | Community Facility                       | Rural Settlement        |
| Main Street Commercial Corridor               | Open Space                               | Environmental Review    |
| Auto-Oriented Commercial Corridor             | Urban Reserve - Community Growth         | Agriculture             |
| Multi-Family, High Density Residential        | Urban Reserve - Industrial Growth        | Urban Growth Boundary   |

|   |                                     |  |
|---|-------------------------------------|--|
| <p><b>CITY OF LONDON</b><br/>           Planning Services /<br/>           Development Services<br/> <b>OFFICIAL PLAN SCHEDULE A</b><br/>           - LAND USE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p> | <p>Scale 1:30,000</p> <p>Meters</p> | <p>FILE NUMBER:<br/>           PLANNER: MK<br/>           TECHNICIAN: MB<br/>           DATE: 2018/04/23</p> |
|---|-------------------------------------|--|

PROJECT LOCATION: e:\planning\proj\cts\ip\_oficial\plan\work\coo\ncs\00\excerpts\mxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd



1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE
  
- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
  
- OR - OFFICE RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE
  
- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW
  
- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
  
- AG - AGRICULTURAL
- ASC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION
  
- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
BY-LAW NO. Z.-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

MAP PREPARED:  
2018/04/23

1:4,500

0 20 40 80 120 160

Meters

## **Additional Reports**

**Application by GSP Group Inc. 560 and 562 Wellington Street – Status update and request to undertake further study (OZ-8462)(Public Participation Meeting: April 30, 2018):** City Council received this report for information and directed Staff to undertake a review of the existing plans, policies, and guidelines applying to the properties surrounding Victoria Park and to consider a comprehensive plan for the properties surrounding the park

**Application by GSP Group Inc. re properties located at 560 and 562 Wellington Street (OZ-8462)(Public Participation Meeting May 8, 2017):** City Council considered the Staff recommendations in this report and directed Staff to continue to work with the applicant to develop a revised proposal that is more in keeping and conforms with the West Woodfield Heritage Conservation District Plan, the Official Plan, and The London Plan